

**Public Hearing**

**Monday, May 12, 2025**

**7:00 p.m.**

**City Hall  
Council Chambers  
3000 Guildford Way  
Coquitlam, BC V3B 7N2**



## City of Coquitlam

Notice is hereby given that the City of Coquitlam will be holding a Public Hearing to receive representations from all persons who deem it in their interest to address Council regarding the following proposed bylaws. This meeting will be held on:

**Date:** Monday, May 12, 2025

**Time:** 7:00 p.m.

**Location:** City Hall Council Chambers, 3000 Guildford Way, Coquitlam, BC V3B 7N2

The City facilitates electronic participation at Public Hearings. Those wishing to participate at the Public Hearing remotely can visit [www.coquitlam.ca/publichearing](http://www.coquitlam.ca/publichearing) or call 604-927-3010 for details and instructions.

Video recordings of Public Hearings are streamed live and archived at [www.coquitlam.ca/webcasts](http://www.coquitlam.ca/webcasts).

Immediately following the adjournment of the Public Hearing, Council will convene a Regular Council Meeting during which it may give consideration to the items on the Public Hearing agenda.

### **Item 1 Address: 910 Westwood Street**

The intent of *Bylaw No. 5407, 2025* is to enter into a Heritage Revitalization Agreement (HRA) to restore and relocate the Heritage Home known as the Chine Residence in order to allow for subdivision into a total of three parcels, each with a single family home and a carriage house.

The intent of *Bylaw No. 5408, 2025* is to formally designate the Chine Residence as having heritage value in order to protect the heritage property and prohibit any unauthorized alterations.

If approved, the application would designate the heritage property and permit the restoration and relocation of the Chine Residence and the construction of two new single family homes and three new carriage homes.

# Coquitlam

To obtain more information on this application you may:

- Call the Planning and Development Department at 604-927-3430;
- Email the File Manager Sev Ebadi at [sebadi@coquitlam.ca](mailto:sebadi@coquitlam.ca); or
- Visit the Planning and Development Department at 3000 Guildford Way, Coquitlam, BC, during the hours of 8:00 a.m. to 5:00 p.m. from Monday to Friday excluding statutory holidays.

A Public Hearing has been scheduled for **Monday, May 12, 2025** at 7:00 p.m. in the Council Chambers of City Hall, located at 3000 Guildford Way, Coquitlam, BC.

Instructions and registration information for participating in the Public Hearing, either in-person or electronically, can be found at [www.coquitlam.ca/publichearing](http://www.coquitlam.ca/publichearing). Should you wish to address Council regarding this application, we encourage you to register as far in advance of the meeting as possible.

The City Clerk's Office will compile a speakers list for each item. Everyone will be permitted to speak at the Public Hearing but those who have registered in advance will be given first opportunity.

If you would like to provide written input, please submit your comments to the attention of the City Clerk's Office, in one of the following ways:

- Email: [clerks@coquitlam.ca](mailto:clerks@coquitlam.ca) with "**Public Hearing- PROJ 23-097**" in the subject line; or
- Regular Mail or In-Person: City Clerk's Office, 2<sup>nd</sup> Floor, 3000 Guildford Way, Coquitlam, BC, V3B 7N2.

To afford Council an opportunity to review your submission, should you wish to submit one, please ensure that you forward it to the City Clerk's Office **prior to noon on Monday, May 12, 2025**. Please also note that submissions provided, including names and city of residence, will become part of the public record and may be published on the City's website as part of a future agenda package at [www.coquitlam.ca](http://www.coquitlam.ca).

Please note that Council may not receive further submissions from the public or other interested parties concerning the application described above after the conclusion of the Public Hearing.



**Public Hearing – 7:00 p.m.  
Monday, May 12, 2025**

### **Order of Business**

**Item 1**      Application to enter into a Heritage Revitalization Agreement (HRA) under *Bylaw No. 5407, 2025* to conserve and protect the Heritage Home known as the Chine Residence, to redevelop the site for a single-family dwellings with carriage houses and to formally designate the property as having heritage value under *Bylaw No. 5408, 2025*.

If approved, the application would designate the heritage property and permit the restoration and relocation of the Chine Residence and the construction of two new single family homes and three new carriage homes.

# Coquitlam

<b>Item 1</b>	<b>Address: 910 Westwood Street</b>
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The intent of *Bylaw No. 5407, 2025* is to enter into a Heritage Revitalization Agreement (HRA) to restore and relocate the Heritage Home known as the Chine Residence in order to allow for subdivision into a total of three parcels, each with a single family home and a carriage house.

The intent of *Bylaw No. 5408, 2025* is to formally designate the Chine Residence as having heritage value in order to protect the heritage property and prohibit any unauthorized alterations.

If approved, the application would designate the heritage property and permit the restoration and relocation of the Chine Residence and the construction of two new single family homes and three new carriage homes.

**Item 1**

April 17, 2025

Our file: 08-3010-06/23 114461 PROJ/1

Doc #: 5623591.v1

To: Chief Administrative Officer  
From: Director Development Services

Subject: **Development Application at 910 Westwood Street – Empire Design Corp.  
(PROJ 23-097)**

For: **Council**

Applicant:	Empire Design Corp.
Owner:	Jaswinder Sandhu, 1003120 B.C. LTD.
Address of Subject Site:	910 Westwood Street
Present OCP Designation:	One Family Residential
Requested OCP Designation:	No Change
Present Zoning:	RS-1 One-Family Residential
Requested Zoning:	No Change
Applications Included:	Heritage Revitalization Agreement Authorization Bylaw No. 5407, 2025 Heritage Designation Bylaw No. 5408, 2025
Project Description:	To relocate and restore a heritage home (the “Chine Residence”), and create a total of three parcels each with a single family home and carriage house

**Recommendation:**

That Council:

1. Give first reading to *Heritage Revitalization Agreement Authorization Bylaw No. 5407, 2025* and *Heritage Designation Bylaw No. 5408, 2025*;
2. Refer *Bylaw Nos. 5407, 2025* and *5408, 2025* to Public Hearing; and
3. Instruct staff to complete the listed items in Attachment 1 – Heritage Revitalization Agreement and Heritage Designation Prerequisites prior to Council's consideration of final adoption, should Council grant second and third readings to the Bylaws.



### Proposed Development:

The applicant is proposing to:

- Relocate, reconstruct, and formally designate the “Chine Residence” building as a heritage asset under a Heritage Designation Bylaw.
- Subdivide the property to create a total of three fee-simple parcels, each with a single-family home and carriage house for a total of six dwelling units.
- The two new single-family units each contain four bedrooms.

See Attachment 2 for proposed development statistics.

### Site and Context:

- The parent 1,121m<sup>2</sup> (12,066 ft<sup>2</sup>) parcel is located on Westwood Street, south of Dewdney Trunk Road.
- The site is designated One Family Residential in the Southwest Coquitlam Area Plan (SWCAP) (Attachment 5) and zoned RS-1 One-Family Residential (Attachment 3).
- The Chine Residence is a one and a half storey house constructed in 1924.
- Despite alterations over time, several character-defining elements remain, making it suitable for heritage conservation.
- The residence is one of the oldest surviving buildings in the immediate vicinity of Westminster Junction, a Canadian Pacific Railway station constructed in 1886.
- Across the street in Port Coquitlam at 3050 Westwood, a heritage house of comparable vintage has been restored.

**Table 1: Adjacent Property Characteristics**

	Existing Land Uses	OCP Land Use Designation(s)	Zone(s)
<b>North</b>	Single-family dwellings	One Family Residential	RS-1
<b>West</b>	Single-family dwellings	One Family Residential	CD-29
<b>East</b>	Commercial/ Industrial + Heritage Residential	Highway Commercial ( <i>Per Port Coquitlam OCP</i> )	General Industrial and District Commercial ( <i>Per Port Coquitlam Zoning</i> )
<b>South</b>	Single-family dwellings	One Family Residential	RS-1

At the time of writing, there are no active development applications in close proximity to the subject site (Attachment 4).

**Policy Analysis:**

To promote heritage conservation, the City utilizes Heritage Revitalization Agreements (HRAs) to support additional density or relaxed zoning requirements in exchange for restoring and preserving heritage buildings. Modifications to development standards respond to the unique site context and facilitate unique form, density, and site configuration that would otherwise not be permitted, while respecting and preserving the heritage attributes of the property.

***Heritage Revitalization Agreement***

- The Chine Residence is identified as a Class B building in the Southwest Heritage Inventory. The applicant has submitted a Heritage Assessment and Conservation Plan confirming this structure as one of Coquitlam's significant heritage assets.
- The applicant is requesting an HRA (Attachment 6) to create two additional fee-simple parcels, construct carriage houses on each lot, and relax other provisions of the Zoning Bylaw.
- In exchange for the modifications and increased density, the Chine Residence will be restored and formally designated as a protected heritage property under a Heritage Designation Bylaw (Attachment 7).

***Bill 44 and Small-Scale Multi-Unit Housing (SSMUH)***

- At the Strategic Priorities Standing Committee meeting on May 22, 2024, the City presented directions for the Zoning Bylaw Amendments needed to accommodate the mandated density in Bill 44. On September 16, 2024, the Minister of Housing granted the extension to June 30, 2025. Amendments are anticipated to be presented to Council in advance of the deadline.
- The HRA allows for modifications to the underlying RS-1 One-Family Residential zone of the property, as outlined in Attachment 6, Appendix "E", thereby increasing existing permitted density and making the proposed heritage conservation feasible. The HRA, if adopted, would override the provisions of any future SSMUH enabling bylaws.

**Project Design:**

The design of the proposed development meets the intent of the Urban Design and Development Permit Guidelines in Part 4 of the OCP. The HRA would permit development in accordance with the Conservation Plan (Attachment 6, Appendix "A") and design drawings (Attachment 6, Appendices "B" and "C") attached to this report.

***Site Planning and Building Design (Attachment 6, Appendices "B" and "C")***

- The proposed development includes the restored Chine Residence on the southern portion of the site fronting Westwood Street, along with a carriage house sitting above a garage, and one surface parking spot accessed from the lane to the west.

- The two parcels to the north reflect this same configuration, albeit with larger, new single family houses.

***Conservation of the Chine Residence (Attachment 6, Appendix "A")***

- The Chine Residence will be moved to the southernmost parcel and restored to more closely reflect its original architectural expression per the Conservation Plan.
- The Chine Residence will be restored to its historical appearance, most notably with the removal of the front facing dormer and restoration of the porch and chimney.

***Building Design (Attachment 6, Appendices "B" and "C")***

- The new dwelling units, including the carriage homes, are distinguishable from the heritage house, but relate through materials and colours.
- The heritage consultant has endorsed the traditional-inspired design of the new houses.
- The proposed design ensures that all habitable space is located above the flood construction level.

***Landscaping (Attachment 6, Appendix "C")***

- A total of 20 trees are to be removed, no on-site trees will be retained.
- The applicant has proposed to plant 20 replacement trees.

***Access, Parking and Waste Collection (Attachment 6, Appendix "C")***

- City waste collection and vehicle access is provided by the lane to the west.
- Off-street parking is proposed as both concealed and surface parking. Each lot will have a total of three parking spaces.

**Requested Modifications and Justification:**

The applicant is requesting that certain modifications be incorporated into the Heritage Revitalization Agreement, which specifically allows for changes to City bylaws to facilitate heritage conservation. While the underlying zoning will remain RS-1 One-Family Residential zone, the proposed development closely follows the RS-7 Small Village Single Family Residential zoning scheme. The zoning parameters contained in the HRA are described in detail in Attachment 6, Appendix "E", and are summarized below:

1. A carriage house is permitted as an accessory use.
2. Lot size and widths are proposed as follows:

Lot	Size	Width
A	332 m <sup>2</sup>	10.2 m
B	332 m <sup>2</sup>	10.2 m
C	320.8 m <sup>2</sup>	9.8 m

3. Setbacks match those found in the RS-7 zone.
4. A minimum separation distance of 8.0 m between the principal building and a carriage house is required.
5. The side setback for the carriage house on Lot C is 0.9 m.

The decision to follow the RS-7 zoning regulations was made to better align the project with the prevailing development pattern of the immediate neighbourhood. This neighbourhood is characterized by narrow lots between 9 and 10 m wide, with narrow setbacks. The proposed modifications result in the creation of two additional parcels, a total of three carriage homes, and two additional single family dwellings.

Staff are supportive of the proposed modifications as they facilitate restoration of the Chine Residence, contribute appropriate development relative to adjacent neighbourhood context, and allow for additional density at a modest and reasonable scale.

**Subdivision, Servicing and Streetscape:**

- The project is providing a 3.5 m dedication on Westwood Street, and a 1 m dedication towards the rear lane.
- The applicant is participating in the Frontage Works Program for the offsite upgrades on Westwood Street and the rear lane.

**Public Notification/Consultation:**

A development sign was installed on the subject site on October 10, 2024 to notify the public of the proposed development. At the time of writing the report, staff have not received any written feedback from the public. One phone call was received from a former resident who expressed support for retention of the heritage house.

**Financial Implications:**

If approved, the development is anticipated to generate approximately \$126,000 in Development Cost Charges (DCCs) and \$21,000 in voluntary Community Amenity Contributions (CACs).

The preceding financial estimates are preliminary. The final CAC amount is determined at final adoption of the Heritage Revitalization Agreement Bylaw and the DCC amount is determined at time of Building Permit issuance.

**Conclusion:**

The proposed Heritage Revitalization Agreement permits the conservation of the Chine Residence, a Coquitlam heritage asset. The project also adds appropriately designed new housing to the site. The proposal supports

heritage conservation policies in the OCP and Council's priorities relating to housing. Staff recommend that Council:

- Give first reading to *Bylaws Nos 5407, 2025 and 5408, 2025* and refer the bylaws to Public Hearing.



Chris Jarvie, RPP, MCIP

SE/lm

**Attachments:**

1. Heritage Revitalization Agreement and Heritage Designation Prerequisites (#5646014)
2. Development Application Data Sheet (#5646015)
3. Location and Adjacent Zoning (#5646790)
4. Context Map (#5646784)
5. Existing OCP Land Use Designations (#5646787)
6. Heritage Revitalization Agreement Authorization Bylaw No. 5407, 2025 (#5432235), Schedule A (#5439034)
  - a. Appendix "A" – Conservation Plan and Heritage Assessment (#5442365)
  - b. Appendix "B" – Architectural Plans (#5445590)
  - c. Appendix "C" – Landscaping Plans (#5445601)
  - d. Appendix "D" – Subdivision Sketch (#5445543)
  - e. Appendix "E" – Allowable Density and Permitted Variances (#5445691)
7. Heritage Designation Bylaw No. 5408, 2025 (#5432243)

This report was prepared by Sev Ebadi, Planner 1, with assistance from David Maloney, Planner 2 and reviewed by Chris Jarvie, Director Development Services and Mike Newall, Manager Planning Services.

## **Heritage Revitalization Agreement and Heritage Designation Prerequisites**

The applicant is required to complete the following items prior to final adoption of *Heritage Revitalization Agreement Authorization Bylaw No. 5407, 2025 and Heritage Designation Bylaw No. 5408, 2025*

1. Submission of a subdivision plan to the satisfaction of the Approving Officer;
2. Ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager Engineering and Public Works;
3. Other conditions as applicable; and
4. Finalize, execute and deliver to the City, the following agreements in Land Title Office registrable form:
  - a. Section 219 Restrictive Covenant prohibiting occupancy of all buildings until the Chine residence has been restored in accordance with the Heritage Revitalization Agreement to the satisfaction of General Manager Planning and Development; and
  - b. Such other Land Title Office registrable agreements as may be required by the City.

## Development Application Data Sheet

Project No.: 23-097

Site Address: 910 Westwood Street

## Development Proposal

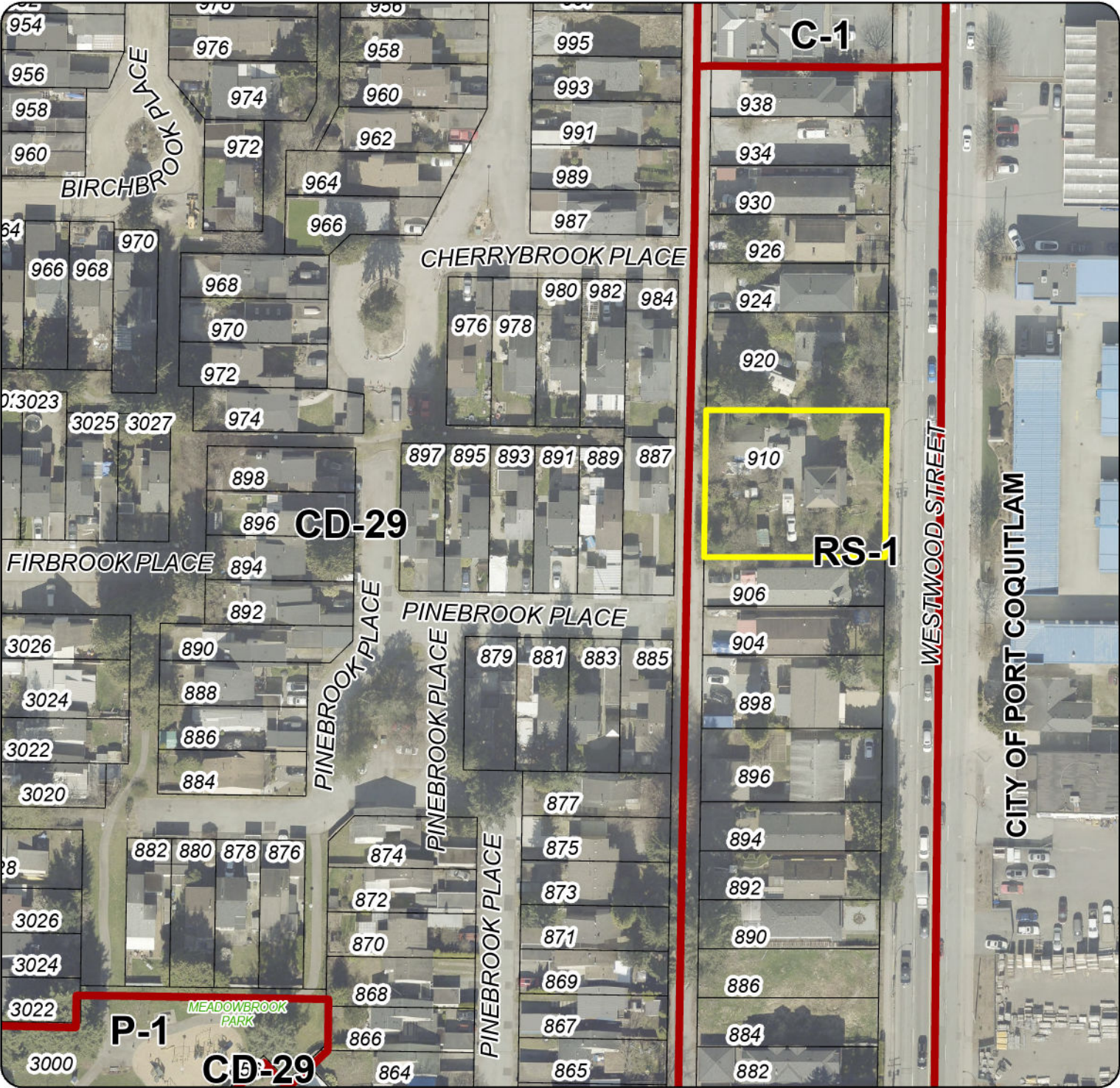
	Existing	Proposed
<b>Land Uses</b>	One-Family Residential	One-Family Residential + Carriage House
<b>CWOCP Designation</b>	One Family Residential	No Change
<b>Zoning</b>	RS-1	No Change

Unit Type	Units	Percentage	Approx. Size per Unit
<b>1 bedroom</b>	4	67%	50 m <sup>2</sup>
<b>4 bedroom</b>	2	33%	280 m <sup>2</sup>
<b>Total</b>	6		

	RS-7 Bylaw Requirement*	Proposed	Consistency with RS-7
<b>Road Dedication</b>	N/A	Road: 105.6 m <sup>2</sup> Lane: 30.2 m <sup>2</sup>	N/A
<b>Minimum Site Area</b>	340 m <sup>2</sup>	Lot A,B: 332 m <sup>2</sup> Lot C: 320.8 m <sup>2</sup>	No
<b>Density</b>			
Maximum Principal Building Floor Area	340 m <sup>2</sup>	Lot A,B: 280 m <sup>2</sup> Lot C: 56 m <sup>2</sup>	Yes
Maximum Carriage House Floor Area	50 m <sup>2</sup>	All Lots: 49.2 m <sup>2</sup>	Yes
<b>Lot Coverage</b>	45%	Lot A,B: 45% Lot C: 36%	Yes
<b>Building Setbacks</b>			
Front	4m	Lot A,B: 4m Lot C: 4.9m	Yes
Side (north lot line)	1.2m	Lot A,B: 1.2m Lot C: 1.2m	Yes
Rear - Principal	6.2m	Lot A,B: 17.6m Lot C: 20.2m	Yes
Rear - Accessory	1.2m	1.2m	Yes
<b>Principal Building Height</b>	11m	Lot A: 10.2m Lot B: 10.4m Lot C: 5.7m	Yes

<b>Accessory Building Height</b>	7m	Lot A: 6.9m Lot B: 6.9m Lot C: 6.9m	Yes
<b>Off-street Parking Summary</b>			
Single Family	2	2	Yes
Carriage House	1	1	Yes
<b>Amenity Space Summary</b>			
Carriage House	4m <sup>2</sup>	Lot A,B,C: 10m <sup>2</sup>	Yes

\* The HRA provides unique siting and density allowances through the agreement and is not based on the underlying RS-1 zone. The HRA is based on the RS-7 zone, which is shown here.



### LOCATION AND ADJACENT ZONING

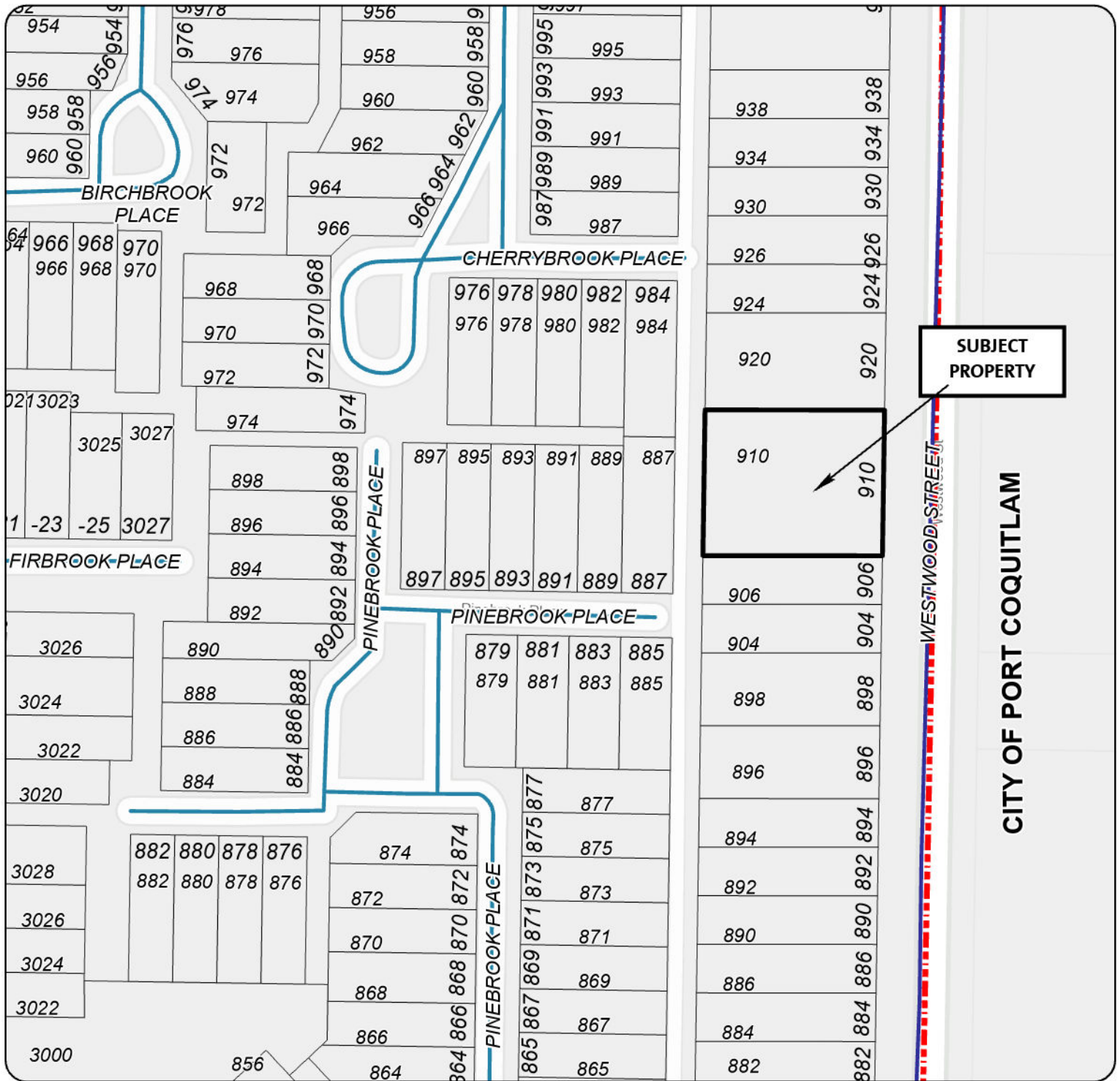
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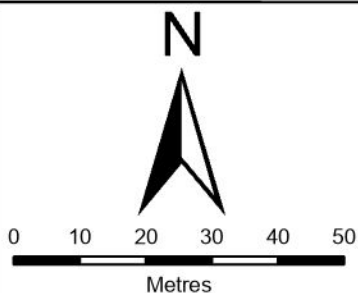
910 Westwood St

Zoning Boundaries

Application No.: PROJ 23-097  
Map Date: 3/17/2025



## CONTEXT MAP

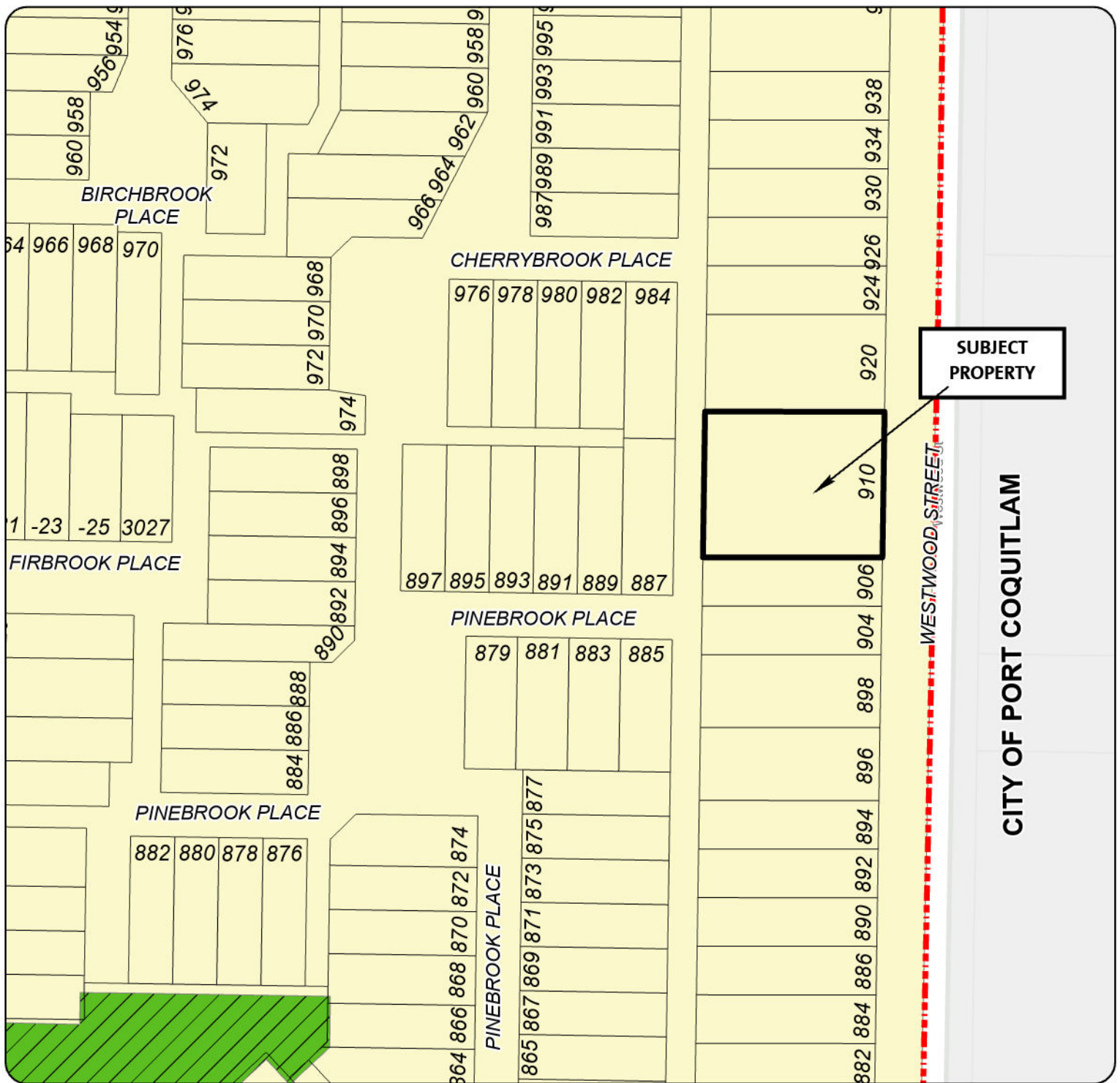


-  Subject Property
-  Arterial Road
-  Local Road
-  Development Activity

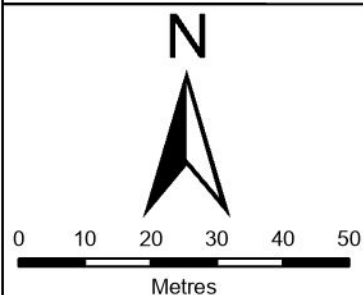
Application No.: PROJ 23-097

Map Date: 3/17/2025

**Coquitlam**



## EXISTING OCP LAND USE DESIGNATIONS



- One Family Residential
- Parks and Recreation

Application No.: PROJ 23-097

Map Date: 3/17/2025

**Coquitlam**

## City of Coquitlam BYLAW

### **BYLAW NO. 5407, 2025**

A Bylaw to enter into a Heritage Revitalization Agreement  
with the Owner of Heritage Property

The Municipal Council of the City of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

#### **1. Name of Bylaw**

This Bylaw may be cited for all purposes as “Heritage Revitalization Agreement Authorization Bylaw No. 5407, 2025”.

#### **2. Interpretation and Definitions**

- 2.1 In this Bylaw, “Heritage Revitalization Agreement” means an agreement pursuant to the *Local Government Act* between the City and the Owner of certain heritage property.
- 2.2 In this Bylaw, the terms “heritage value”, “heritage character”, and “alter” have the corresponding meanings given to them in the *Local Government Act*.
- 2.3 Unless otherwise defined in this Bylaw, each capitalized term used in this Bylaw (including the recitals above) will have the meaning ascribed thereto in the Heritage Revitalization Agreement attached as Schedule “A” hereto.

#### **3. Heritage Revitalization Agreement**

The City of Coquitlam is hereby authorized to enter into a Heritage Revitalization Agreement with the Owner of the Property and the building, referred to as the Chine Residence, substantially in the form and methods outlined in Schedule “A” and the Appendices attached to this Bylaw.

#### **4. Schedule and Appendices**

The following Schedule and Appendices are attached to and form part of this Bylaw:

- 1. “Schedule ‘A’ to Bylaw No. 5407, 2025.” - Heritage Revitalization Agreement No. 23 114462 HR

Appendix “A” – Conservation Plan and Heritage Assessment  
Appendix “B” – Architectural Plans  
Appendix “C” – Landscaping Plans  
Appendix “D” – Subdivision Sketch  
Appendix “E” – Allowable Density and Permitted Variances

Appendices “A” to “E” above are incorporated into and form part of the Heritage Revitalization Agreement attached as Schedule “A” hereto.

**5. Execution of Agreement**

The Mayor and Corporate Officer are authorized on behalf of the City Council to sign and seal the Heritage Revitalization Agreement substantially in the form attached hereto and forming part of this Bylaw.

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

CONSIDERED AT PUBLIC HEARING this \_\_\_\_ day of \_\_\_\_\_, 2025.

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

FINAL ADOPTION and the Seal of the Corporation affixed this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



City of Coquitlam  
HERITAGE REVITALIZATION AGREEMENT

HERITAGE REVITALIZATION AGREEMENT NO. 23 114462 HR  
910 Westwood Street  
Doc #: 5439034.v1

THIS AGREEMENT made the [◆] day of [◆], 2025

BETWEEN:

CITY OF COQUITLAM  
a Municipal Corporation, with offices at  
3000 Guildford Way, Coquitlam in the  
Province of British Columbia, V3B 7N2

(the “City”)

AND:

JASWINDER SANDHU & BALWINDER SINGH SANDHU  
1003120 B.C. LTD., INC.NO. BC100312012814  
232 STREET  
MAPLE RIDGE, BC  
V2X 6T9

(the “Owner”)

WHEREAS:

- A. The Owner is the registered owner of the lands and premises situate, lying and being in the City of Coquitlam, in the Province of British Columbia, as more particularly described in Appendix “A” attached to this Agreement.
- B. Situated on the Property is a residential building known as the Chine Residence, more specifically described in Section 1.1 below, which is considered by the City and the Owner to have heritage value and heritage character and the City and the Owner desire to conserve the heritage value and heritage character of the building;
- C. The heritage value and heritage character of the Heritage Home is outlined by the text, drawings, illustrations, photographs and plans contained within the Conservation Plan and Heritage Assessment;
- D. The Owner has presented to the City a proposal that permits a Development to facilitate the Restoration and conservation of the Heritage Home and includes:
  - (a) demolition of a portion of the Heritage Home, generally understood to be an addition to the original historic structure, as specified by the Conservation Plan and the Architectural Plans;

**Heritage Revitalization Agreement No. 23 114462 HR**

- (b) relocating the Heritage Home to the southeast corner of the Property, as indicated by the Architectural Plans;
  - (c) a subdivision of the Lands to create the Road Dedication and the two additional lots;
  - (d) preserving, restoring and maintaining the Heritage Home;
  - (e) Construction of the two new single family homes, and 3 new carriage homes on the Property;
  - (f) Constructing certain landscaping features and works in accordance with the Landscaping Plan; and
- all at the Owner's sole expense;
- F. For the purpose of conserving the heritage value and heritage character of the Heritage Home, the Owner has requested that the City's Council designate the Property as protected heritage property and the Owner has released the City from any obligation to compensate the registered owners of the Property for the effect of such designation;
- G. Pursuant to Section 610 of the *Local Government Act*, the Owner has agreed to enter into this Agreement with the City and the Owner has entered into this Agreement voluntarily and without any requirement by the City.

**NOW THEREFORE**, pursuant to Section 610 of the *Local Government Act*, and in consideration of the terms contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties covenant agree with one another as follows:

**1. Definitions**

- 1.1 In this Agreement (including the recitals above), the following terms have the following meanings unless the context otherwise requires:
- (a) **"Allowable Density and Permitted Variances"** means the specifications as more particularly described in Appendix "F" attached hereto;
  - (b) **"Approving Officer"** means the person appointed as the City's Approving Officer pursuant to the *Land Title Act*;
  - (c) **"Architectural Plans"** means the architectural plans prepared by Empire Design Corporation, dated September 24, 2024 and attached hereto as Appendix "C", full copies of which plans and specifications are on file at the City's City Hall;

**Heritage Revitalization Agreement No. 23 114462 HR**

- (d) **“Chine Lands”** has the meaning ascribed to it in Appendix “A” attached hereto;
- (e) **“Chine Residence”** means the building situate on the Chine Lands that is identified and described by text as the Chine Residence in the Conservation Plan attached hereto as Appendix “B”;
- (f) **“Building”** has the meaning ascribed to it in subsection 6.4 and **“Buildings”** means more than one of them;
- (g) **“City”** means the City of Coquitlam and its successors and assigns;
- (h) **“City Parties”** means collectively, the City’s elected officials, officers, servants, employees, contractors, sub-contractors or agents including, without limitation, the Approving Officer, the City Solicitor and the General Manager Planning and Development and each is individually a **“City Party”**;
- (i) **“City Solicitor”** means the person appointed as the City Solicitor for the City and includes any successor in title to that position and his/her delegate;
- (j) **“Completion”** means, following the Construction of the two new single family dwellings, 3 new carriage homes, and the Restoration of the Heritage Home, the date the Approving Officer signs the Application to Deposit the Subdivision Plan for the Subdivision Plan that will create the Lots;
- (k) **“Conservation Plan”** means the Heritage Conservation Plan prepared by Donald Luxton & Associates, dated August 22, 2024, attached hereto as Appendix “B”;
- (l) **“Construct”** means, with respect to the Development, or any part thereof, to alter, build, conserve, protect, redevelop, relocate, remove, salvage, clean, repair, construct, demolish, enlarge, erect, extend, install, place, reconstruct, replace, restore, remove or renew and all activities or other work incidental or related thereto and **“Constructing”**, **“Construction”** and **“Constructed”** have corresponding meanings;
- (m) **“Development”** means all buildings, erections, works, improvements and other structures from time to time situate on the Property, or any portion thereof, and shall include, without limitation, the Heritage Home, the single family homes, the carriage homes, the Landscaping Works and the Works and Utilities Requirements;
- (n) **“Dwelling Unit”** has the meaning ascribed to it in the Zoning Bylaw, **“Dwelling Units”** means more than one of them;
- (o) **“General Manager Engineering and Public Works”** means the person appointed as the General Manager Engineering and Public Works for the City and includes any successor in title to that position and his/her delegate;

- (p) **“General Manager Planning and Development”** means the person appointed as the General Manager Planning and Development for the City and includes any successor in title to that position and his/her delegate;
- (q) **“Heritage Bylaw”** means the City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 5407, 2025;
- (r) **“Heritage Consultant”** means a person who is a member of the Canadian Association of Heritage Professionals;
- (s) **“Heritage Designation Bylaw”** means the City of Coquitlam Heritage Designation Bylaw No. 5408, 2025;
- (t) **“Heritage Designation Signs”** means one or more signs for the purpose of describing and/or outlining the historical significance of the Heritage Home;
- (u) **“Heritage Features”** means all improvements and features of the Heritage Home noted to have *heritage value* as outlined by text, drawings, illustrations, photographs and plans in the Conservation Plan and **“Heritage Feature”** means any one of them;
- (v) **“Heritage Home”** means the Chine Residence;
- (w) **“Landscaping Plan”** means the Landscaping Plan prepared by Empire Design Corporation, dated September 24, 2024 and attached hereto as Appendix “D”;
- (x) **“Landscaping Works”** has the meaning ascribed to it in subsection 5.1(a);
- (y) **“Land Title Act”** means the *Land Title Act*, R.S.B.C. 1996, c. 250 and amendments thereto and re-enactments thereof;
- (z) **“Local Government Act”** means the *Local Government Act*, R.S.B.C., 2015, c.1 and amendments thereto and re-enactments thereof;
- (aa) **“Maintain”** means to maintain and keep in a good and proper state of repair, normal wear excepted, and in a clean and safe condition as would a prudent owner and, wherever reasonably possible, to protect from natural elements and vandalism and **“Maintenance”**, **“Maintained”** and **“Maintaining”** shall have corresponding meanings;
- (bb) **“New Buildings”** means, collectively, the residential buildings described on the Architectural Plans containing two new principal dwelling units and three new carriage homes;

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- (cc) **“Occupancy Permit”** means a permit or certificate issued by the City authorizing the use and occupation of any building, development or partial development on the Property, or any part thereof;
- (dd) **“Off-Street Parking”** means those parts of the Development used for surface vehicular parking, and any similar or ancillary facilities within the Development;
- (ee) **“Owner”** has the meaning ascribed to it on Page 1 hereof and such Owner’s respective successors in title from time to time as the registered or beneficial owner of any portion of the Property, or, if the Property, or any portion thereof, is subdivided pursuant to the *Strata Property Act*, the Strata Corporation and the owners of all Strata Lots;
- (ff) **“Owner’s Parties”** means any and all of the Owner’s directors, officers, employees, agents, nominees, tenants, permittees, contractors, subcontractors, or any other person for whom the Owner is legally responsible;
- (gg) **“Property”** means the Lands and includes:
  - (i) the existing lot
  - (ii) the parcels created if the Lands are subdivided in accordance with the Subdivision Sketch and the *Land Title Act*,
- (hh) **“Restoration”** means the relocation and the Construction, rehabilitation, restoration and redevelopment of the Heritage Home in accordance with the Conservation Plan, the Architectural Plans, the Subdivision Sketch and the Allowable Density and Permitted Variances, all to the satisfaction of the General Manager Planning and Development and a Heritage Consultant and **“Restore”**, **“Restoring”** and **“Restored”** have corresponding meanings;
- (ii) **“Road Dedication”** means a road dedication of the width and other specifications provided for in the Subdivision Sketch, or such specifications as may otherwise be accepted by the General Manager Planning and Development, generally for the purpose of providing a 3.5 metre road right of way and a 1 metre lane right of way.
- (jj) **“Security”** has the meaning ascribed to it in subsection 13.1;
- (kk) **“Heritage Assessment”** means the Heritage Assessment Template filled by Donald Luxton & Associates for the Heritage Home, also known as the Chine Residence, contained within the Conservation Plan;
- (ll) **“Subdivision Sketch”** means Preliminary Subdivision Plan No. 23 114463 SD prepared by Elevate Land Surveying and attached hereto as Appendix “E”;
- (mm) **“Uncompleted Work”** has the meaning ascribed to it in Section 13.2;

- (nn) **“Works and Utilities Requirements”** has the meaning ascribed to it in subsection 5.1(b);
- (oo) **“Written Notice of Suspension”** means any action taken by the City pursuant to Article 12 of the City’s Building Bylaw No. 3598, 2003, and any amendments thereto or re-enactments thereof, or analogous actions; and
- (pp) **“Zoning Bylaw”** means the City’s Zoning Bylaw No. 3000, 1996 and any amendments thereto and re-enactments thereof.

## **2. Appendices**

2.1 The following appendices are incorporated into and form part of this Agreement:

**Appendix “A”** – Description of Lands and the Property

**Appendix “B”** – Conservation Plan and Heritage Assessment for the Chine Residence

**Appendix “C”** – Architectural Plans

**Appendix “D”** – Landscaping Plan

**Appendix “E”** – Subdivision Sketch

**Appendix “F”** – Allowable Density and Permitted Variances

## **3. Heritage Revitalization**

3.1 **Mutual Covenants.** The parties covenant and agree that:

- (a) The Heritage Home has heritage value, deserving of protection and conservation; and
- (b) In addition to the uses permitted under the RS-7 Small Village Single Family Residential zone, the following is permitted on the Property:
  - (i) Subdivision in accordance with the Subdivision Sketch, or a subdivision plan accepted by the General Manager Planning and Development and the Approving Officer;
  - (ii) the Road Dedication; and
  - (iii) variation of the Zoning Bylaw in the manner and only to the extent provided in Appendix “F” to vary the parking pad width of one space.

3.2 **Covenants of the Owner.** The Owner covenants and agrees that:

- (a) the Property, or any portion thereof, will not be used or developed in any way that is inconsistent with the terms of this Agreement;

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- (b) the Owner will Restore the Heritage Home, to the satisfaction of the General Manager Planning and Development, in accordance with the specifications set out in Appendices “B”, “C”, “D”, “E” and “F”, or with such modifications to any of the foregoing as may be accepted by the General Manager of Planning and Development, in his/her sole discretion;
- (c) following the Restoration of the Heritage Home, the exterior appearance of the Heritage Home will be Maintained as outlined by the text, drawings, illustrations, photographs and plans of the Conservation Plan and the Architectural Plans;
- (d) the Development will be Constructed and Maintained in accordance with the Conservation Plan, the Architectural Plans, the Landscaping Plan and the Subdivision Sketch, or with such modifications as may be accepted by the General Manager Planning and Development, in his/her sole discretion, and the Owner will not Construct, or cause to be Constructed, any Dwelling Units within the Development other than those wholly contained within the architectural drawings;
- (e) at Completion, the only buildings or structures situated on each new lot will be in accordance with the Architectural Plans and Landscaping Plan, or with such modifications as may be accepted by the General Manager Planning and Development, in his/her sole discretion;
- (f) the Owner will ensure the continued protection, conservation and Restoration of the Heritage Home including, without limitation, the Heritage Features, and, with respect to the Heritage Home and the Heritage Features, it will take all reasonable measures to:
  - (i) limit exposure to and damage by environmental elements throughout the Construction process;
  - (ii) limit acts of vandalism and accidental damage throughout the Construction process; and
  - (iii) only permit qualified trades people with proven experience in projects of similar scope and nature to be responsible for carrying out Construction,
- (g) in the event that any part of the Heritage Home (including, without limitation, a Heritage Feature) is deemed by a Heritage Consultant and the General Manager of Planning and Development to be in a state of repair such that it cannot be repaired, conserved or Restored in accordance with the Conservation Plan, the Owner must:

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- (i) have a report prepared by a Heritage Consultant that explicitly states a *bona fide*, non-monetary reason to deviate from the Conservation Plan and proposes a suitable alternative that is accepted by the General Manager Planning and Development; and
- (ii) have the Heritage Consultant or other qualified person document the part or Heritage Feature for archival purposes,

all of which actions must be undertaken prior to the removal, disassembly, damage, demolition or destruction of that part or Heritage Feature;

- (h) the Owner will apply for and complete all necessary applications, including payment of all fees, securities and charges required by the General Manager of Planning and Development to achieve the subdivision noted in the Subdivision Sketch (or any other subdivision plan accepted by the General Manager Planning and Development and the Approving Officer) and the Owner will submit for acceptance to the General Manager Planning and Development, the General Manager Engineering and Public Works and the City's Approving Officer, a subdivision plan prepared by a professional, duly qualified British Columbia Land Surveyor prior to the issuance of a building permit and the City may, at its sole discretion, issue or refuse to issue a building permit for any portion of the Development until a subdivision plan to its satisfaction has been accepted and fully registered in the New Westminster Land Title Office; and
- (i) the Owner will ensure all electrical, telephone, internet, and cable servicing is underground on the Property.

**4. Application of this Agreement**

4.1 The Owner covenants and agrees with the City that:

- (a) the lots will be Constructed in accordance with the Architectural Plans and in accordance with the terms and conditions of this Agreement;
- (b) prior to commencement of Construction of the buildings on the lots, the Owner shall obtain from the City all necessary permits and licences as required by any City department including, without limitation Planning and Development and Engineering and Public Works;
- (c) the Owner shall obtain written approval from the City's General Manager Planning and Development for any changes to building or design specifications set out in the Architectural Plans and applicable to the development, and the Owner will obtain any amended permits that may be required for such changes including, without limitation, a building permit; and

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- (d) notwithstanding that a permit may be issuable under the City's Zoning Bylaw or any of the City's building regulations, the City may withhold a building permit or issue a Written Notice of Suspension for the construction of any/all buildings if the work the Owner wishes to undertake or has undertaken is not in compliance with the Architectural Plans or as otherwise accepted by the General Manager Planning and Development.

**5. Landscaping and Servicing Requirements**

**5.1 The Owner covenants and agrees with the City that:**

- (a) the Owner shall, at the Owner's sole expense, carry out and complete, or cause to be carried out and completed, and maintain all landscaping features and works in general accordance with the Landscaping Plan (the "**Landscaping Works**");
- (b) the Owner shall provide and pay for all Works and Utilities Requirements in relation to the Development and to provide required bonding and levies for same pursuant to the terms and conditions of a servicing agreement to be mutually agreed to by the City and the Owner, which may include, without limitation:
  - (i) domestic water and fire protection;
  - (ii) sanitary sewer;
  - (iii) storm drainage;
  - (iv) road improvements and street-lighting;
  - (v) road dedications and statutory right-of-way for utility servicing;
  - (vi) electric power and telecommunication services connections;
  - (vii) geotechnical report;
  - (viii) survey monuments and iron pins; and
  - (ix) site related issues;(the items referred to in this subsection 5.1(b) are, collectively, the "**Works and Utilities Requirements**");
- (c) all plans included in Appendices "B" to "E", inclusive and any specifications referred to above are subject to any changes required by the General Manager Planning and Development, in his/her sole discretion, in the event that plans

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and/or specifications do not comply with any duly enacted law or City bylaw, and such non-compliance is not specifically permitted by this Agreement.

- 5.2 Notwithstanding anything to the contrary contained herein, where minor variations which do not, in the opinion of the General Manager Planning and Development, substantially alter the work referred to in the Conservation Plan, the Architectural Plans, the Landscaping Plan or the Subdivision Sketch, the minor variation may be permitted if accepted, in writing, by the General Manager Planning and Development.

**6. Assumption Agreement and No Occupancy Covenant**

- 6.1 The Owner covenants and agrees with the City that it shall not transfer, assign or otherwise dispose of all or any of its interest in the Property (other than by mortgage) prior to the Strata Plan being filed in the appropriate Land Title Office unless the Owner provides the City with at least 30 days' written notice of its intention to do so, and the proposed transferee, assignee or other party (collectively and individually, a "**Transferee**") enter into an assumption agreement in form and substance acceptable to the City whereby the Transferee assumes the burdens and obligations of the Owner and agrees to be and thereafter remains bound by each and every term and condition contained in this Agreement applicable to the Owner.
- 6.2 Notwithstanding subsection 15.1 of this Agreement, in the event that the Owner attempts to assign, transfer or otherwise dispose of its interest in the Property without complying with or using best efforts to comply with the requirements under subsection 6.1, above, it is acknowledged and agreed that the City may forthwith apply to the Supreme Court of British Columbia for an injunction to prevent a transfer, assignment or disposition except in accordance with subsection 6.1. If a Court determines that there is a breach or will be a breach of subsection 6.1, then the Owner shall not oppose the remedy of an injunction and covenants and agrees that damages would not be an appropriate remedy for the City.
- 6.3 Without limiting the scope of subsections 6.1 and 6.2, upon subdivision of the Consolidated Lot by the Strata Plan, the Strata Corporation shall:
- (a) perform and observe the Owner's covenants herein at the expense of the owners of the Strata Lot and be responsible for any breach of this Agreement arising from any action or omission of any or all of the owners of the Strata Lot of the obligations, restrictions and limitations on the part of the Owner under this Agreement;
  - (b) enter into an assumption agreement with the City in a form satisfactory to the City, acting reasonably, assuming all of the then ongoing obligations of the Owner;
  - (c) be entitled to give all permissions and consents permitted to be given by the Owner; and

- (d) take into consideration the content of this Agreement when creating, amending or rescinding the bylaws, rules and regulations of the Strata Corporation applicable to Strata Lot owners, and shall take all reasonable steps to comply with the restrictions and limitations provided for in this Agreement,

and the liability of each Strata Lot owner for the performance and observance of the obligations and covenants herein shall be in proportion to the unit entitlement of his, her or its Strata Lot as established by the Strata Plan. The Owner shall be released from this Agreement upon the subdivision of the Consolidated Lot by Strata Plan and the Strata Corporation entering into an assumption agreement pursuant to subsection (b), above, provided however that the Owner shall not be released from liability hereunder in respect of acts or omissions occurring while they held an interest in any portion of the Property prior to the Strata Corporation entering into an assumption agreement pursuant to subsection (b), above.

- 6.4 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees with the City that, notwithstanding that the Owner may be otherwise entitled, the Owner will not, and will not suffer or permit any other person to:

- (a) apply for an Occupancy Permit for all or any part of any building or structure constructed on the Property ("**Building**");
- (b) take any action to compel issuance of an Occupancy Permit for all or part of any Building; or
- (c) occupy, or permit occupation of, all or part of a Building

unless and until the Owner has delivered to the City, in form and content satisfactory to the General Manager Planning and Development, a final report from a Heritage Consultant stating that the Heritage Home has been Constructed in accordance with this Agreement and the City will not be obligated to issue an Occupancy Permit for a Building until the Owner has complied with this subsection 6.4. This subsection 6.4 shall not apply to any existing tenancy.

- 6.5 Without limiting the scope of section 19 herein, the Owner does hereby waive, remise and release absolutely any and all claims against the City and City Parties for any and all losses that may derive from the withholding of an Occupancy Permit until there is compliance with the provisions of subsection 6.4, above.

- 6.6 **Section 219, No Occupancy Covenant.** The Owner covenants and agrees that it will, prior to the adoption of the Heritage Bylaw, or on a date that is otherwise acceptable to the City Solicitor, fully register, in priority to all other charges on title to the Property, a Section 219 Covenant in form and content satisfactory to the City Solicitor whereby, among other things, the Owner covenants and agrees that:

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- (a) the City will be under no obligation to issue an Occupancy Permit for any Building on the Property unless and until the Heritage Home has been Restored to the satisfaction of the General Manager Planning and Development; and
- (b) the Owner will waive and release any and all claims against the City and City Parties for any losses that may derive from the withholding of an Occupancy Permit for any Building on the Property.

**7. Restriction on Subdivision**

7.1 Pursuant to Section 219 of the *Land Title Act*, the Owner covenants and agrees with the City that the Lands shall be subdivided to create:

- (a) the Road and Lane Dedication; and
- (b) three lots in total,

all in accordance with the Subdivision Sketch, or any other plan accepted by the General Manager Planning and Development.

7.2 The Owner covenants and agrees that the Lots, or any portion thereof, will not be subdivided by way of the *Strata Property Act* until the Heritage Home have been Restored to the satisfaction of the General Manager Planning and Development and a Heritage Consultant.

**8. Heritage Designation**

8.1 **Heritage Designation and Release.** Pursuant to s. 611 and s. 613 of the *Local Government Act*, the Owner, through this Agreement, irrevocably agrees to the heritage designation of the Property, and concurrently with the authorization for the City to enter into this Agreement and, without limiting the scope of Section 19, hereby releases the City and the City Parties from any obligation to compensate the Owner, in any form, for any reduction in the market value of the Property, or any portion thereof, as a result of the Heritage Designation Bylaw or anything incidental to this Agreement. The Owner further releases the City and the City Parties from any obligation to compensate, in any form whatsoever, the Owner for any reduction in the market value of any buildings, structures or improvements situate on the Property or any costs or liabilities incurred by the Owner as a result of this Agreement, the Heritage Bylaw or the Heritage Designation Bylaw.

8.2 **Compensation Waiver.** The Owner covenants and agrees that it will, prior to adoption of the Heritage Designation Bylaw, execute a compensation waiver, in form and content satisfactory to the City Solicitor, agreeing to the release of the City and the City Parties from any need to compensate the Owner pursuant to s.613 of the *Local Government Act*.

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- 8.3 **Signs.** The City reserves the right to attach to and/or erect on the Heritage Home, or the lands surrounding the Heritage Home, Heritage Designation Signs and to maintain and replace such signs as it deems appropriate, from time to time, in its sole discretion.
- 8.4 **Notice on Title.** Notice of this Agreement, and any amendments thereto, the Heritage Bylaw and the Heritage Designation Bylaw shall be filed in the appropriate Land Title Office at the cost of the Owner, and once filed, this Agreement and amendments to it will be binding on all persons who acquire an interest in the Property.

**9. Heritage Alteration Permits and Conservation Plan**

- 9.1 The improvements to and heritage character of the Heritage Home which both the Owner and the City desire to conserve and which constitute the heritage value of the Property are outlined by the text, drawings, illustrations, photographs and plans in the Conservation Plan. The Heritage Assessment further identifies, details and describes the character, extent and nature of the improvements on and heritage character of the Heritage Home that has heritage value.
- 9.2 Following the completion of the work in accordance with this Agreement, the Owner covenants and agrees with the City that it shall not alter the heritage character or exterior appearance of the Heritage Home within the Development, except as permitted by this Agreement or a heritage alteration permit issued by the City.
- 9.3 To the extent that the text, drawings, illustrations, photographs and plans constituting the Conservation Plan require interpretation, the General Manager of Planning and Development shall make such determinations in his/her sole discretion.
- 9.4 **Owner's Obligations to Conserve and Maintain.** The Owner covenants and agrees with the City that:
- (a) unless otherwise authorized pursuant to this Agreement, no improvement as identified in the Conservation Plan as having heritage value or as being a part of the heritage character of the Heritage Home, shall be altered, replaced, or replicated except pursuant to a heritage alteration permit issued by the City;
  - (b) each section of the Conservation Plan including, without limitation, any standards and guidelines relating to the Construction, Restoration or Maintenance of the Heritage Home, the single family units, the carriage homes, and/or Landscaping Works shall be commenced and completed in accordance with the phasing, timing, standards and specifications set out in this Agreement or any supplemental agreement(s) as may be accepted by the General Manager Planning and Development, in his/her sole discretion;
  - (c) all improvements to the Heritage Home as identified in the Conservation Plan as having heritage value shall be Maintained to the minimum standards and in

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accordance with the guidelines and requirements set out in the applicable Maintenance Plan which forms part of the Conservation Plan; and

- (d) it shall do or cause to be done all such things, and shall take, or cause to be taken, all such actions as are necessary to ensure that the restrictions and requirements provided in subsections 9.4(a) to (c), inclusive of this Agreement are fully observed, and the Owner shall not do, cause or allow to be done, anything that would be in breach of the restrictions herein.

**10. Discretion**

10.1 Wherever in this Agreement a heritage alteration permit is required, the City or its delegates maintains discretion to approve, refuse or issue such permit and such exercise of discretion:

- (a) relating to the issuance of the heritage alteration permit shall be made by the City or its delegates acting reasonably in accordance with sound municipal heritage and conservation practice; and
- (b) any terms and conditions imposed in relation to such exercise of discretion shall be consistent with the *Local Government Act*, and with the intent, terms, conditions and guidelines of the Conservation Plan.

**11. Application of this Agreement**

11.1 Following Completion and Construction, the redevelopment, relocation and Restoration of the Heritage Home, unless otherwise stated herein, this Agreement shall only apply to the foundations, architectural ornamentations, building envelopes, exteriors (including, without limitation, exterior paint colours, doors and windows) and roof structure of the Heritage Home.

**12. Completion**

12.1 The Owner covenants and agrees with the City to Restore the Heritage Home and Construct the new buildings and complete the Landscaping Works and the Works and Utilities Requirements, to the satisfaction of the General Manager Planning and Development in his/her sole discretion, within five (5) years following adoption of the Heritage Bylaw.

**13. Security**

13.1 As a condition of the issuance of this Agreement, the Owner has been required to pay, and the City is holding, a security (the “**Security**”) in the amount of thirty five thousand dollars (\$35,000) to ensure that the Development is carried out in accordance with the

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terms and conditions of this Agreement, above, and to ensure that, in the sole unfettered opinion of the City, no unsafe conditions will result from a contravention of the provisions of this Agreement.

- 13.2 The condition of the posting of the Security is that should the Owner fail to carry out the Development hereby authorized (the “**Uncompleted Work**”) in accordance with the terms and conditions of this Agreement including, without limitation, any timelines herein provided, the City may use the Security, or any part thereof, and any interest thereon accrued to cause the Uncompleted Work to be completed in accordance with Appendices “B” to “F”, inclusive, attached hereto, or with any variations or modification to the foregoing that the General Manager Planning and Development deems appropriate, in his/her sole discretion. If any Security remains unexpended at the time the General Manager of Planning and Development deems, in his/her sole discretion, the Uncompleted Work complete, such surplus shall be paid over to the Owner. However, if the cost of completing the Uncompleted Work exceeds the amount of the Security and interest thereon accrued the Owner will pay such excess amount to the City immediately upon receipt of the City's invoice for the same.
- 13.3 Should the Owner Complete Construction of the Development and Landscaping Works in accordance with the terms of this Agreement and otherwise comply with the terms and the conditions of this Agreement within the time set out in Section 12, above, the Security and any interest thereon accrued will be returned to the Owner upon:
- (a) issuance by the City of an Occupancy Permit for the Strata Lots; and
  - (b) confirmation by the General Manager of Planning and Development that the Multi-Unit Residential Complex, the Heritage Home and the Landscaping Works requirements set out in this Agreement have been completed to his/her satisfaction.
- 13.4 In the event this Agreement lapses or is cancelled and the City opts, in its sole discretion, not to undertake, or cause to be undertaken, the Uncompleted Work the Owner may, in writing, request a refund of the amount of the Security remaining at the time of such request, it being understood that this Agreement will automatically be extended until such time that the Uncompleted Work has been completed to the satisfaction of the General Manager of Planning and Development.

**14. Damage or Destruction**

- 14.1 In the event that the Heritage Home, the Landscaping Works and/or any new buildings are damaged prior to the Completion of the Development, the parties agree that the Owner will repair the Heritage Home, the Landscaping Works and/or the new buildings, as the case may be, to the same condition and appearance that existed before the damage occurred and in the event the Heritage Home is damaged, the Owner shall obtain, in a timely manner and prior to carrying out any repairs to the Heritage Home, a

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heritage alteration permit and all other permits and licenses required by the General Manager of Planning and Development, for such construction and restoration.

14.2 If, in the opinion of the General Manager of Planning and Development, the Heritage Home is destroyed prior to the Completion of the Development and the cause of such destruction is not a result of natural causes or causes outside the Owner's reasonable control, the Owner covenants and agrees that it will, within a timely manner, undertake one of the following options:

- (a) cause a replica of any Heritage Home destroyed, in its restored form, to be completed and to obtain all permits that are deemed necessary by the General Manager Planning and Development for such construction; or
- (b) terminate this Agreement in which event the use and occupation of the Property must be in accordance with the City's Zoning Bylaw and all other laws, bylaws or regulations of the City or any other authority having jurisdiction,

and it will notify, in writing, the General Manager of Planning and Development of its election.

**15. Breach**

15.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall ensure it does nothing to further the breach and shall remedy the breach within 30 days of receipt of the notice. In the event that the Owner fails to remedy the breach within the time allotted by the notice, the City may by bylaw and after conducting a Public Hearing in the manner prescribed by s. 464 through 470 of the *Local Government Act*, cancel this Agreement whereupon all use and occupation of the Property shall thenceforth be in accordance with the City's Zoning Bylaw and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

**16. Amendment**

16.1 The parties acknowledge and agree that this Agreement may only be amended by one of the following means:

- (a) by bylaw with the consent of the parties provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site;  
or
- (b) by Heritage Alteration Permit, issued pursuant to s. 617 of the *Local Government Act*.

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16.2 Pursuant to s. 610 and s. 617 of the *Local Government Act*, the Owner covenants and agrees that:

- (a) the Construction, Restoration, replication, repair, replacement, and Maintenance of the Heritage Home and the Landscaping Works and the alteration of all Heritage improvements and Heritage Features; and
- (b) the Construction of the new single family units, garages, and carriage homes, and the Works and Utilities Requirements

shall be done at the Owner's sole expense strictly in accordance with the terms of this Agreement and any heritage alteration permits so issued, and any plans and specifications forming part thereof, and the Owner, at the Owner's sole expense, shall cause, at all times, the Heritage Home and all the Landscaping Works to be prudently maintained, kept in a state of good repair and, wherever applicable, efficient operating condition. Without limiting the generality of the foregoing, the Heritage Home and the Landscaping Works shall be Maintained and, wherever necessary repaired, in accordance with good engineering, design, heritage and conservation practice.

**17. Representations**

17.1 It is mutually understood and agreed upon between the parties that the City has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

**18. Statutory Functions Amendment**

18.1 Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the City in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* and its rights and powers under any enactments, bylaws, order or regulations, all of which, except as expressly varied or supplemented herein, are applicable to the Property.

**19. No Liability of the City**

19.1 In no case shall the City nor any City Parties be liable or responsible in any way for:

- (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Road Dedication or Property, or any portion thereof;
- (b) any loss or damage of any nature whatsoever, howsoever caused to the Property or any improvements or personal property thereon belonging to the Owner or to any other person; arising directly or indirectly from compliance with the restrictions and requirements herein, wrongful or negligent failure or omission to comply with restrictions and requirements herein, or refusal,

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omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition or provision of this Agreement; and/or

- (c) anything done or failed to be done pursuant to or associated with any provisions within this Agreement or anything contemplated thereby, whether or not such act or omission was accompanied by negligence on the part of the City or any City Party.

**20. Reasonable Care and Risk**

20.1 The Owner shall at all times, in complying with the restrictions or requirements herein and his obligations in respect thereof, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit or allow any condition to exist that might reasonably lead to, cause or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements herein in a safe manner, and without reasonably foreseeable risk to person or property as aforesaid.

**21. Modification**

21.1 If the Owner, in fulfilling the responsibilities and obligations pursuant to this Agreement, perceives or becomes aware of any reasonable risk or injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measure that would be a breach of the restrictions, requirements or obligations herein, the Owner shall notify the City in writing, within 30 days, of the nature and extent of the risk and of the measures the Owner proposes to undertake at the Owners' sole cost to reduce, alleviate, avoid or eliminate the risk.

21.2 Upon being notified, in writing, of an existing risk and the proposed measures to deal with such risk, the City shall, within 90 days, notify the Owner in writing whether it approves or does not approve of the measures being proposed. In the event that the City does not approve the proposed measures, the Owner shall have 30 days in which to propose alternate measures, and the City shall have a further 90 days within which to approve or disapprove the proposed measures. In the event that:

- (a) the City does not respond within 90 days to either the first or second set of proposed measures;
- (b) the City disapproves both the first and second sets of proposed measures; or
- (c) the Owner fails to notify the City of a risk or potential loss and/or submit proposed measures to deal with the risk or loss within 30 days as provided in this Section 21,

the matter shall be submitted to arbitration on the terms set out in Section 28.

**22. Indemnity**

22.1 Without limiting any provision hereof, the Owner shall at all times indemnify and save harmless the City and the City Parties from and against any and losses from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever brought for which the City or any City Party shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements of this Agreement, including without limitation:

- (a) a breach or non-performance of any covenant, term or condition of this Agreement by the Owner or any of the Owner's Parties;
- (b) any claim of contribution made by third parties in respect of damage, or any incidental damage, for which the Owner has released the City and the City Parties under this Agreement;
- (c) any negligent act or omission or wilful misconduct of the Owner or any of the Owner's Parties in connection with the performance and observance of the obligations of the Owner under this Agreement; and
- (d) the Construction, Maintenance, ownership, lease, license, operation, management or financing of the Property, or any portion thereof.

**23. Alternative Remedies**

23.1 Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement, including out of any heritage alteration permit issued out of this Agreement, may be exercised fully in accordance with the *Local Government Act*, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference herein to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

**24. Damages**

24.1 The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services, and work required for all remedial acts necessary to fully restore, rehabilitate, replace or maintain the building, structure, improvement on or feature of any Heritage Home that, in the opinion of the General Manager Planning and Development, has *heritage value* requiring protection, conservation and preservation. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any

**Heritage Revitalization Agreement No. 23 114462 HR**

nature required to remedy such breach shall be determined by the City by reference to Appendices “B”, “C”, “D” and “E” and sections 3, 9 and 10 of this Agreement.

**25. No Waiver**

25.1 No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, or any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies by the City.

**26. Statutory Authority**

26.1 Nothing in this Agreement shall limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled, and no permissive bylaw enacted by the City, or permit, license or approval, granted, made or issued there under, or pursuant to statute, by the City shall stop, limit or impair the City from relying upon and enforcing this Agreement

**27. Compliance with Laws**

27.1 The Owner acknowledges and agrees that, except as expressly varied by this Agreement, all bylaws and regulations of the City and all laws, regulations, and orders of any authority having jurisdiction shall apply to the Property and any development or use of or on the Property, including, without limitation, the Construction of the Development. To the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

**28. Arbitration**

28.1 The Owner, if dissatisfied with the City’s interpretation of the terms of this Agreement or the provisions of the attached appendices may require that the matter be decided and determined by binding arbitration as follows:

- (a) the Owner must within fourteen (14) days of any exercise of discretion by the City give notice to the City of his intention to dispute and in such notice shall

**Heritage Revitalization Agreement No. 23 114462 HR**

name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;

- (b) the City shall within seven (7) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;
- (c) where each of the Owner and the City have named an arbitrator, the two arbitrators shall within fourteen (14) days of the City's notice pursuant to subsection 28.1(b), above appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;
- (d) where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute; and
- (e) any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive and binding on all parties.

**29. Inspection**

29.1 Without limiting the City's power of inspection conferred by statute and in addition thereto, the City shall be entitled at all reasonable times and from time to time to enter on the Property for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements set out in this Agreement.

**30. Interpretation and General**

30.1 The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any provision hereof.

30.2 If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

30.3 This Agreement shall be the entire agreement between the Owner and the City regarding the matters set out in this Agreement and shall supersede all prior agreements or understandings about such matters.

30.4 Wherever the singular or masculine or neuter is used in this Agreement, the same will be construed to mean the plural or the feminine or body corporate or politic, and vice versa as the context or the parties so require.

**31. Successors Bound**

**Heritage Revitalization Agreement No. 23 114462 HR**

- 31.1 Subject to Section 6 and subsection 31.3, the Owner reserves the right to assign this Agreement in whole or in part to any third party without the consent of the City. Upon the assignment, the Owner will be released from all obligations hereunder.
- 31.2 All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner.
- 31.3 Notwithstanding anything to the contrary contained herein, the Owner shall not be liable under any of the covenants or agreements contained herein where such liability arises by reason of an act or omission occurring after the Owner ceases to have any further interest in the Property, provided however that the Owner shall not be released from liability hereunder in respect of acts or omissions occurring while the Owner held an interest in the Property.

**32. Other Documents**

- 32.1 The Owner agrees at the request of the City, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the City to give full effect to this Agreement.

**33. Notices**

- 33.1 Any notice to be given pursuant to this Agreement shall be in writing and shall either be delivered personally or by registered mail as follows:

To the City:

City of Coquitlam  
Attention: City Clerk  
3000 Guildford Way, Coquitlam, BC V3B 7N2

To the Owner:

The registered owner(s) in fee simple of the Property  
at the address shown on title to the Property; and

Provided 1003120 B.C. LTD., INC.NO. BC1003120 is the registered owner in fee simple of the Property, with a copy to:

Jaswinder Sandhu & Balwinder Singh Sandhu

12814 232 Street  
Maple Ridge, BC  
V2X 6T9

or to such other address to which a party hereto may from time to time advise in writing.

**34. No Partnership or Agency**

34.1 The parties agree that nothing contained herein creates a partnership, joint venture or agency relationship between the parties.

**35. Counterparts and Delivery**

35.1 This Agreement may be executed by the parties in counterparts and delivered by electronic means and, if so executed and delivered, any and all counterparts will together constitute one and the same instrument and this Agreement will be for all purposes as effective as if the parties had delivered an executed original agreement.

*[Remainder of page left intentionally blank. Signature page follows.]*

IN WITNESS WHEREOF the Owner and the City have executed this Agreement effective as of the date first above written.

The Corporate Seal of  
**CITY OF COQUITLAM**  
was hereunto affixed in the  
presence of:

\_\_\_\_\_  
Mayor – Richard Stewart

\_\_\_\_\_  
Corporate Officer – Kerri Wells

Jaswinder Sandhu & Balwinder Singh Sandhu of 1003120 B.C. LTD., INC.NO.  
BC1003120 by its authorized signatory(ies):

\_\_\_\_\_  
**Name:**

\_\_\_\_\_  
**Name:**



IMAGE 01: FRONT PERSPECTIVE (SOUTH EAST)



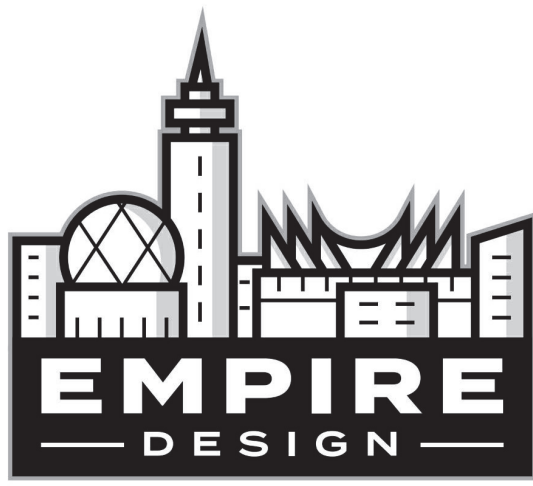
IMAGE 02: REAR PERSPECTIVE (NORTH WEST)



IMAGE 03: REAR PERSPECTIVE



IMAGE 04: SIDE PERSPECTIVE



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604-782-7829

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NO. DATE ISSUANCE BY

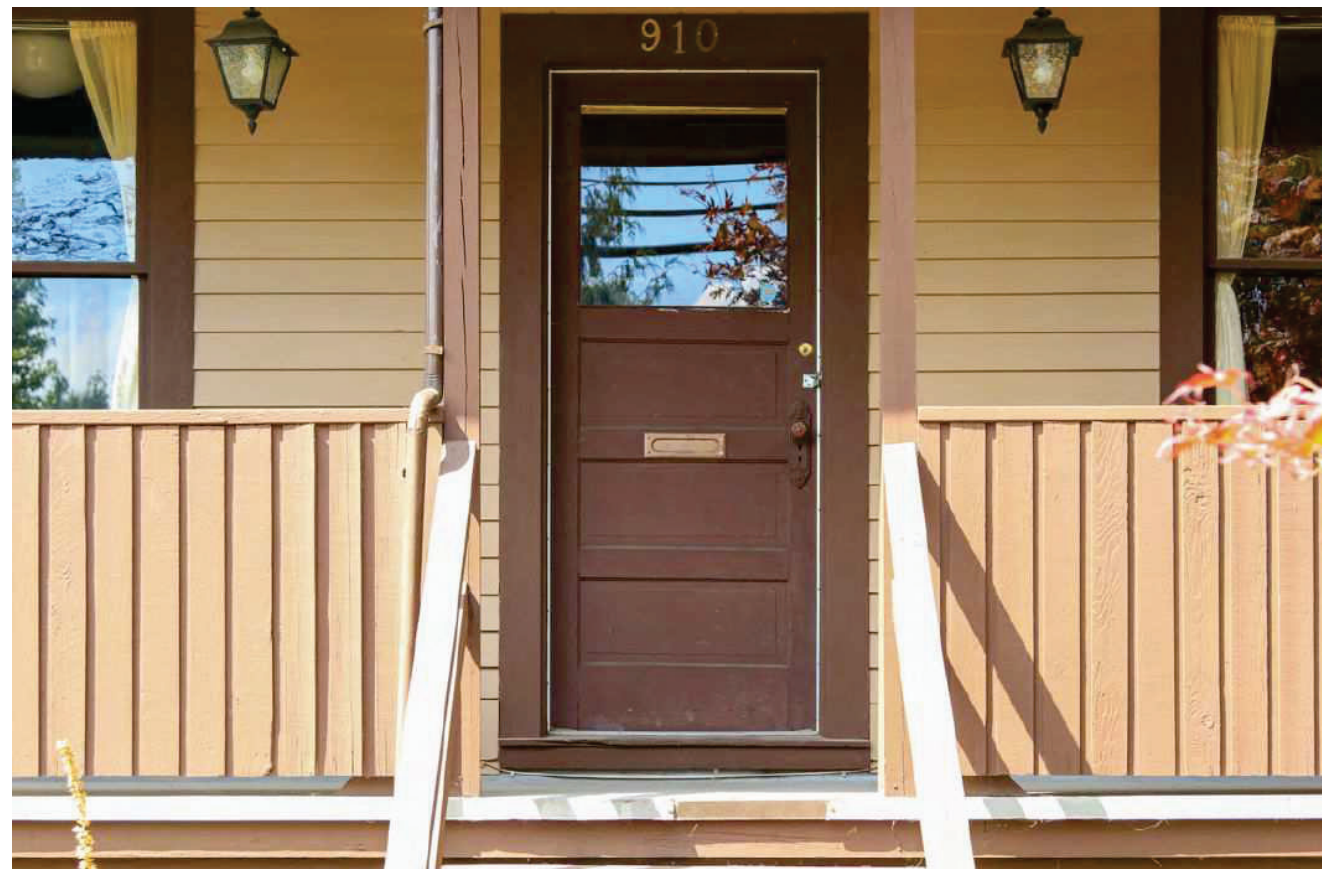


IMAGE 05: FRONT DOOR (EAST)



IMAGE 06: ARCHIVAL PHOTO

## CONSERVATION PLAN - SITE

(REFERENCED FROM CONSERVATION PLAN BY LUXTON HERITAGE CONSULTANTS)

### SITE PLAN

CONSERVATION STRATEGY: REHABILITATION

1. PRESERVE THE CHINE RESIDENCE, AND RELOCATE TO THE PROPOSED SOUTHERN LOT OF THE RESUBDIVIDED PROPERTY, MAINTAINING A SIMILAR SETBACK FROM WESTWOOD STREET.

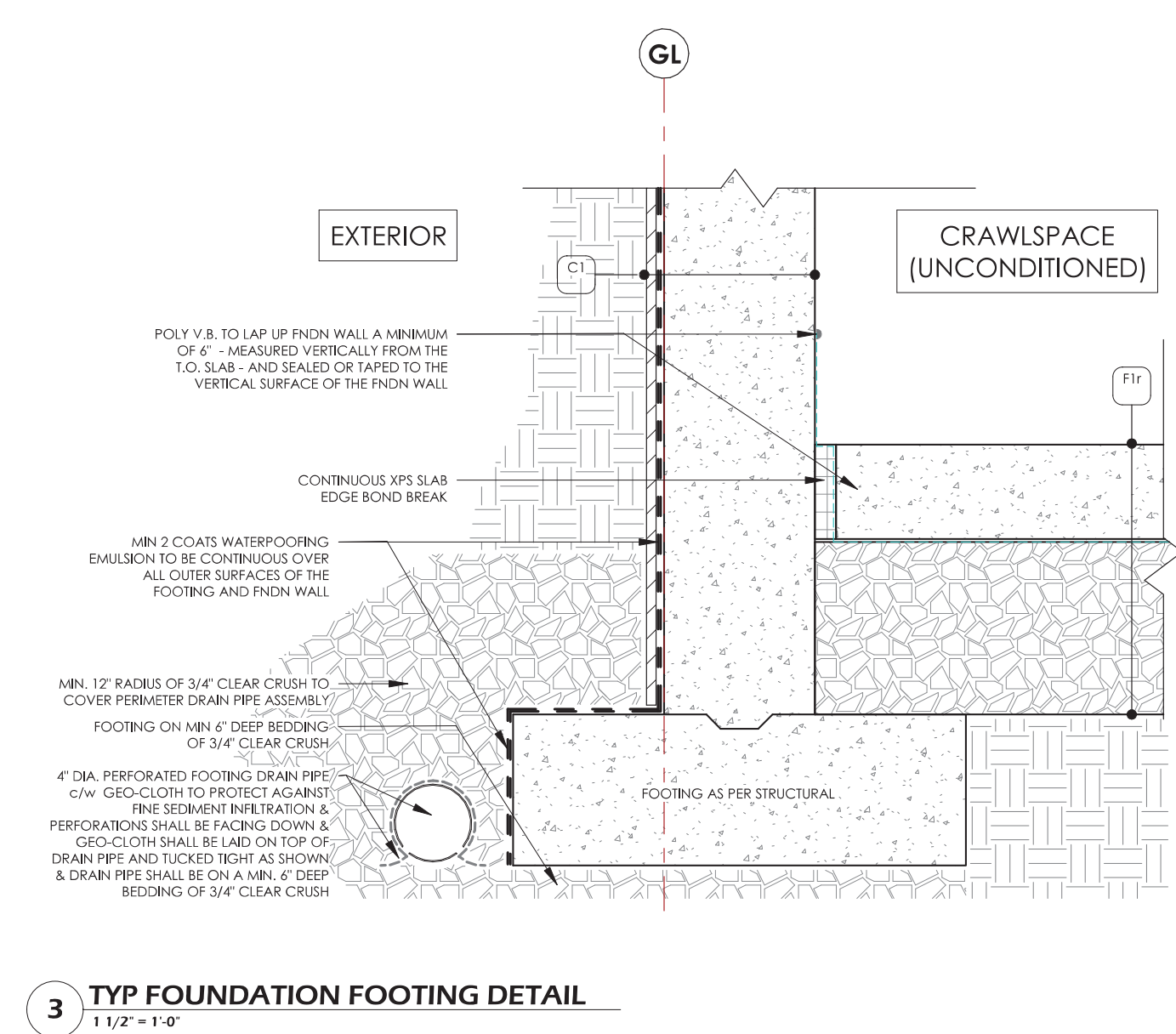
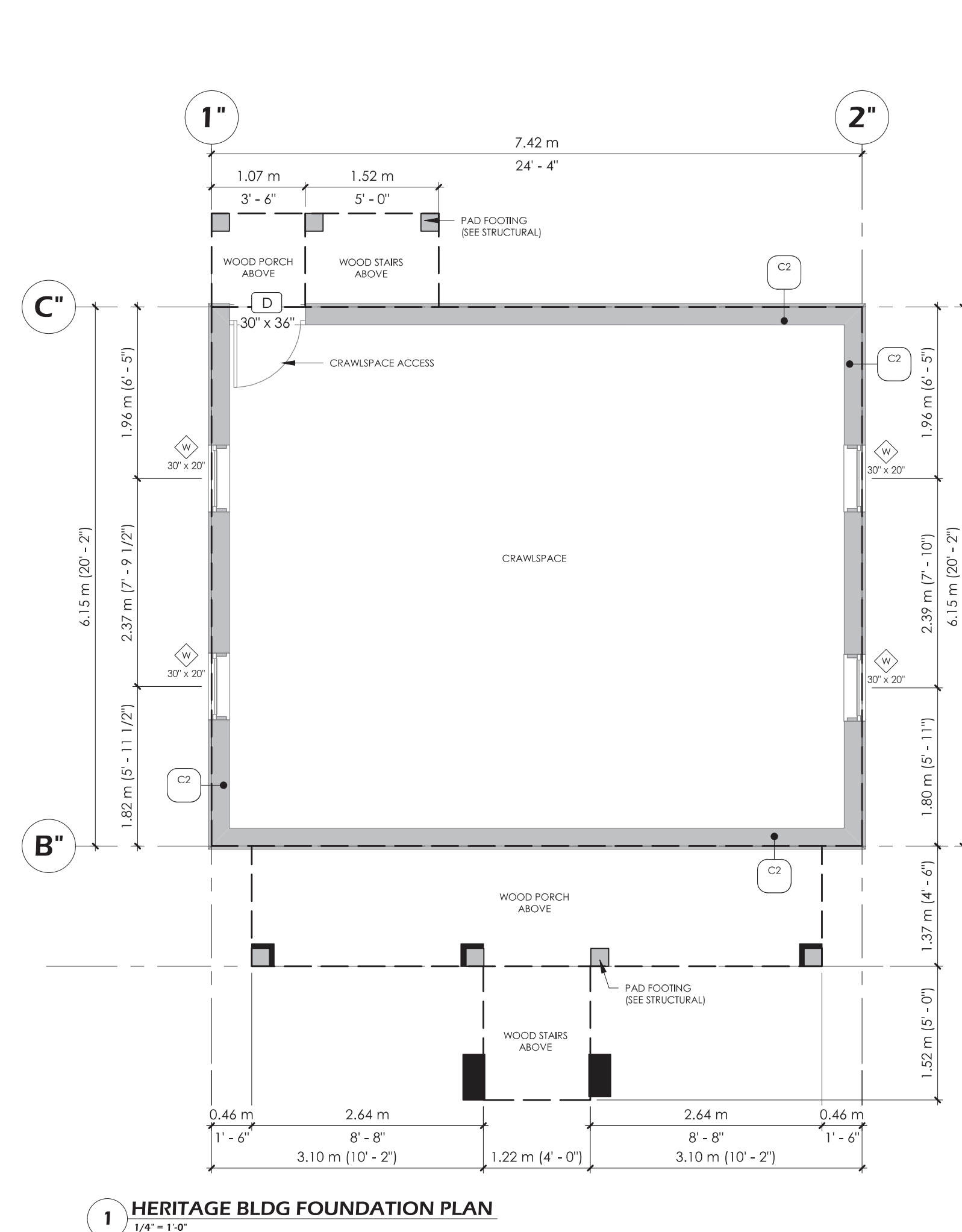
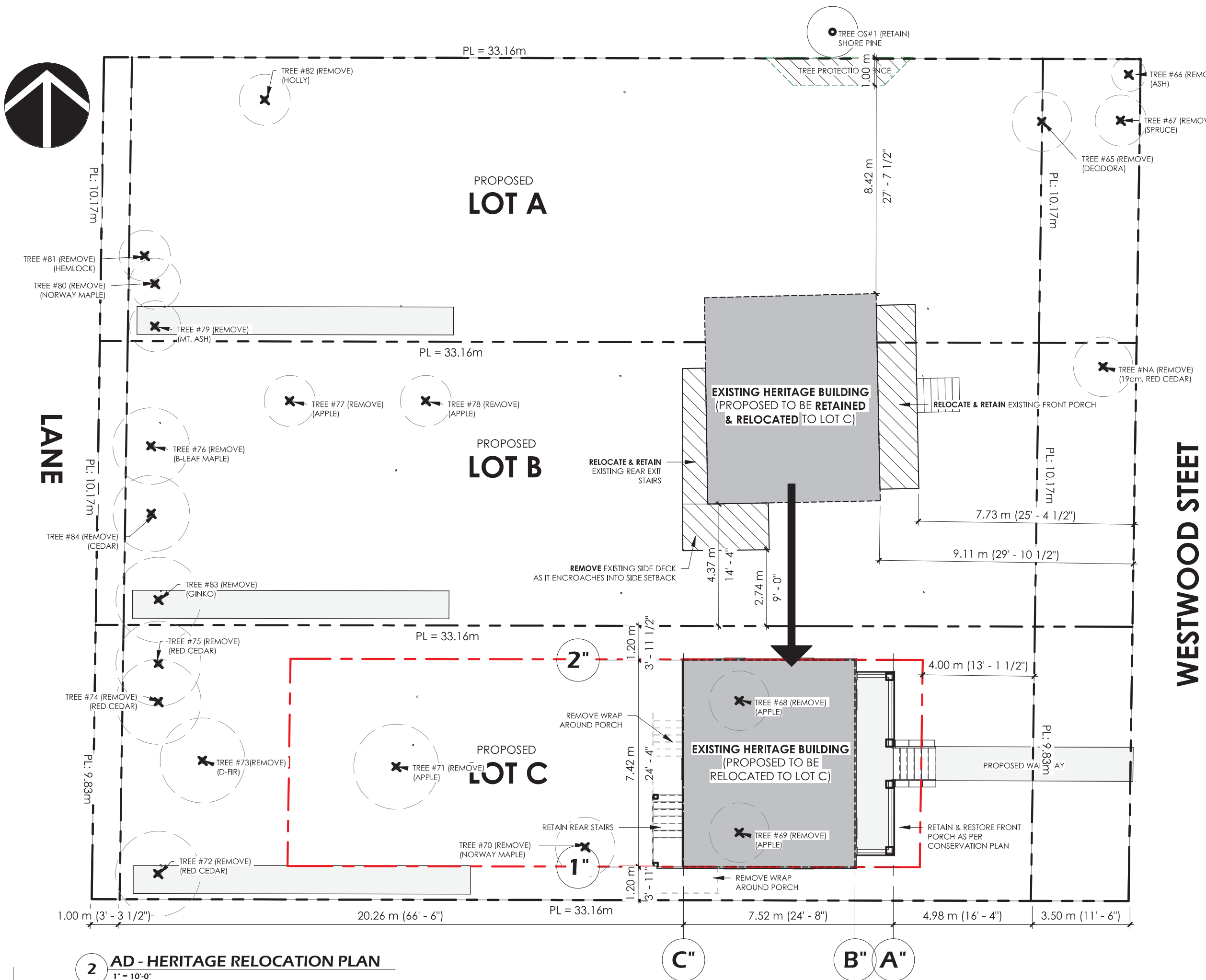
2. RESUBDIVIDE THE PROPERTY TO PROVIDE FOR THREE NEW LOTS, ALL FRONTING WESTWOOD STREET, WHICH WILL PROVIDE FOR NEW PRIMARY DWELLINGS ON THE NORTHERN TWO PARCELS, AND LANEWAY HOUSES WITH GARAGES AT THE REAR OF EACH LOT AS WELL.

3. ADDRESS ANY EXISTING AND POTENTIAL DRAINAGE ISSUES THAT MAY IMPACT THE SITE DUE TO THE GRADE SEPARATION OF THE PROPERTY IN RELATION TO THE WESTWOOD STREET ROAD ALLOWANCE.

4. ENSURE AN ARBORIST REPORT, OR A SITE PLAN, IS COMPLETED TO DOCUMENT THE VARIETY OF EXISTING TREES AND OTHER FOLIAGE PRIOR TO REDEVELOPMENT OCCURRING ON THE PROPERTY.

5. DESIGN A NEW INFILL STRUCTURE TO THE EAST THAT IS "PHYSICALLY AND VISUALLY COMPATIBLE WITH, SUBORDINATE TO, AND DISTINGUISHABLE FROM THE HISTORIC PLACE" AS STATED IN STANDARD 11.

NOTE: SEE SHEET DD-3.3 FOR CONSERVATION PLAN OF THE BUILDING EXTERIOR



## GENERAL NOTES - PRACTICE & LIABILITY

- THESE DRAWINGS CONFORM TO THE PART 9 SECTION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018 EDITION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE MEANS AND METHODS OF CONSTRUCTION CONFORM TO THE APPLICABLE BUILDING BY LAW AND BUILDING CODE.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF ALL MATERIALS, EQUIPMENT, AND COMPONENTS CONFORM TO THE ACCEPTABLE STANDARDS IN ACCORDANCE WITH THE APPLICABLE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.
- DRAWINGS SHALL NEVER BE SCALED. NOTES AND SPECIFICATIONS SHALL ALWAYS TAKE PRECEDENCE OVER DIMENSIONS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, NOTES, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER SO THAT THE APPROPRIATE CORRECTIONS AND/OR CLARIFICATIONS CAN BE PREPARED TO SATISFY THE REQUIREMENTS OF CONSTRUCTION AND LIFE SAFETY.

8/22/2024 9:09:44 AM

PROJECT:  
**910 WESTWOOD ST  
COQUITLAM - LOT C**

HERITAGE BLDG

DRAWING TITLE:  
**HERITAGE BLDG RETENTION**

DRAWING NO.

**DD 3.2**

CONSERVATION PLAN - BUILDING EXTERIOR  
(REFERENCED FROM CONSERVATION PLAN BY LUXTON HERITAGE CONSULTANTS)

FORM, SCALE, MASSING  
CONSERVATION STRATEGY: PRESERVATION & RESTORATION

1. PRESERVE THE OVERALL FORM, SCALE AND MASSING OF THE HOUSE.
2. (a) REMOVE THE NON-ORIGINAL GABLE DORMER AND REAR, (b) WRAP AROUND DECK STRUCTURE.
3. REMOVE EXISTING CONCRETE BLOCK FOUNDATION, AND PROVIDE FOR A NEW FOUNDATION ON THE RELOCATED SITE FOR THE CHINE RESIDENCE, PROVIDING FOR A DECREASE IN HEIGHT OF THE DWELLING TO REFLECT ITS ORIGINAL, LOWER PROFILE RELATIVE TO GRADE.
4. CONSTRUCT A NEW STAIR AND DECK STRUCTURE FOLLOWING RELOCATION OF THE RESIDENCE TO ACCESS REAR ENTRYWAY ON THE REAR ELEVATION.

FOUNDATIONS  
CONSERVATION STRATEGY: REHABILITATION & RESTORATION

5. FOLLOWING THE RAISING OF THE CHINE RESIDENCE OFF OF ITS FOUNDATION AS PART OF ITS RELOCATION ON THE PROPERTY, THE EXISTING CONCRETE FOUNDATION AND CONCRETE SLAB WILL BE REMOVED.
6. NEW CONCRETE FOUNDATION TO BE PROVIDED FOR THE CHINE RESIDENCE AT ITS NEW LOCATION. NEW FOUNDATION TO SUPPORT BOTH THE PRIMARY MASSING OF THE RESIDENCE, AS WELL AS THE FRONT VERANDAH.
7. THE NEW FOUNDATION TO BE DESIGNED TO ALLOW THE CHINE RESIDENCE TO ACHIEVE ITS ORIGINAL HEIGHT RELATIVE TO GRADE AT ITS NEW LOCATION.

8. A CRAWL SPACE BETWEEN THE NEW FOUNDATION AND MAIN FLOOR OF THE RESIDENCE WILL BE PROVIDED FOR, WITH ACCESS ACHIEVED THROUGH THE EXISTING AT-GRADE OPENING ON THE REAR ELEVATION OF THE DWELLING.

9. NEW CONCRETE FOUNDATION SHOULD BE CONCEALED OR MINIMALLY EXPOSED ON THE EXTERIOR, WITH WOOD LAPPED SIDING ALONG THE CRAWL SPACE LEVEL OF THE RESIDENCE BROUGHT DOWN TO OR NEAR GRADE.

10. TO ENSURE THE PROLONGED PRESERVATION OF THE NEW FOUNDATION, ALL LANDSCAPING SHOULD BE SEPARATED FROM THE FOUNDATION AT-GRADE BY A COURSE OF GRAVEL OR DECORATIVE STONES, WHICH HELP PREVENT SPLASH BACK AND ASSIST DRAINAGE. POTENTIAL DRAINAGE ISSUES CAN ALSO BE MITIGATED THROUGH THE INSTALLATION OF A WEEPING TILE ALONG THE PERIMETER OF THE NEW FOUNDATION.

EXTERIOR WALLS  
CONSERVATION STRATEGY: PRESERVATION & RESTORATION

11. PRESERVE THE ORIGINAL WOOD-FRAME STRUCTURE OF THE HISTORIC BUILDING.
12. PRESERVE EXISTING EXTERIOR WOOD CLADDING AND UNDERTAKE LOCALIZED AND IN-KIND REPAIRS IF AND WHERE REQUIRED.
13. REPLACE DAMAGED OR DETERIORATED CLADDING TO MATCH EXISTING IN MATERIAL, SIZE, PROFILE AND THICKNESS.
14. (a) REMOVE NEW WINDOW INSTALLED ON REAR ELEVATION, AND (b) RELOCATE REAR ENTRYWAY TO ITS ORIGINAL POSITION. RESTORE AREAS WHERE EXTERIOR WOOD CLADDING WAS REMOVED AS PART OF THESE RECENT INTERVENTIONS, AND RESTORE OTHER AREAS OF MISSING OR REMOVED WOOD CLADDING ON THE RESIDENCE.

15. CLEAN AND PREPARE SURFACES FOR REPAINTING. CLEANING PROCEDURES TO BE UNDERTAKEN WITH NONDESTRUCTIVE METHODS. AREAS WITH BIOLOGICAL GROWTH SHOULD BE CLEANED USING A SOFT, NATURAL BRISTLE BRUSH, WITHOUT WATER, TO REMOVE DIRT AND OTHER MATERIAL. IF A MORE INTENSE CLEANING IS REQUIRED, THIS CAN BE ACCOMPLISHED WITH WARM WATER, MILD DETERGENT AND A SOFT BRISTLE BRUSH. HIGH-PRESSURE POWER WASHING, ABRASIVE CLEANING OR SANDBLASTING IS NOT ALLOWED UNDER ANY CIRCUMSTANCES.

VERANDAH  
CONSERVATION STRATEGY: RESTORATION & PRESERVATION

16. REMOVE EXISTING POSTS, BALUSTRADE, DECKING, AND STAIRS, AND RESTORE THE ORIGINAL DESIGN OF THE VERANDAH INCLUDING ITS TUSCAN SQUARE COLUMNS, ENGAGED COLUMNS, CLOSED BALUSTRADE, STAIRCASE, AND WOOD SHINGLE CLADDING BASED UPON AVAILABLE HISTORICAL DOCUMENTATION.
17. EXPLORE ALTERNATE COMPLIANCE MEASURES WITH HERITAGE CONSULTANT IN ORDER TO RESTORE ORIGINAL BALUSTRADE HEIGHT.
18. CLADDING WITHIN THE VERANDAH ALONG THE BALUSTRADE TO BE EITHER WOOD SHINGLES OR VERTICAL WOOD TONGUE-AND-GROOVE BOARDS.
19. REMOVE EXISTING HANGING PENDANT LIGHT FIXTURES AND INSTALL NEW SINGLE HERITAGE-APPROPRIATE LIGHT FIXTURE ON SOFFIT ABOVE FRONT ENTRANCE.
20. PRESERVE THE EXISTING VERANDAH ROOF, INCLUDING ITS SOFFIT AND FASCIA, UNDERTAKING REPAIRS AND REPLACEMENT IN-KIND TO DETERIORATED ELEMENTS.
21. REMOVE EXISTING ASPHALT SHINGLES ON VERANDAH ROOF AND RESTORE ORIGINAL WOOD CEDAR SHINGLE COVERING.
22. DESIGN AND INSTALL ADEQUATE RAINWATER DISPOSAL SYSTEM AND ENSURE PROPER DRAINAGE FROM THE SITE IS MAINTAINED. ALUMINUM GUTTERS AND DOWNSPOUTS IN APPROPRIATE COLOURS ARE ACCEPTABLE. PAINT OR PROVIDE SPECIFICATION OF DRAINAGE SYSTEM ELEMENTS ACCORDING TO COLOUR SCHEDULE DEVISED BY THE HERITAGE CONSULTANT.

FENESTRATIONS (WINDOWS)  
CONSERVATION STRATEGY: PRESERVATION & RESTORATION

23. INSPECT FOR CONDITION AND COMPLETE DETAILED WINDOW SCHEDULE TO DETERMINE EXTENT OF REQUIRED REPAIRS AND/OR REPLACEMENT.
24. PRESERVE ALL EXISTING ORIGINAL WOOD WINDOW SASHES AND REPAIR AS REQUIRED USING IN-KIND REPAIR TECHNIQUES WHERE FEASIBLE.
25. WINDOW REPLACEMENT AND REPAIRS TO BE UNDERTAKEN BY A CONTRACTOR SKILLED AND KNOWLEDGABLE IN HERITAGE WINDOW REPAIR AND CONSERVATION.
26. RESTORE PREVIOUSLY ALTERED ORIGINAL WINDOW OPENINGS AND THEIR WOOD SASHES, RESTORED WOOD
27. WINDOWS ON THE SOUTH AND REAR ELEVATIONS TO MATCH DESIGN OF ORIGINAL WOOD WINDOWS ON THE NORTH ELEVATION. REFER TO "SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS" ABOVE.
28. RESTORED BASEMENT/CRAWL SPACE WINDOWS ON NORTH ELEVATION TO MATCH DESIGN OF 3-LITE WOOD SASH BASEMENT WINDOWS ON SOUTH ELEVATION. REPLACEMENT GLASS TO BE SINGLE GLAZING, AND VISUALLY AND PHYSICALLY COMPATIBLE WITH EXISTING.
29. INSTALLATION OF WOOD STORMS WITH GLAZING, ON EITHER THE EXTERIOR OR INTERIOR OF WINDOWS, IS PERMITTED TO ASSIST IN THERMAL PERFORMANCE, DIMENSIONS AND PROFILE OF THE STILES, RAILS, AND MUNTINS OF WOOD STORMS TO MATCH THOSE OF WOOD SASH WINDOWS ON WHICH THEY ARE INSTALLED, IF INSTALLED ON THE EXTERIOR.

30. REMOVE IMPROVISED EXTERIOR STORMS ON BASEMENT WINDOWS ON SOUTH ELEVATION.

31. REMOVE SKYLIGHT AND WINDOW IN NON-ORIGINAL OPENING ON REAR ELEVATION AND RESTORE RESPECTIVE WOOD CLADDING IN THESE AREAS.

32. PRIME AND REPAINT WOOD WINDOWS IN APPROPRIATE COLOUR, BASED ON COLOUR SCHEDULE DEVISED BY HERITAGE CONSULTANT.

EXTERIOR DOORS  
CONSERVATION STRATEGY: PRESERVATION, RESTORATION & REHABILITATION

33. PRESERVE EXISTING FRONT DOOR IN ITS ORIGINAL LOCATION, AND UNDERTAKE ANY REQUIRED REPAIRS TO THE DOOR, FRAME, AND CASINGS AS REQUIRED.
34. PRESERVE EXISTING DOOR KNOB AND BACKPLATE ON THE FRONT DOOR, AND GENTLY STRIP PAINT OFF THESE ELEMENTS TO EXPOSE THEIR ORIGINAL FINISH. A NEW, VISUALLY AND HERITAGE APPROPRIATE LOCK SET CAN BE INTRODUCED TO COMPLEMENT THE EXISTING DOOR KNOB ASSEMBLY TO ENSURE ADEQUATE SECURITY FOR THIS ENTRANCE.
35. IF A SCREEN DOOR IS DESIRED TO BE INSTALLED AT THE FRONT DOOR, IT WILL BE CONSTRUCTED OF WOOD AND ADHERE TO A DESIGN SIMILAR TO THAT OF THE ORIGINAL SCREEN DOOR INSTALLED HERE.
36. RESTORE THE ORIGINAL LOCATION OF THE ENTRANCE ON THE REAR ELEVATION, INCLUDING ITS WOOD DOOR, WOOD FRAME, AND WOOD CASINGS. IF THE ORIGINAL MULTIPANELED REAR DOOR IS NO LONGER AVAILABLE, THE NEW WOOD DOOR WILL REPRODUCE THE ORIGINAL 5-PANEL DESIGN OF THE DOOR AT THIS LOCATION.
37. WHILE NOT REQUIRED TO REPLICATE THE DOOR KNOB ASSEMBLY OF THE FRONT DOOR, NEW, HERITAGE-APPROPRIATE DOOR HANDLE HARDWARE WILL BE INSTALLED ON THE REAR ENTRY DOOR, AND INCLUDE A BACKPLATE.
38. EXTERIOR ACCESS AND DOOR TO CRAWL SPACE TO BE VISUALLY COMPATIBLE WITH THE HISTORIC CHARACTER OF THE DWELLING.
39. STRIP PAINT OFF FRONT DOOR, AND STAIN FRONT AND REAR DOORS, BASED ON SCHEDULE DEVISED BY HERITAGE CONSULTANT.

40. PRIME AND REPAINT DOOR FRAME AND CASINGS AS REQUIRED IN APPROPRIATE COLOUR, BASED ON COLOUR SCHEDULE DEVISED BY HERITAGE CONSULTANT.

ROOF  
CONSERVATION STRATEGY: RESTORATION

41. PRESERVE THE ROOF STRUCTURE IN ITS CURRENT CONFIGURATION, INCLUDING ITS OVERHANGING AND FLARED EAVES.
42. REMOVE EXISTING SHED-ROOF DORMER AND SKYLIGHT FROM THE ROOF.
43. REMOVE ASPHALT SHINGLES AND RESTORE WOOD SHINGLE COVERING OF THE ROOF.
44. PRESERVE AND REPAIR EXISTING, ORIGINAL FASCIA AND SOFFIT, WHILE RESTORING ANY MISSING OR DETERIORATED PORTIONS OF THESE ELEMENTS IN-KIND. PRIME AND REPAINT AS REQUIRED IN APPROPRIATE COLOUR, BASED ON COLOUR SCHEDULE DEVISED BY HERITAGE CONSULTANT.

45. DESIGN AND INSTALL ADEQUATE RAINWATER DISPOSAL SYSTEM AND ENSURE PROPER DRAINAGE FROM THE SITE IS MAINTAINED. ALUMINUM GUTTERS AND DOWNSPOUTS IN APPROPRIATE COLOURS ARE ACCEPTABLE. PAINT OR PROVIDE SPECIFICATION OF DRAINAGE SYSTEM ELEMENTS ACCORDING TO COLOUR SCHEDULE DEVISED BY THE HERITAGE CONSULTANT.

CHIMNEY  
CONSERVATION STRATEGY: RESTORATION

46. RESTORE THE EXTERIOR CHIMNEY STACK OF THE CHINE RESIDENCE IN ITS ORIGINAL LOCATION USING SALVAGED GRAY BRICKS (IF AVAILABLE), OR NEW GRAY BRICKS, CORBELLED DESIGN OF ORIGINAL CHIMNEY TO BE REINSTITATED.
47. FAUX BRICK PANELS AND RELATED PRODUCTS ARE NOT AN ACCEPTABLE SUBSTITUTE.
48. BRICK UNITS, MORTAR SPECIFICATION AND COLOUR, AND DESIGN OF THE RESTORED CHIMNEY WILL BE AGREED TO BY THE HERITAGE CONSULTANT PRIOR TO RESTORATION WORK COMMENCING ON THE CHIMNEY.

EXTERIOR COLOUR SCHEDULE  
CONSERVATION STRATEGY: RESTORATION

RESTORE EXTERIOR PAINT FINISH BASED ON FOLLOWING PAINT SCHEDULE.

Exterior Colour Schedule				
Element	Colour <sup>1</sup>	Code	Sample	Finish
49. Wood Cladding (Beveled and Lapped)	Comox Green	SW 2809		Semi-Gloss
50. Verandah (Shingle Cladding)	Comox Green (Stain)	SW 2809		Semi-Transparent Stain
51. Trim (Fascia, Soffit, Cornerboards, Columns, and Railing)	Oxford Ivory	SW 2833		Gloss
52. Door and Window Casings	Oxford Ivory	SW 2833		Gloss
53. Window Sashes	Comox Green	SW 2809		Semi-Gloss
54. Exterior Wood Doors	Stained and Varnished	n/a		Semi-Gloss
55. Verandah (Decking and Stair Treads)	Edwardian Porch Grey	SW 7075		Non-slip

<sup>1</sup>Colours are matched to the Vancouver Heritage Foundation's and Sherwin Williams True Colours: Historical Colours for Western Canada, developed in 2022.



Front door, 2022, Luxton Heritage



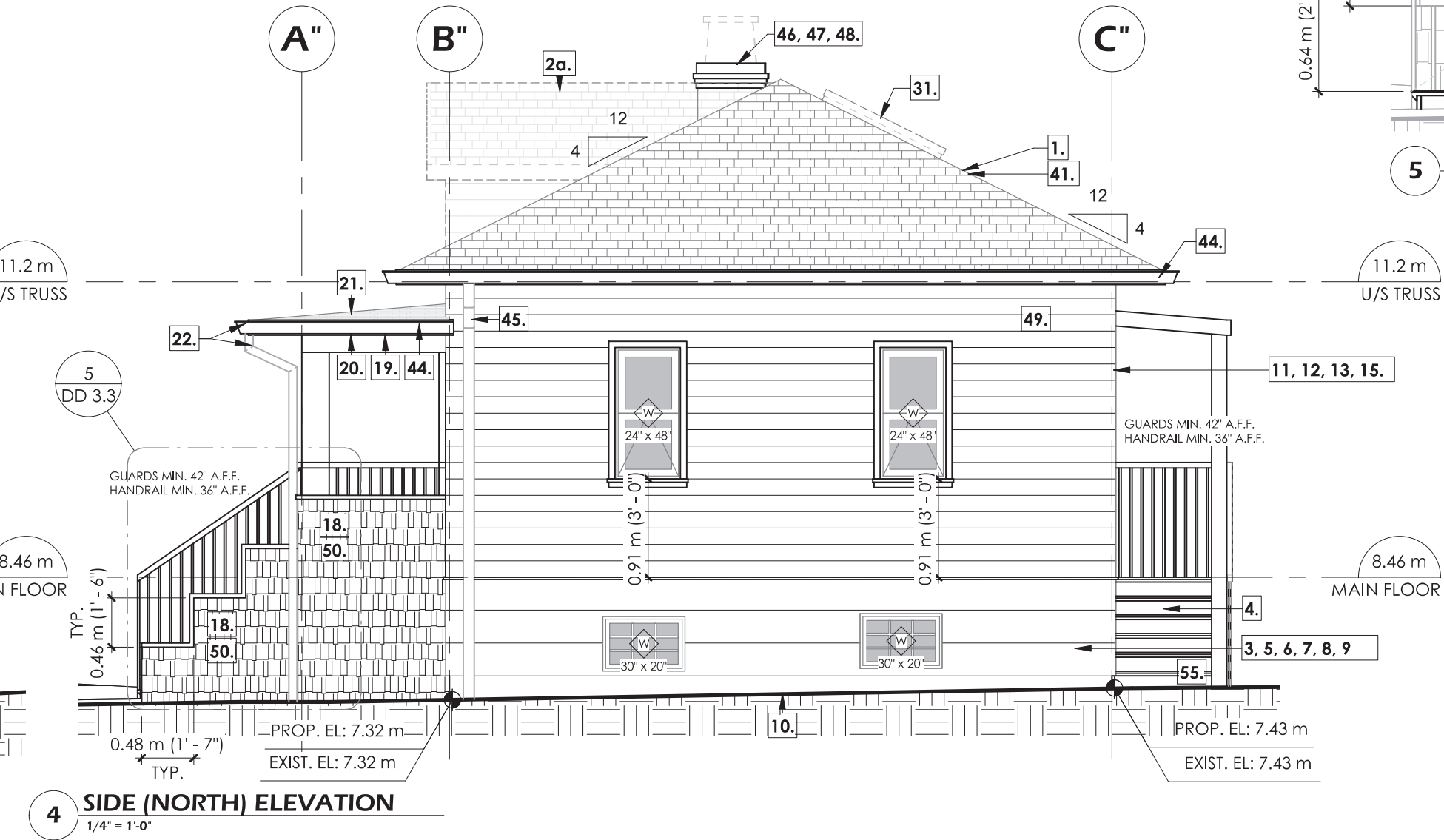
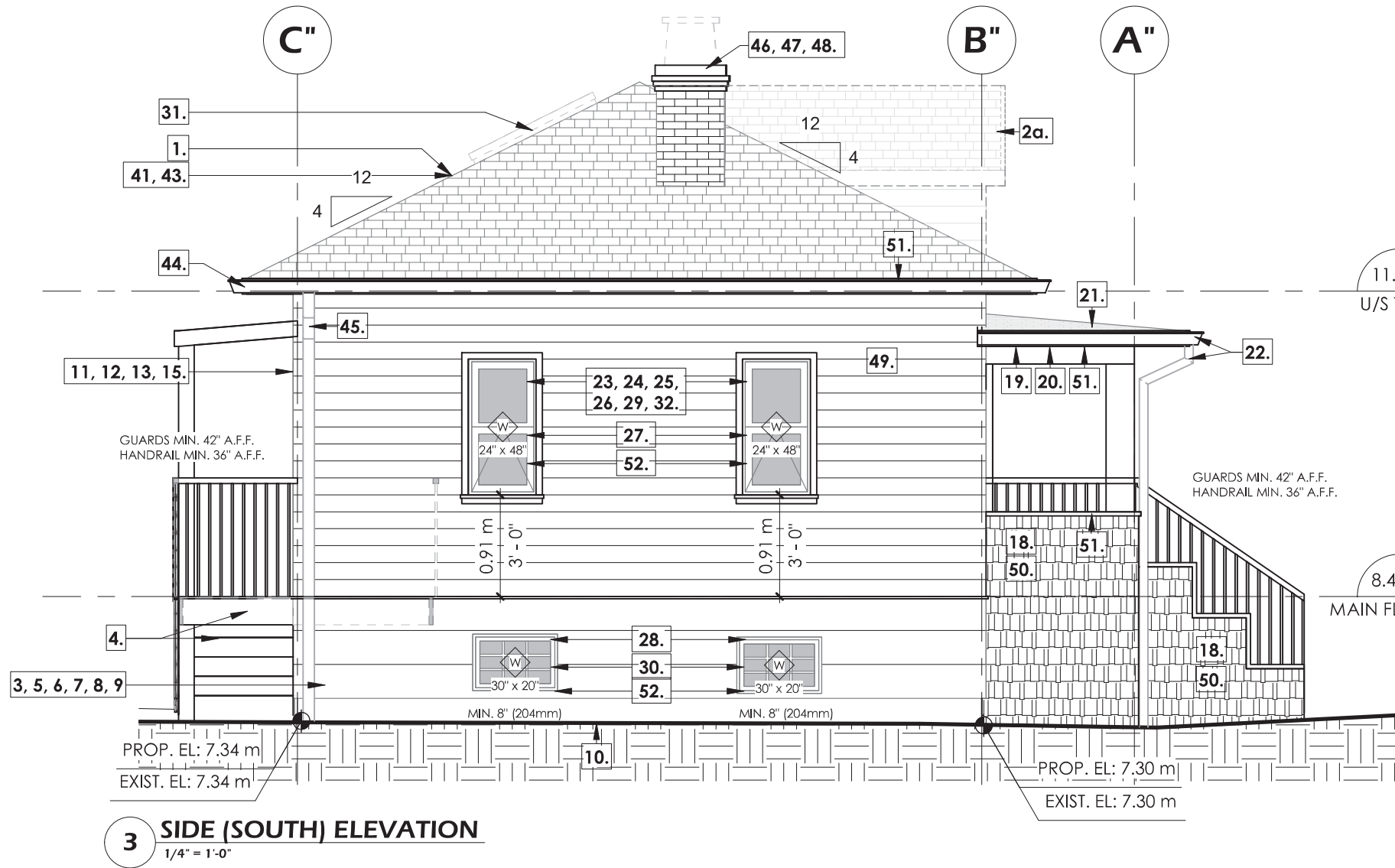
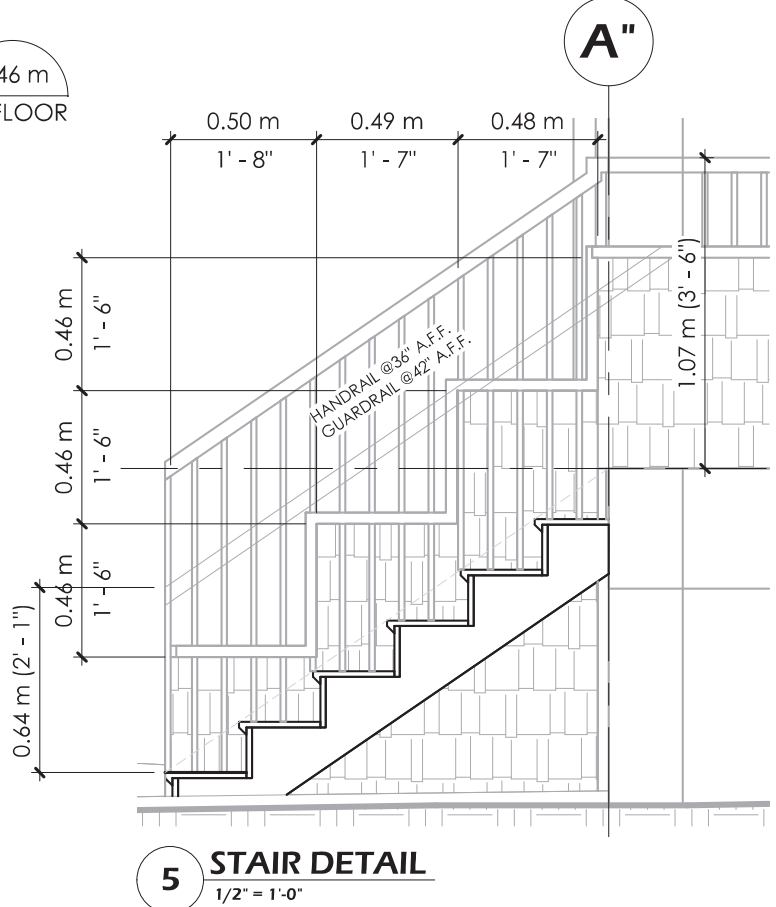
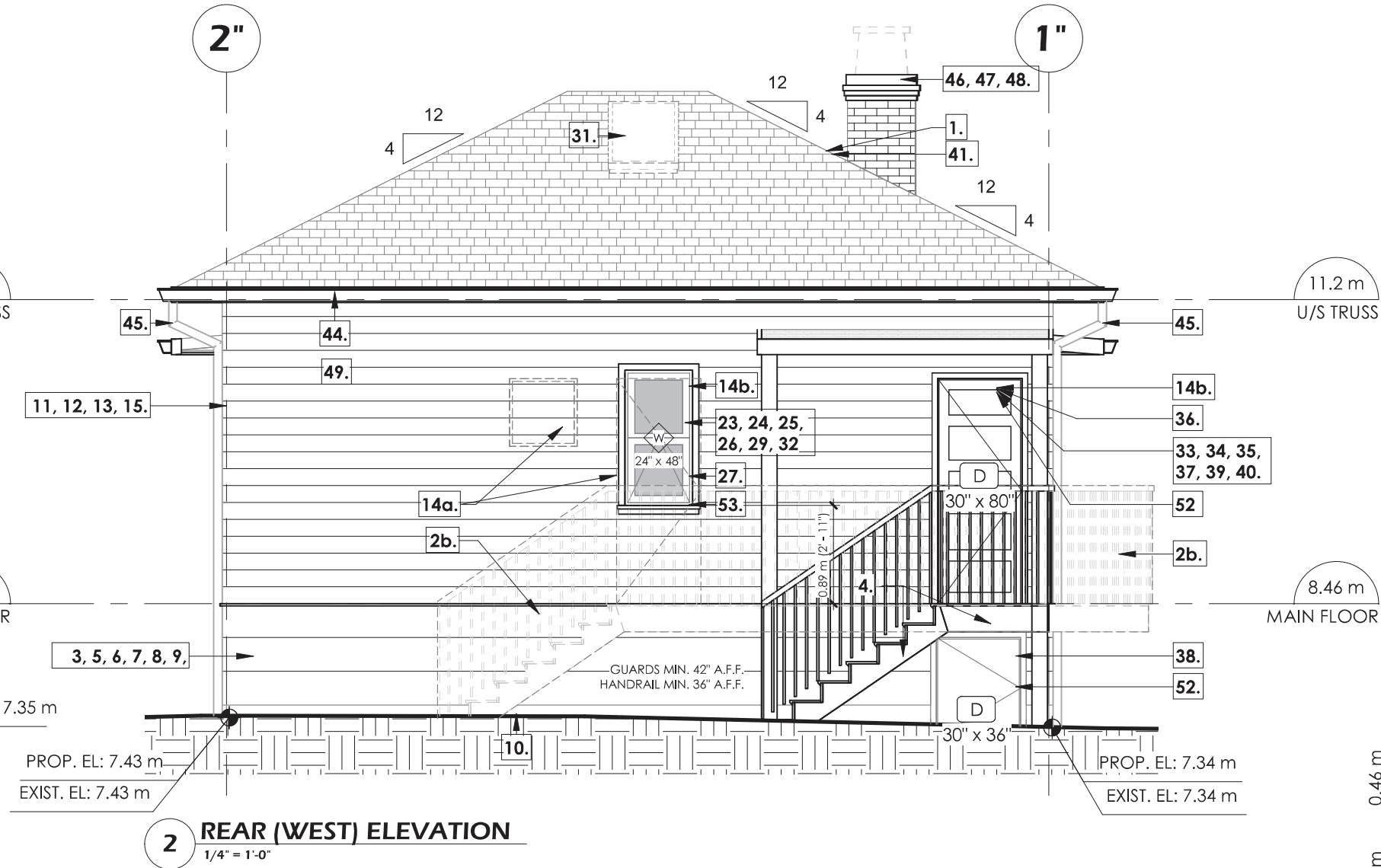
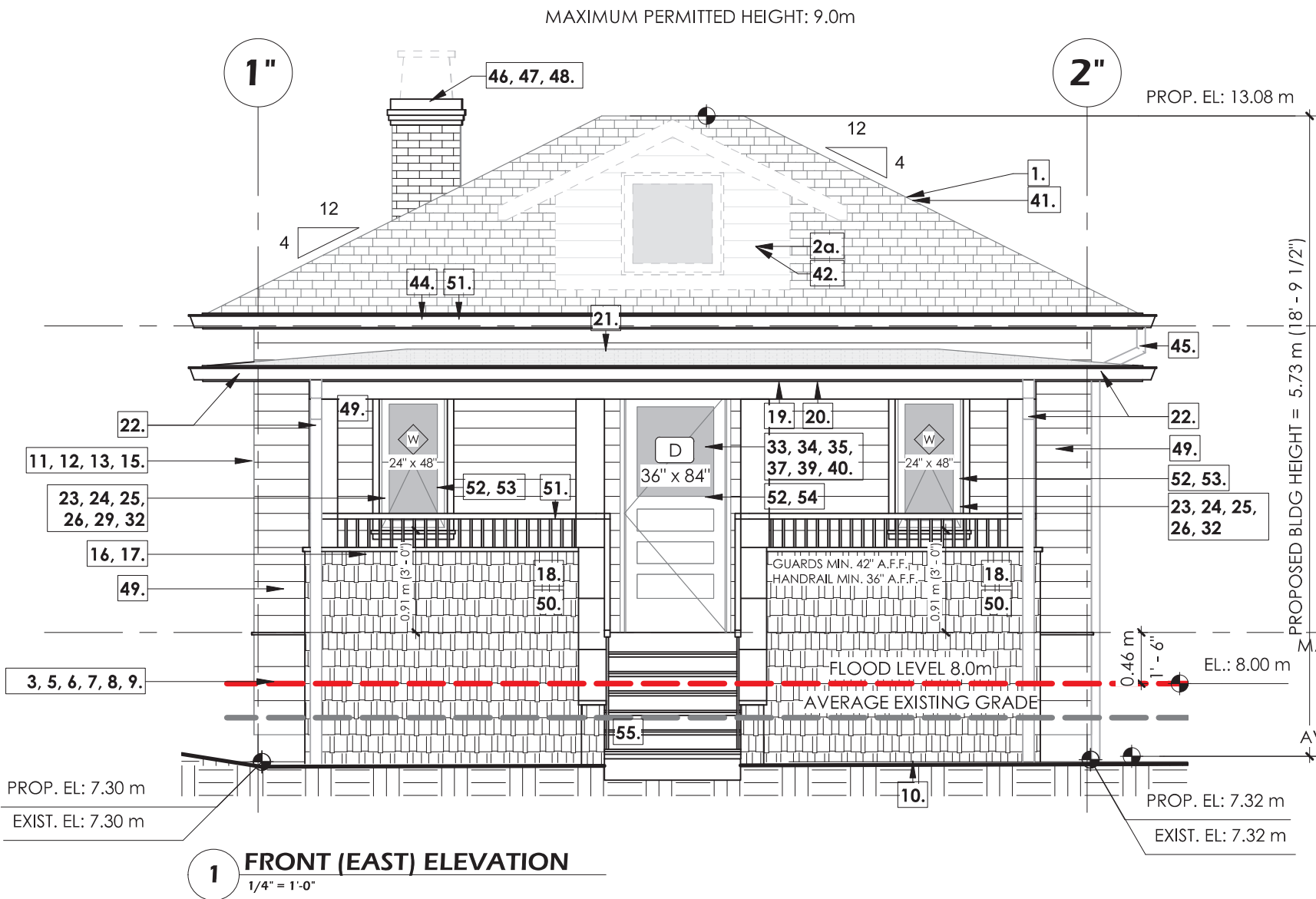
Rear doors as they appeared in 2022, Luxton Heritage



Detail of the original verandah, unknown date, PuCo Heritage Museum & Archives 2010.015.9



Example of an original wood sash window (left, 2022), and a modern replacement within a restored original window opening (right, 2024), Luxton Heritage



8/22/2024 9:09:45 AM

PROJECT:  
910 WESTWOOD ST  
COQUITLAM - LOT C

HERITAGE BLDG

DRAWING TITLE:  
HERITAGE BLDG RETENTION  
DRAWING NO.

DD 3.3



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REVISIONS

NO. DATE ISSUANCE BY



City of Coquitlam  
Heritage Assessment  
Template

The completed submission must include the following sections:

**Photo**

Cover photo to identify the resource

**Research Findings**

Basic known facts (neighbourhood, original owners, architect, builder, construction date, legal description, occupation state and heritage status)

**Historic Brief (one page or less)**

Where is it? Capture the local and block context. What is it? Architecture, materials, design, traditions, uses. Describe historic patterns, as well as people or events associated with it.

Use factual statements that don't pass judgement or value. If a resource is being assessed for removal from the Community Heritage Register, address any information to justify this here, such as irreversible interventions or occurrences which could have negatively impacted the previously perceived or assessed heritage value of this place.

**Character Defining Elements<sup>1</sup>**

What are the initial Character Defining Elements observed at this site that help to illustrate the brief above? This can include renovations, alterations, additions, landscape, accessory and interior elements that are character-defining. Make a general preliminary statement about the condition of the heritage resource and the conservation potential.

**Assessment**

An assessment of a resource to provide relative points for heritage value, examining criteria including: context, tangible, intangible, land context and risk, community advocacy. Points are also assigned to determine the resource's contextual, historic, aesthetic, social scientific and spiritual heritage values, as reflected in Coquitlam's heritage themes (for details on these themes visit [coquitlam.ca/hms](http://coquitlam.ca/hms)).

The resource's authenticity, current risk, community awareness are also evaluated.

**Conclusion**

A closing paragraph stating whether the resource has low, common, more than common or high heritage value and why. This section should also conclude as to whether the resource is an unsuitable, good or excellent candidate for conservation. It is not necessary for a consultant to make a recommendation for action.

**Research and Archival Resources**

List the research resources used to complete the assessment.

**Current Photos**

Current photos of the resource from all sides (taken on property) in high resolution. Archival photos if found.

<sup>1</sup> Note this is not a structural assessment but a preliminary assessment of the conservation potential or salvagability of the site (Is the path to conservation clear?).

Heritage Assessment : 910 Westwood Street

Coquitlam BC : September 2022



Research Findings

Neighbourhood: Ranch Park

Original Owners: Vincent D. and Maria G. Chine

Architects: Unknown

Builder: Unknown

Construction Date: 1924

Legal: Lot E, Block 8, Explanatory Plan NWP29095 (Lots 38-40, Block 8, Plan NWP2695); PID: 010-680-331

State: Single-family Detached Dwelling (Rental Property)

Heritage Status: None

**Heritage Assessment :** 910 Westwood Street

**Coquitlam BC :** September 2022

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### Historic Brief

Fronting the boundary between the City of Coquitlam and the City of Port Coquitlam (and built within the former), 910 Westwood Street is one of the oldest surviving residences in this immediate vicinity. Prior to its construction in 1924, this area evolved as a multi-modal transportation crossroad, beginning with the establishment of the Coquitlam Lake Trail in 1864 (a northward extension of the Pitt River Road), which further enabled and encouraged early settlement into the traditional territory of the *k'ikwəḷəm*. Over a decade later, Andrew Onderdonk was engaged by the Federal government to construct a portion of the long-awaited transcontinental railway from Port Moody to Yale, occurring from 1882 to 1884. With the completion of the transcontinental railroad in 1886, the Canadian Pacific Railway (CPR) constructed a branch line to New Westminster that same year resulting in the wye just to the east of 910 Westwood Street. A station was built at this wye, known initially as (New) Westminster Junction, and served as a nucleus for a small agricultural community which eventually developed into Port Coquitlam. Construction of Dewdney Trunk Road was commenced by the Province, with the first sections flanking either side of the the Pitt River completed in 1901, and a ferry instituted the following year, providing a critical east-west connection for rural farmers in the area. The 800-900 blocks of Westwood Street served as an original segment of the Dewdney Trunk Road, including its intersection with the Coquitlam Lake Trail (which had been likely been rerouted by this time to run parallel and adjacent to the CPR's branch line to New Westminster).

Immigration, domestic and foreign investment, and the anticipated completion of the Panama Canal during the first decade of 20th century brought optimism and economic fortunes to the Lower Mainland, along with rampant land speculation. The latter was further exacerbated by the February 1911 announcement that the CPR were to move their freight terminals from Vancouver to a new facility east of Westminster Junction, resulting in a surge of subdivision in the area. District Lot 378, on which 910 Westwood Street is located, was partially subdivided by its owner, Vancouver-based public servant and real estate investor George McSpadden (1862-1920). The McSpadden subdivision consisted of two elongated blocks and lots with 33-foot frontages. However, disposal of these properties was slow, and by the time the economy began to falter before the outbreak of the First World War, there were no residential developments with the subdivision. With recovering economic conditions in the early 1920s, the first dwellings began to appear in the McSpadden subdivision. In 1924, Minnie McSpadden (née McBrien; 1871-1958) who was bequeathed her husbands real estate holdings, sold lot 40 in block 8 to Vincent D. Chine (1885-1948), and the neighbouring lot 39 was also acquired by Vincent from its owner who resided in Calgary. That year, Vincent commissioned construction of this residence for him and his family, consisting of his wife Maria G. (née Minici; 1890-1983) and their children.

Vincent and Maria were Italian immigrants, both originally from Reggio di Calabria. Arriving at New York in 1903, Vincent moved to Canada a decade later. He settled at Port Coquitlam by the late 1910s, finding employment with the CPR. Around this time, Maria and Vincent were wed, though it was not until 1920 when Maria moved from Italy to reside with her husband. This modest home, which was only the second dwelling constructed in the McSpadden subdivision (the first being 926 Westwood Street, built in 1922, and which is still extant) served the Chine family for several years before they sold it in 1927 to the Lovell family. However, they remained in the local area for the remainder of their lives.

Charles G. (1864-1942) and Martha E. (née Tew; 1871-1948) Lovell were English immigrants to Canada and married in Ontario in 1889. They moved to British Columbia in 1893 where Charles began a long career with the CPR, starting in communities in the Fraser Canyon before eventually reaching Port Coquitlam in the 1920s. Retiring from the CPR in 1927, it is probable that the Lovells purchased this home to retire in. They enlarged the property with the purchase of lot 38 sometime in the 1930s, and Martha, an avid gardener, used much of the land around the home for horticultural purposes. Her passion for flowers was reflective in the names of her five daughters (Violet, Lillian, Daisy, Pansy, and Rose).

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### Historic Brief

Following the passing of Martha in 1948, the Lovell family sold the property to the Dondo family. George Dondo (1895-1969), born in England, was a widower. He and his wife, Jessie W. (née Simmers; c.1898-1929) were married in Ontario and came to Port Coquitlam during that decade. George spent several decades employed in local Coquitlam gravel industry, and just prior to his retirement in 1958 he was working as a labourer at the Deeks-McBride gravel pit (now Lafarge Lake). When George passed away, his daughter, Jessie R. (1921-2001) continued to live at 910 Westwood until her respective passing, resulting in over 50 years of occupancy by the Dondo family here. Similar to the preceding owners, Jessie developed a love for gardening, and continued to tend to the expansive gardens on the property.

910 Westwood has undergone several alterations in its past; however, it maintains an overall excellent degree and integrity of its historical fabric. The building itself is in very good condition, and both the house and its large, landscaped property is well maintained by its current owner(s) and tenant(s). Past interventions to the dwelling include:

- Replacement of original wood shingle roof covering
- Alteration of masonry chimney stack, including addition of concrete chimney pot
- Addition of skylight on roof (rear elevation)
- Addition of gable dormer on roof (front elevation)
- Reconstruction of full-width verandah
- Replacement (or addition) of basement windows on north elevation
- Replacement of original wood sash windows on south elevation
- Raising of house, presumably to provide additional living space in basement, resulting in exposed concrete block foundation below lowest courses of wood lap cladding

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### Character Defining Elements - surviving (and missing if known)

Character Defining Element	Preliminary Observed Condition (Poor/fair/good/excellent)	Conservation potential (potential for preservation, restoration or rehabilitation)
Form, scale, and massing (rectangular plan; and one and one-half storey height)	Excellent; however, major past intervention includes raising of house to provide additional height in basement	Preservation and rehabilitation can be considered to keep increased basement height to provide expanded livability and usable space
Hip roof with sprocketed eaves	Good; no visible structural deficiencies to the roof, and existing, non-original asphalt shingle covering, is in good condition; gable dormer and skylight added	Preservation of hip roof structure; restoration could include removal of the non-original gable dormer and skylight, and installation of wood shingle covering
Internal masonry chimney	Good; no deterioration of brick, mortar, and concrete chimney pot visible; biological growth occurring; flashing installed concealing several courses	Originality of extant masonry brick chimney is unknown; former brick chimney at this location lacked chimney pot and had corbelling detail; presumably altered
Wood cladding and trim (wood lap siding; door and window casings; fascia; soffit; freizeboards; and cornerboards)	Excellent; wood cladding and trim is intact and in great condition; alterations to verandah have resulted in past removal of wood shingle cladding below balustrade	Preservation of existing wood cladding and trim; restoration of wood shingle cladding on verandah is possible
Wood windows	Good; most original 1-over-1 hung windows intact, as are some 3-lite basement window sashes; several windows replaced	Preservation of extant original windows; restoration possible for previously replaced windows based upon original windows their sash and lite arrangements
Wood doors	Excellent; original wood panel front door with glazing intact with original hardware; rear wood door and exterior wood basement door have also been retained	Preservation; originality of basement door is unknown as house was raised in the past
Verandah	Good; no visible structural deficiencies; verandah, from below its hip roof, was rebuilt at some time in past, presumably when house was raised	Restoration; documentary evidence provides detail of original wood shingle cladding; design of balustrade, and relative size of wood posts
Landscape	Good; gardens and landscape are well maintained, and reflective of the historical use of the land, though its arrangement has probably evolved and changed	Unknown; subdivision and/or redevelopment would presumptively require irreversible changes to the landscape of this property

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**Assessment - (see scoring guide on page 7)**

A resource should score up to a maximum of 10 points in this section. Generally give up to two points for strong value. However, if the resource is especially significant in one category, it can be given more than two points (up to a maximum of five) at the assessor's discretion, as long as the resource doesn't accumulate over 10 points in this section.

Heritage value	Criteria	Score	Comments
Context	Contribution to or evidence of a cohesive streetscape, grouping, district, historical use, development pattern, historic period. This could include being surviving evidence of former historical use, development pattern, historic period. and/or has exhibiting landmark qualities	1.5 /2	Second dwelling built within the McSpadden subdivision; important association to the early development of this area of Coquitlam, as well as relation to the development of neighbouring Port Coquitlam
Tangible	Strong or extensive enough surviving Character Defining Elements, or sufficient archival evidence, to illustrate the essence of its story. Other distinguishing features could also add value here  Authenticity and integrity of the resource to be addressed here	2 /2	Much of its original historical fabric remains intact and is in excellent condition; several alterations in the past, all of which are reversible due to available documentary evidence
Intangible	Associated with locally, regionally or nationally significant people, events, traditions or practices	1.5 /2	Uncommon association with original owners who were of Italian decent; past owners involved in early and historical industries of Coquitlam and area
Landscape context	Cultural landscape, landscaping features (built and/or planted)	2 /2	Land around dwelling has been utilized historically for gardening, and continues to presently; property is very well landscaped and manicured
Risk, community advocacy	The site is at risk of damage, destruction, loss, sale/redevelopment  Presence of community advocacy around this heritage resource asking for acknowledgement or intervention  (Half a point or more could be allocated if the resource is not currently protected, or allows for or encourages a different use, form or density than that of the resource.)	2.5 /2	Redevelopment and subdivision pressures exist; current dwelling is not protected or listed on the City's Heritage Inventory or Register; modest size of dwelling, and its situation on a large property, provides for a good opportunity for surrounding redevelopment, or its relocation to corner to permit more intensive redevelopment, both in-conjunction with a Heritage Revitalization Agreement

When assessing heritage values consider contextual, aesthetic, historic, cultural, social, spiritual and scientific values as well as questions of authenticity and integrity.

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**Guidance Scoring Guide**

A resource should score up to a maximum of seven points in this section. Generally give one point for aligning with a theme. However, if the resource has an especially strong association with one or more themes, it can be given more than one point at the assessor's discretion, up to a maximum of three points per theme, as long as the resource doesn't accumulate over seven points in this section.

Heritage Theme	Criteria	Score	Comments
Alignment with Coquitlam Heritage Theme "Uplands to Lowlands: Geography Shapes a City"	Coquitlam is uniquely situated with its southernmost boundary in the floodplain of the Fraser River, and its northern boundary deep within the wilderness of the Coast Mountains. This has given the city a distinct character and many significant natural features and has influenced its historical and physical development.	0.5 /1	Minimal alignment with theme; however, rich soil due to ecosystem and climate provided conditions for the historical use of most of the property as gardens.
Alignment with Coquitlam Heritage Theme "One Place, Multiple Governments"	As the centre of the Tri-Cities area, Coquitlam has a distinct identity as an emerging focal point and meeting place for the wider region. Government services and institutions, such as post-secondary schools and səmíqʷəʔelə/Riverview, have left an enduring impact and remain a significant heritage presence in the area.	0 /1	No alignment with theme
Alignment with Coquitlam Heritage Theme "Diverse Landscape, Diverse People"	This theme identifies the diversity of Coquitlam's people, immigration and settlement that has occurred within its distinctive landscape between the Fraser River and the mountains, why people have chosen to come here and stay here, and the city's multiculturalism.	1 /1	Original owners were Italian immigrants, and settled in Coquitlam at time when there were very few Italian-Canadians in the vicinity; subsequent long-time owners also included immigrants from England
Alignment with Coquitlam Heritage Theme "Sustenance Economy to Commercial Centre"	The kʷikʷəʔləm (Kwikwetlem) First Nation have utilized the abundant rivers, floodplains and hillsides around today's city, while the later settler culture established mills, mines, agriculture, small businesses and shopping malls, all reflecting Coquitlam's economic history and diversity.	1 /1	The presence of certain nearby industries, primarily the CPR freight yards and gravel mines, attracted early residents of this dwelling to this area to work in those activities
Alignment with Coquitlam Heritage Theme "Community Connections"	A sense of belonging and a sense of community are highly significant in Coquitlam. Community support, social and cultural institutions, community traditions, and arts and local events play major roles in the city. Throughout, the presence of nature within the city has provided opportunities for recreation, contemplation and well-being.	0 /1	No alignment with theme

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## Guidance continued

Heritage Theme	Criteria	Score	Comments
Alignment with Coquitlam Heritage Theme "Canoe Route and SkyTrain"	The importance of transportation and communication, historical and current, to Coquitlam area. The Coquitlam and Fraser rivers have provided a travel route for the kʷikʷəłəm First Nation since before remembered time, with the canoe an important symbol today, while river transportation and rail and road construction have been fundamental to Coquitlam's settlers and city's development and character.	1 /1	The McSpadden subdivision, and ensuring construction of this dwelling would not have occurred if it were not for the multi-modal crossroads of the early trails, railways, and roads established in the immediate vicinity which attracted settlement and development
Alignment with Coquitlam Heritage Theme "Coquitlam's Evolving Identity"	Coquitlam's distinctiveness can be found through key city elements such as Indigenous traditions, arts and culture, significant achievements, and urban and neighbourhood character. Understanding the city's unique social, cultural and physical context can assist in more people in the community seeing themselves reflected in the city's heritage.	0 /1	No alignment with theme
Total		13 /17	

## Score Guidance and Analysis

## For heritage values:

- 0 = no values evident
- 0.5 = minimal value evident
- 1 = partial value evident
- 1.5 = good value evident
- 2 (or more, max 5) = strong value evident

## For heritage themes:

- 0 = no alignment with theme
- 0.5 = some alignment with theme
- 1 = full alignment with theme
- 1.5 to 3 = very strong example of this theme

## Total score significance

- 0 to 5.5 = **Low** heritage value
- 6 to 11.5 = **Moderate** heritage value
- 6 to 8.5 = **Common** heritage value
- 9 to 11.5 = **More than common** heritage value
- 12 to 17 = **High** heritage value

**Heritage Assessment :** 910 Westwood Street

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### Conclusion

While located within the City of Coquitlam, 910 Westwood Street was constructed at the periphery of the municipality and for many decades was integrated with the early community life of Port Coquitlam. Its existence is a result of decades of development of the regional transportation network in the area and establishment of a hub here, beginning with early trails and railroads. The relocation of the CPR freight yards from Vancouver to Port Coquitlam was a boon, resulting in an expansion of the small locale of Westminster Junction into a thriving community which benefited both municipalities, and which led to the eventual construction of this house. This modest, vernacularly-designed dwelling is a reflection of the social and economic circumstances of its original and early inhabitants: labourers and railroad workers who sought affordable homeownership in proximity to their places of employment.

The dwelling itself retains a substantial amount of exterior historical fabric, and documentary evidence (historical photos and original elements) provides adequate information to undertake a sensitive and accurate restoration. The large (formerly) three-lot property remains an oddity due to its small lot coverage of the historical dwelling and continued use of a large area of the property as a garden. The size of both the parcel and the historical residence also make any proposed redevelopment of the property a favourable endeavour for the conservation of the existing dwelling, whether kept in-situ or moved, in conjunction with a Heritage Revitalization Agreement.

### Research Resources

#### Newspaper Articles:

"C.G. Lovell." Vancouver Daily Province (Vancouver, BC), Jul. 3, 1942, pg.8.  
"Charles G. Lovell." Vancouver Sun (Vancouver, BC), Jul. 9, 1942, pg.12.  
"Chine [Obituary]." The Province (Vancouver, BC), Aug. 23, 1983, pg.43.  
"Chine [Obituary]." Vancouver Sun (Vancouver, BC), May 18, 1948, pg.17.  
"Col. McSpadden Answers Call." Vancouver Daily Province (Vancouver, BC), May 22, 1920, pg.1.  
"Coquitlam Station [Advertisement]." Vancouver Daily News Advertiser (Vancouver, BC), Mar. 29, 1912, pg.20.  
"Dondo [Obituary]." Vancouver Sun (Vancouver, BC), Apr. 30, 2001, pg.D11.  
"Dondo [Obituary]." Vancouver Sun (Vancouver, BC), Sep. 26, 1969, pg.45.  
"Dondo [Obituary]." Vancouver Sun (Vancouver, BC), Sep. 30, 1929, pg.14.  
"Former CPR Man Passes." Chilliwack Progress (Chilliwack, BC), Jul. 8, 1942, pg.7.  
"Golden Wedding To Be Observed." Unknown Publication, Mar. 20, 1939 [PoCo Heritage Museum and Archives].  
"Military Funeral for Col. M'Spadden." Vancouver Daily Province (Vancouver, BC), May 25, 1920, pg.14.  
"Port Coquitlam Residence Dies." Vancouver Daily Province (Vancouver, BC), May 8, 1948, pg.23.  
"Retired CPR Worker Dies." Vancouver Daily Province (Vancouver, BC), May 19, 1948, pg.37.  
"Sidewalk Request Faces Kent Council [includes Martha Lovell obituary]." Chilliwack Progress (Chilliwack, BC), May 12, 1948, pg.17.

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### Research Resources

#### Publications:

Chambers, Edith D. History of Port Coquitlam. Burnaby, BC: B.A. Thompson, 1973.  
Coquitlam - 100 Years: Reflection of the Past. Coquitlam, BC: The District of Coquitlam, 1990.  
Drew, Ralph. Early Trail Building in the New Colony of British Columbia. Belcarra, BC: Ralph Drew, 2013.  
Port Coquitlam: City Of Rivers And Mountains. Port Coquitlam, BC: The City of Port Coquitlam, 1988.  
"Captain George McSpadden." In Vol. 4 of British Columbia: From the Earliest Times to the Present. Vancouver, BC: The S.J. Clarke Publishing Co., 1914.

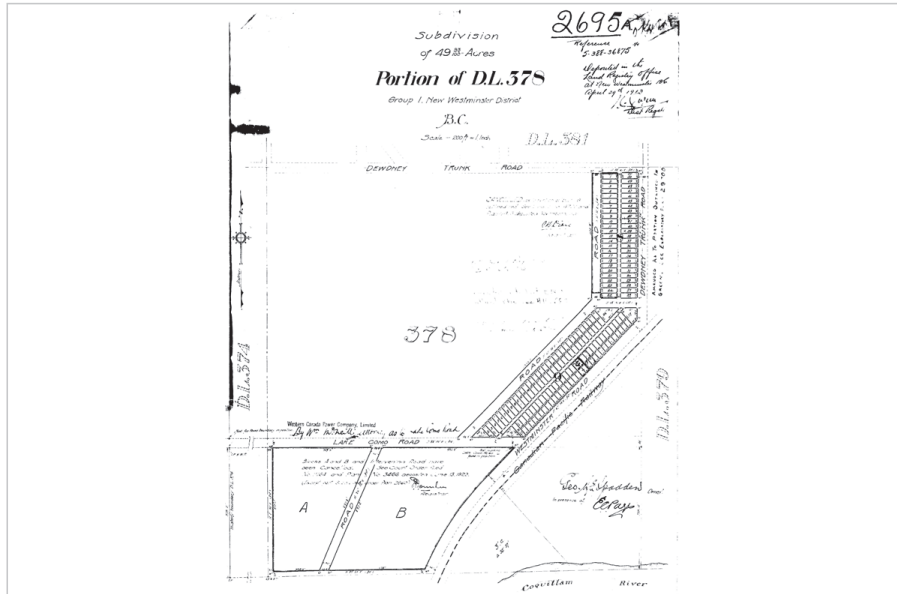
#### Other:

Ancestry.ca  
- Censuses and Immigration Records  
British Columbia Archives  
- Vital Records (Birth, Marriage, Death)  
City of Coquitlam Archives:  
- Assessment Rolls (1912-1957)  
Land Title and Survey Authority of British Columbia  
- Plans NWP761; NWP908; NWP1160A; NWP2695A; NWP3467; NWP29095  
PoCo Heritage Museum and Archives:  
- Daisy Isobel Lovell Vertical File  
Vancouver Public Library:  
- Historical City Directories

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Photos



The 1913 McSpadden subdivision of District Lot 378. 910 Westwood Street would be built upon Lot 39 of Block 8 in 1924. Note its proximity to the intersection of Dewdney Trunk Road, "Westminster Road" (formerly part of the Coquitlam Lake Trail), and the CPR's branch line to New Westminster from Westminster Junction.

Land Title and Survey Authority of British Columbia Plan NWP2695A

Heritage Assessment : 910 Westwood Street

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Photos



910 Westwood Street as it appeared sometime in the 1930s or 1940s at which time the Lovell family resided here.

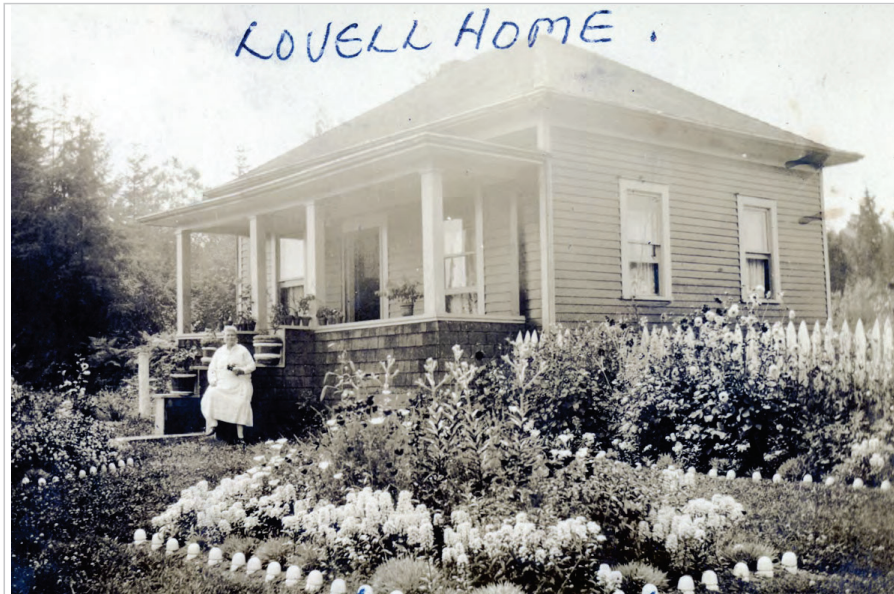
PoCo Heritage Museum and Archives 2010.012.4

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**Photos**



910 Westwood Street as it appeared sometime in the 1930s or 1940s at which time the Lovell family resided here.

PoCo Heritage Museum and Archives 2010.012.9

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**Photos**



View of 910 Westwood Street from across Westwood Street showing its frontage and setback. August 12, 2022.

Donald Luxton & Associates

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**Photos**



Front yard of 910 Westwood Street. August 12, 2022.

Donald Luxton & Associates

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**Photos**



View of the front (centre) and south (left) elevations of 910 Westwood Street. August 12, 2022.

Donald Luxton & Associates

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**Photos**



View of the front elevation of 910 Westwood Street. August 12, 2022.

Donald Luxton & Associates

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**Photos**



Detail of the original front door on 910 Westwood Street. August 12, 2022.

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**Photos**



View of the north elevation of 910 Westwood Street. August 12, 2022.

Donald Luxton & Associates

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**Photos**



View of the rear (right) and north (left) elevations of 910 Westwood Street. August 12, 2022.

Donald Luxton & Associates

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**Photos**



View of the rear (centre) and south (right) elevations of 910 Westwood Street. August 12, 2022.

Donald Luxton & Associates

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### Photos



Detail of the back door and basement door on 910 Westwood Street. August 12, 2022.

Donald Luxton & Associates

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**Photos**



Obscured view of the south elevation of 910 Westwood Street. August 12, 2022.

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**Photos**



Gardens in the rear yard of 910 Westwood Street. August 12, 2022.

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Photos




Gardens in the rear yard of 910 Westwood Street. August 12, 2022.

Donald Luxton & Associates

Signature of Registered Heritage Professional

Name: Samuel Boisvert, CAHP / Donald Luxton & Associates

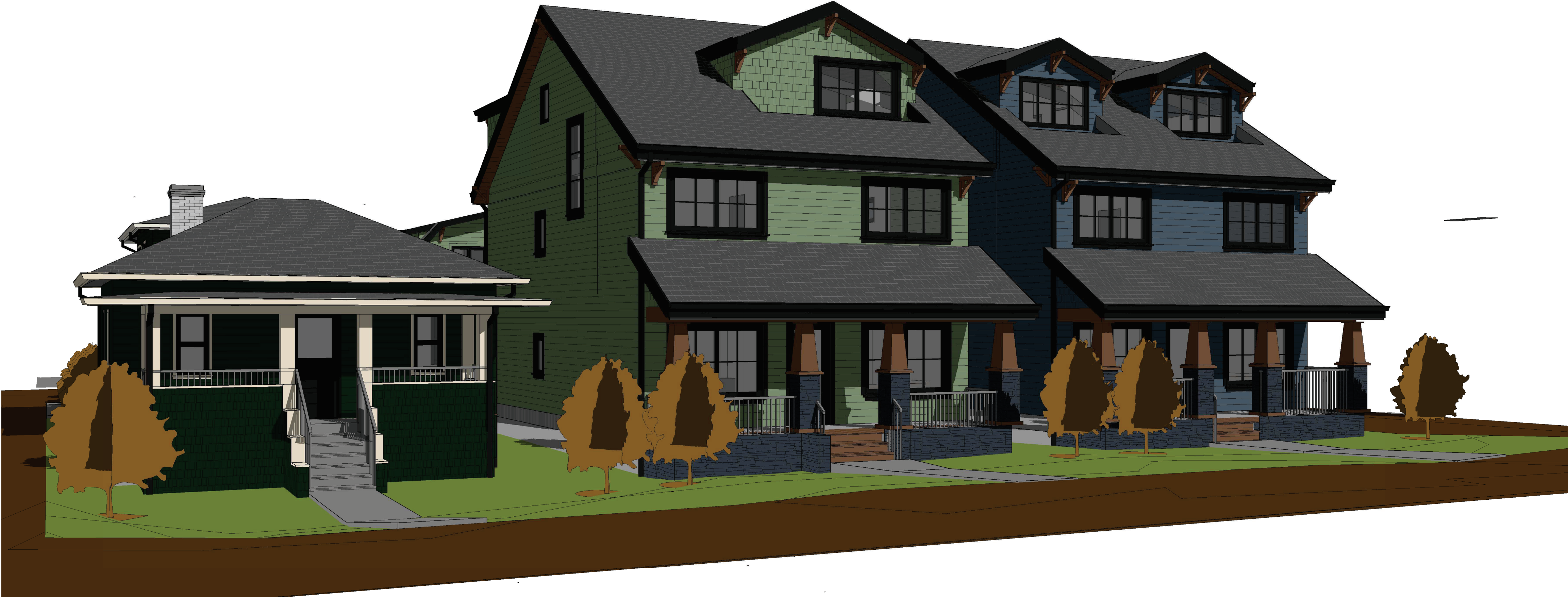
Signature:  Date: 9/6/22

PROPOSED 3 LOT SUBDIVISION & HRA APPLICATION

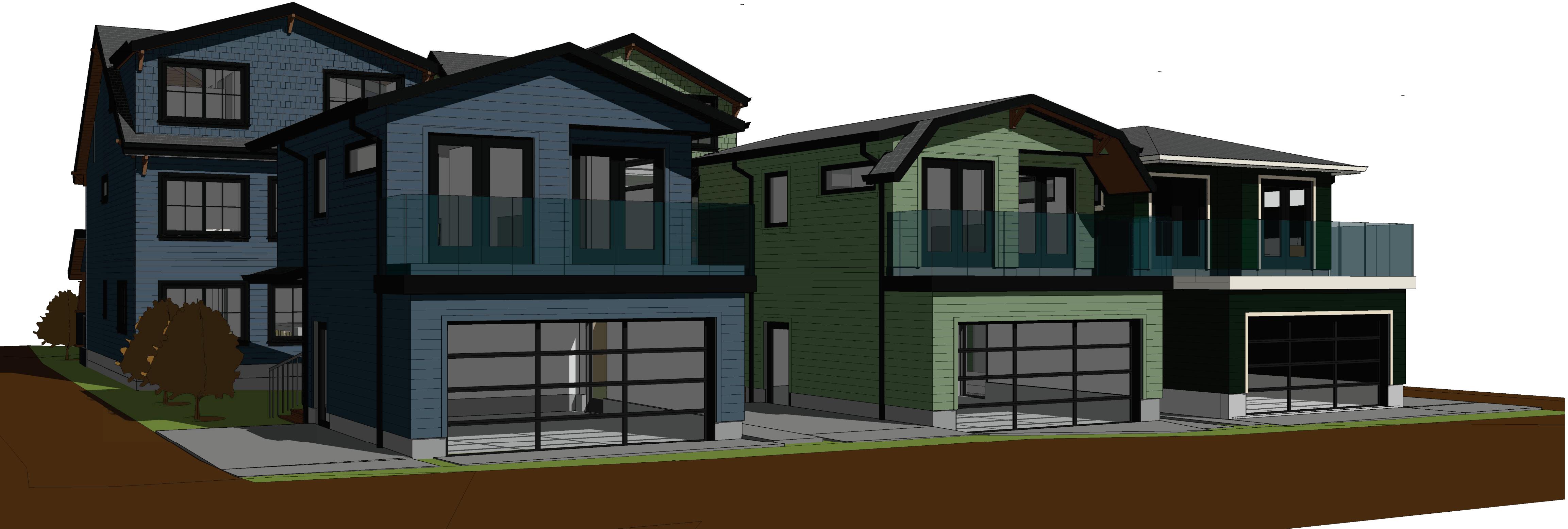
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REVISIONS			
NO.	DATE	ISSUANCE	BY



1 PROPOSED DEVELOPMENT AT 910 WESTROOD DRIVE



3 PROPOSED DEVELOPMENT AT LANE

3/10/2025 4:34:26 PM

PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:  
COVER SHEET

DRAWING NO.  
**DD 1**

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NO.	DATE	ISSUANCE	BY
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### PROJECT SUMMARY

PROPOSAL: 3 LOT SUBDIVISION FOR 2 NEW SINGLE FAMILY DWELLINGS AND 3 NEW CARRIAGE HOUSES AND HERITAGE REVITALIZATION AGREEMENT TO RETAIN EXISTING HERITAGE HOME. (NO SECONDARY SUITES PERMITTED)

### PROPERTY LOCATION INFORMATION

CIVIC ADDRESS	910 WESTWOOD STREET, COQUITLAM
PID	010-680-331
LEGAL DESCRIPTION	LOT "E", (EP 29095), BLK 8, DIST. LOT 378, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 2695 "A"

### PROPERTY ZONING AND DIMENSIONS

EXISTING ZONE: RS-1  
PROPOSED ZONING: HERITAGE REVITALIZATION AGREEMENT (BASED ON RS-7)

EXISTING LOT:	L x W	AREA
PROPOSED LOT "A":	37.16 x 10.17m	377.92 sm
PROPOSED LOT "B":	37.16 x 10.17m	377.92 sm
PROPOSED LOT "C":	37.16 x 9.83m	365.31 sm

NOTE: 1.0m LANE & 3.5m ROAD DEDICATIONS APPLY

PROPOSED:	(HRA ZONE)
(5) DENSITY:	PERMITTED
LOT A: PRINCIPAL BLDG:	340 SM
LOT A: CARRIAGE:	50 SM
LOT B: PRINCIPAL BLDG:	340 SM
LOT B: CARRIAGE:	50 SM
LOT C: EXISTING 1FD:	340 SM
LOT C: CARRIAGE:	50 SM

LOT COVERAGE:	PERMITTED	PROPOSED
LOT A: 45%	170.06 SM	150.00 SM
LOT B: 45%	170.06 SM	150.00 SM
LOT C: 45%	164.38 SM	116.00 SM

(8) SETBACKS	PERMITTED	LOT A	LOT B	LOT C
1FD FRONT: 4.0m	4.0m	4.0m	4.0m	4.93m
1FD SIDE 1: 1.2m	1.2m	1.2m	1.2m	1.2m
1FD SIDE 2: 1.2m	1.2m	1.2m	1.2m	1.22m
1FD REAR: 6.2m	17.68m	17.68m	20.21m	
CARRIAGE REAR: 1.2m	1.2m	1.2m	1.39m	
CARRIAGE SIDE 1: 0.9m	3.24m	3.24m	1.2m	
CARRIAGE SIDE 2: 0.9m	0.9m	0.9m	1.9m	
BLDG SEPARATION: 8.0m	8.04m	8.04m	8.46m	

(10) HEIGHT	PERMITTED	LOT A	PROPOSED LOT B	LOT C
1FD (>3/12): 11m	10.29m	10.42m	5.73m	
CARRIAGE (>3/12): 7.0m	6.93m	6.97m	6.99m	

(SEE CALC. ON SITE PLAN)

1FD A: AVG GEODETIC GRADES: 7.6m, 7.55m, 7.4m, 7.55m = 7.54m AVG  
PROPOSED HEIGHT: 10.29m, MAX HEIGHT: 11.0m  
CARRIAGE A: GEODETIC GRADES: 7.35m, 7.35m, 7.45m, 7.26m = 7.55m AVG  
PROPOSED HEIGHT: 6.93m, MAX HEIGHT: 7.0m  
1FD B: AVG GEODETIC GRADES: 7.54m, 7.3m, 7.42m, 7.4m = 7.42m AVG  
PROPOSED HEIGHT: 10.42m, MAX HEIGHT: 11.0m  
CARRIAGE B: AVG GEODETIC GRADES: 7.35m, 7.25m, 7.09m, 7.19m = 7.22m AVG  
PROPOSED HEIGHT: 6.97m, MAX HEIGHT: 7.0m  
HERITAGE 1FD: AVG GEODETIC GRADES: 7.3m, 7.34m, 7.43m, 7.32m = 7.35m AVG  
PROPOSED HEIGHT: 5.73m, MAX HEIGHT: 11.0m  
CARRIAGE C: AVG GEODETIC GRADES: 7.25m, 7.25m, 7.15m, 7.19m = 7.41m AVG  
PROPOSED HEIGHT: 6.99m, MAX HEIGHT: 7.0m

VARIANCE:	REQUIRED	PROPOSED
SIDE SETBACK FOR LOT C, FOR CARRIAGE HOUSE C ONLY	1.2m	0.9m *

\* REDUCTION PROPOSED TO MAINTAIN 2.9m PARKING PAD WIDTH, AS REQUESTED BY DIRECTOR OF PLANNING.

3/10/2025 4:34:27 PM

PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

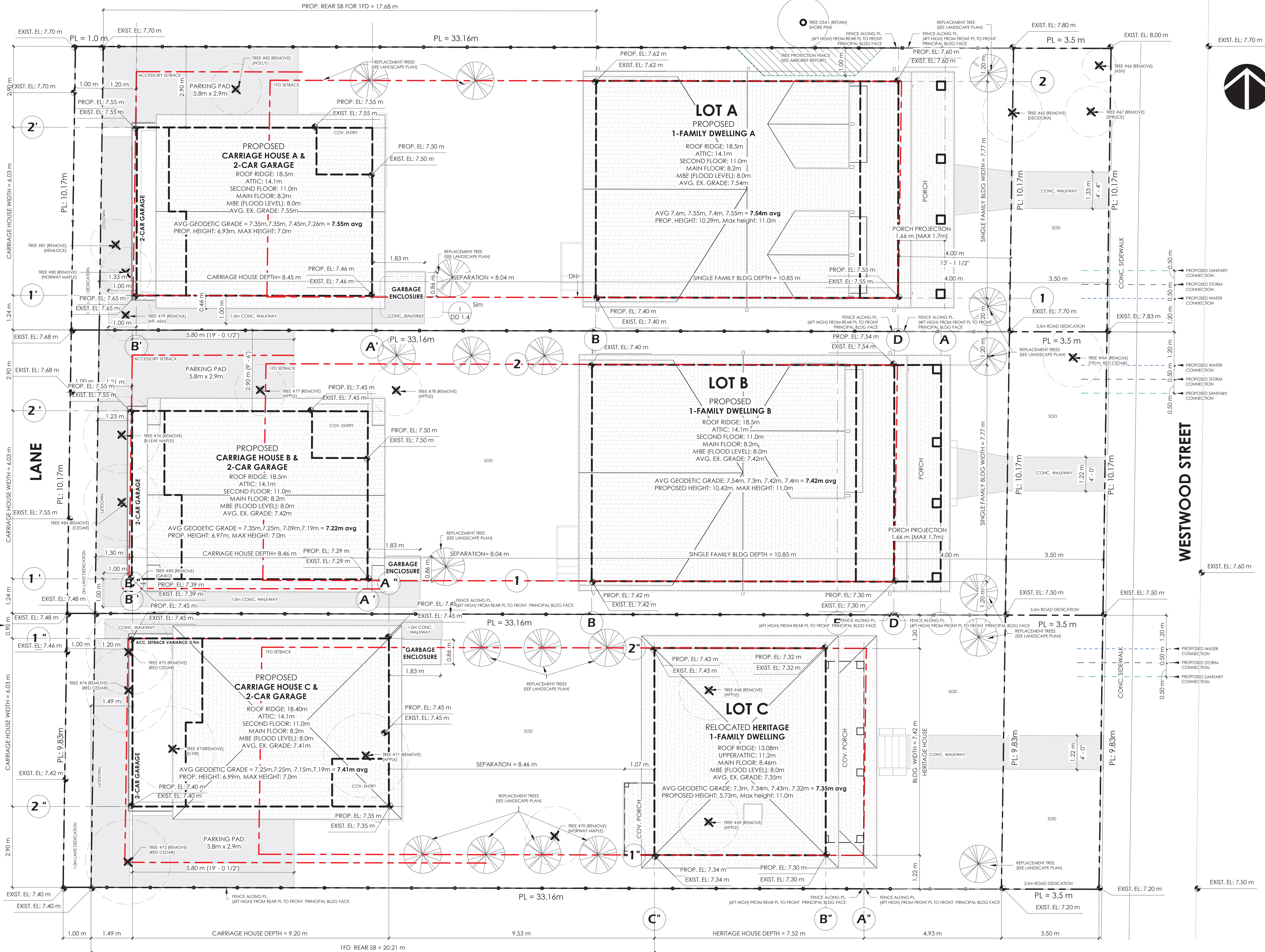
SINGLE FAMILY DWELLING "A"

DRAWING TITLE:

SITE PLAN

DRAWING NO.

**DD 1.2**



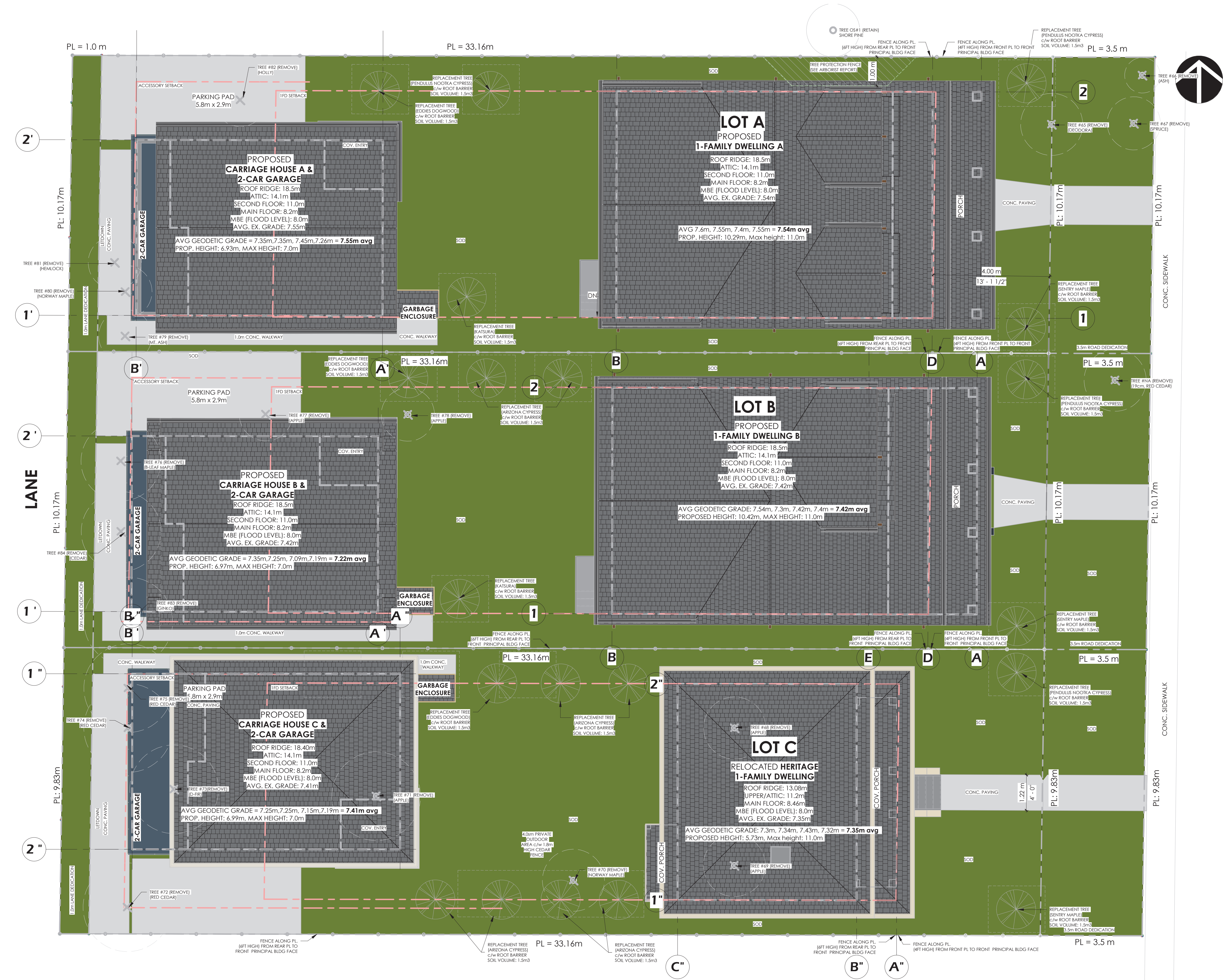
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LANDSCAPE LEGEND

- CEDAR FENCE, 1.8m (6FT) HIGH
- CEDAR FENCE, 1.2m (4FT) HIGH
- REMOVED TREE
- PROPOSED TREE
- PROPOSED TREE WITH ROOT  
BARRIER DEMARCATION
- SOD
- CONCRETE PAVING



WESTWOOD STREET

3/10/2025 4:34:29 PM

PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:  
LANDSCAPE PLAN  
DRAWING NO.

**DD 1.3**






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PLANTING SCHEDULE:

PLANTING SPECIES:	# OF PLANTINGS:	DETAILS:	PLANTING INSTRUCTIONS:
PENDULUS NOOTKA CYPRESS <i>Cupressus nootkatensis pendula</i> 	4	TALL NARROW CONIFER HYBRID OF THE COASTAL YELLOW CEDAR. VERY ATTRACTIVE YEAR ROUND AND NEEDS LITTLE CARE ONCE ESTABLISHED.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT. PROVIDE A GRASS-FREE TREE WELL Ø1m AROUND EACH NEW TREE AND MULCH. PREVENTS MOWER DAMAGE AND BARK STRIPPING
SENTRY MAPLE <i>Acer platanoides "sentry"</i> 	3	AN UPRIGHT SMALL MAPLE WITH RED FOLIAGE GROWS IN A CANDLE-LIKE FORM.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT.  PROVIDE A GRASS-FREE AREA 1 METER IN DIAMETER CALLED A TREE WELL AROUND EACH NEW TREE AND MULCH. THIS PREVENTS MOWER DAMAGE AND BARK STRIPPING FROM WEED EATER CUTS.
EDDIES DOGWOOD <i>Cornus nuttallii, "Eddies White Wonder"</i> 	3	AN EXCELLENT SMALL TREE WITH LARGE CRÈME BLOSSOMS (BRACTS) EACH SPRING. LIKES A SHEDED AREA AND IS MEDIUM SIZE AT MATURITY.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT.  PROVIDE A GRASS-FREE AREA 1 METER IN DIAMETER CALLED A TREE WELL AROUND EACH NEW TREE AND MULCH. THIS PREVENTS MOWER DAMAGE AND BARK STRIPPING FROM WEED EATER CUTS.
KATSURA <i>Katsura, Cercidiphyllum japonica</i> 	2	EXCELLENT DECIDUOUS TREE WITH UPRIGHT NARROW FORM, SMALL CLEAN LEAVES AND ATTRACTIVE COPPER FALL COLOR. PROVIDE SOME SHADE DURING THE SUMMER AND NO INSECT PROBLEMS.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT. PROVIDE A GRASS-FREE TREE WELL Ø1m AROUND EACH NEW TREE AND MULCH. PREVENTS MOWER DAMAGE AND BARK STRIPPING
ARIZONA CYPRESS <i>Cupressus arizonica cv "Blue Ice"</i> 	8	GOOD UPRIGHT CORNIFER WITH BLUISH-GREY FOLIAGE THAT IS BIRD FRIENDLY AND NEEDS NO TRIMMING.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT.  PROVIDE A GRASS-FREE AREA 1 METER IN DIAMETER CALLED A TREE WELL AROUND EACH NEW TREE AND MULCH. THIS PREVENTS MOWER DAMAGE AND BARK STRIPPING FROM WEED EATER CUTS.

OPTIONAL PLANTINGS & CCEPTABLE SUBSTITUTIONS (SEE ARBORIST REPORT)

HORNBEANS,  
*Carpinus fastigiata*

**OPTIONAL.** EXCELLENT DECIDUOUS TREE PROVIDES SHADE AND FULL PRIVACY IN THE SUMMER. GROWS IN A CANDLE-LIKE FORM AND EASY CARE WITH NO PRUNING.



GREEN PILLAR OAK,  
QUERCUS PALUSTRIS, "PRINGREEN".

AN EXCELLENT TOUGH DROUGHT RESISTANT COLUMNAR TREE THAT CAN **SUBSTITUTE FOR THE SENTRY MAPLE.**



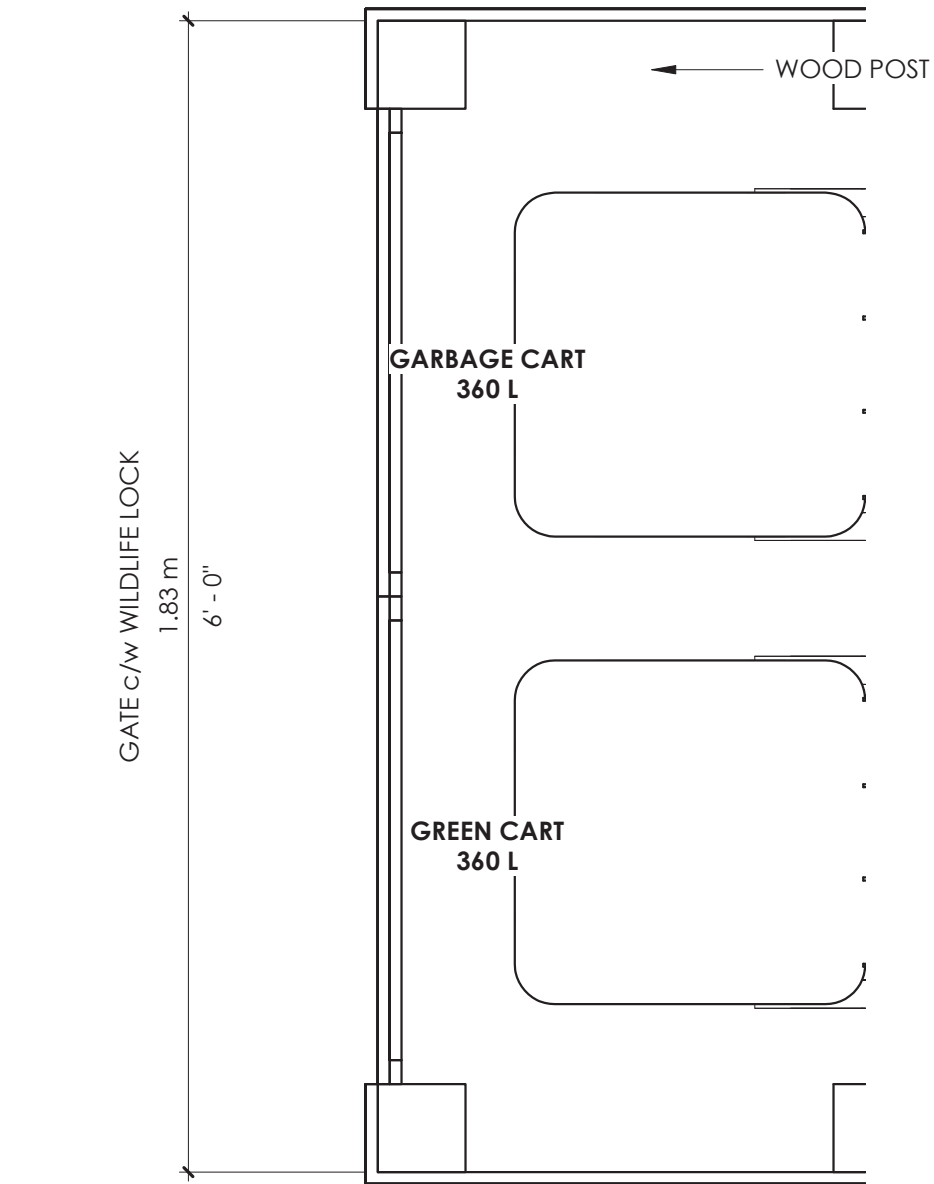
ROCKY MOUNTAIN JUNIPER,  
JUNIPERUS VIRGINIANA OR SCOPULORUM

EXCELLENT SMALL DROUGHT RESISTANT CONIFER. **SUITABLE SUBSTITUTE FOR ARIZONA CYPRESS.**

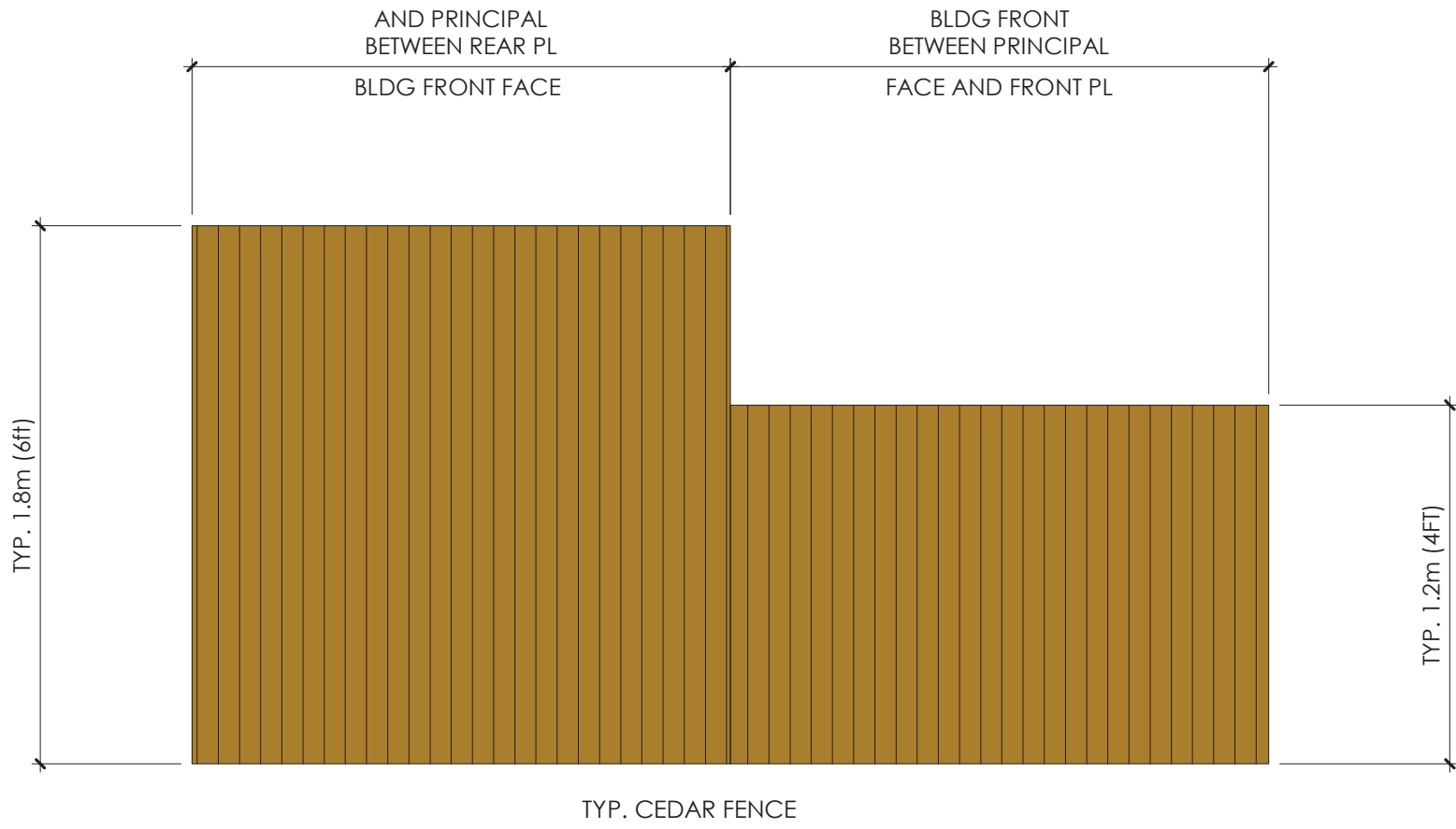
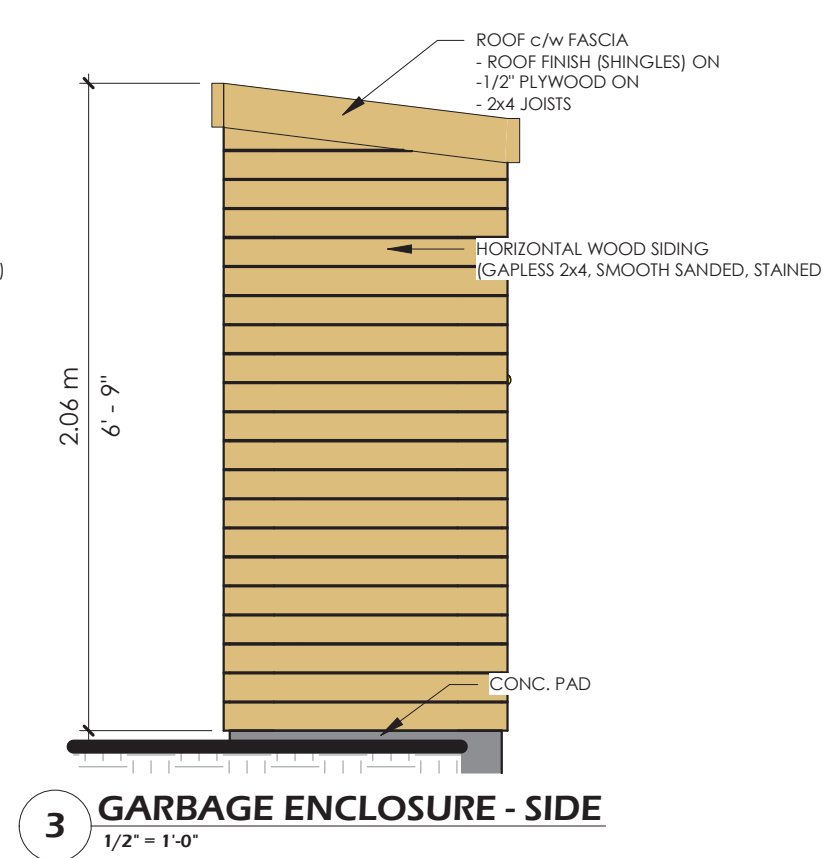
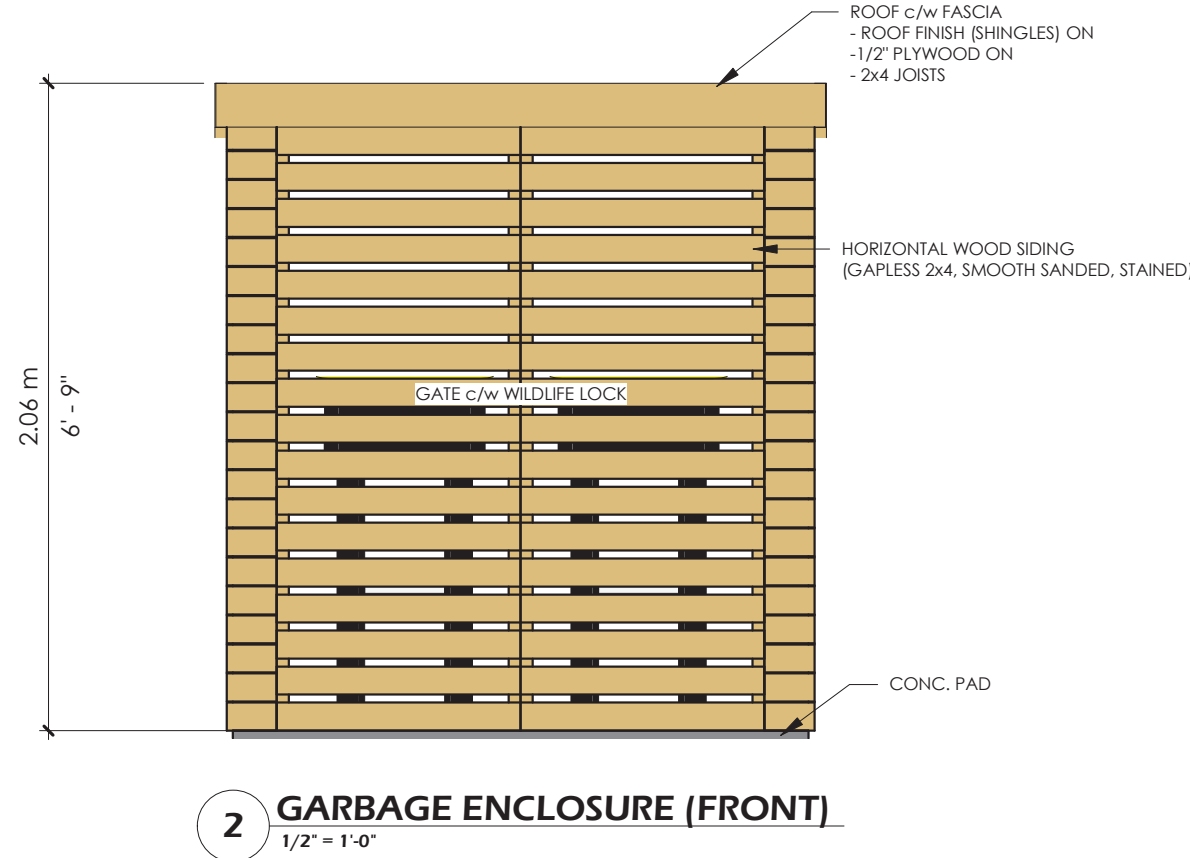


SKYROCKET OAK  
*Quercus robur "Fastigiata"*

**OPTIONAL.** A GOOD UPRIGHT NARROW FORM DECIDUOUS TREE WITH STRONG LIMBS.



1 TYP. GARBAGE ENCLOSURE  
1" = 1'-0"



4 TYP. FENCE DETAILS  
1/2" = 1'-0"

3/10/2025 4:34:30 PM

PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:  
LANDSCAPE DETAILS

DRAWING NO.

**DD 1.4**

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Coverage & Impermeability

- DECKS/PATIOS/PORCHES
- MAIN HOUSE/LANEWAY HOUSE/GARAGE

1 LOT COVERAGE CALCULATION  
1/8" = 1'-0"

LOT COV - LOT C	
LOT C - HERITAGE BLDG	46 m²
LOT C - CARRIAGE	56 m²
LOT C - REAR STAIRS	3 m²
LOT C - COV PORCH	10 m²
LOT C - GARBAGE	2 m²
116 m²	

LOT COV - LOT B	
LOT B - 1FD	84 m²
LOT B - COV PORCH	12 m²
LOT B - CARRIAGE	51 m²
LOT B - GARBAGE	2 m²
LOT B - REAR STAIRS	2 m²
150 m²	

LOT COV - LOT A	
LOT A - 1FD	84 m²
LOT A - CARRIAGE	51 m²
LOT A - COV PORCH	12 m²
LOT A - GARBAGE	2 m²
LOT A - REAR STAIRS	2 m²
150 m²	

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PROJECT:  
910 WESTWOOD ST,  
COQUITLAM

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:

LOT COVERAGE

DRAWING NO.

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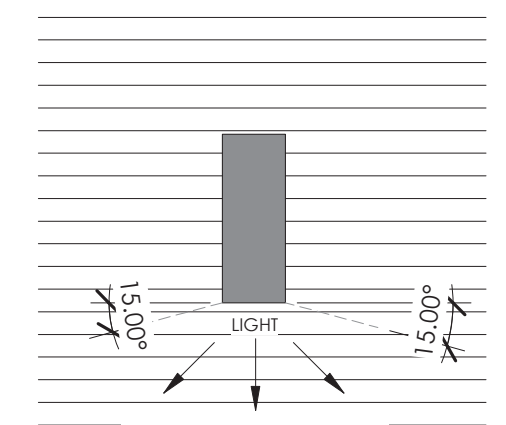
NO.	DATE	ISSUANCE	BY
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### LIGHTING LEGEND

WALL MOUNTED LIGHT

## SOFFIT POTLIGHTS

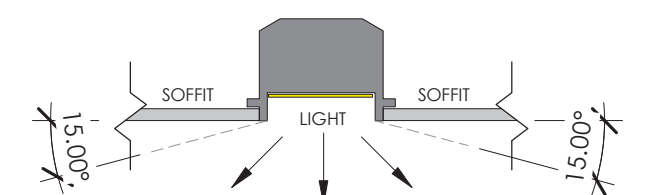
PATHWAY LIGHT



WALL MOUNTED LIGHT

SPECIFICATIONS:

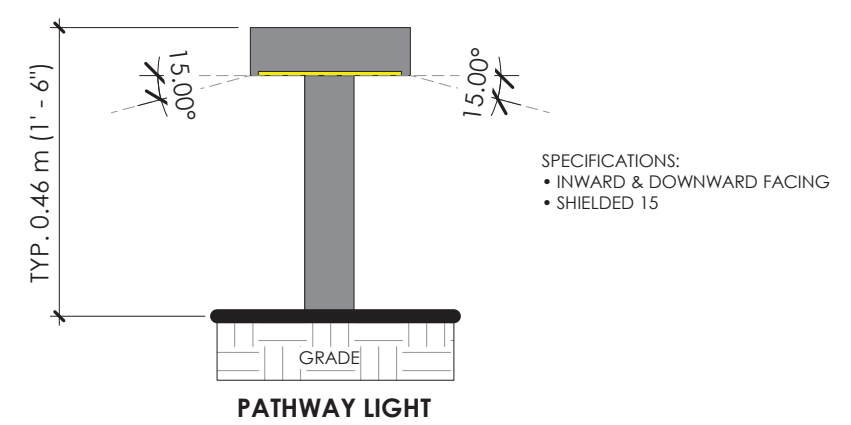
- INWARD & DOWNWARD FACING
- SHIELDED 15° BELOW HORIZONTAL



### SOFFIT LIGHT

SPECIFICATIONS:

- INWARD & DOWNWARD FACING
- SHIELDED 15° BELOW HORIZONTAL



### ING FIXTURE DETAILS

2 LIG  
1" = 1'

3/10/2025 4:34:31 PM

PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

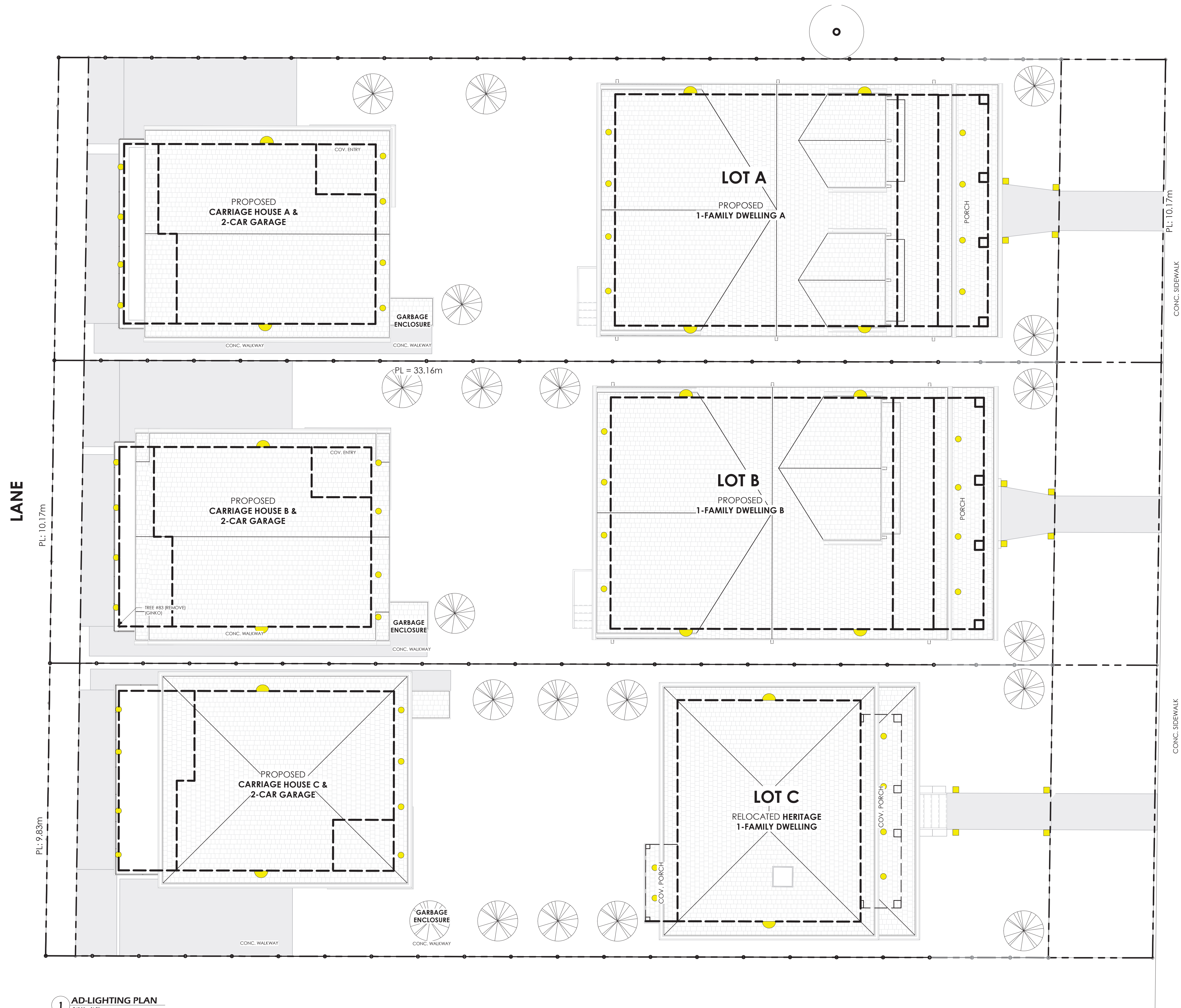
SINGLE FAMILY DWELLING "A"

**DRAWING TITLE:**

## LIGHTING PLAN

DRAWING NO.

## DD 1.6

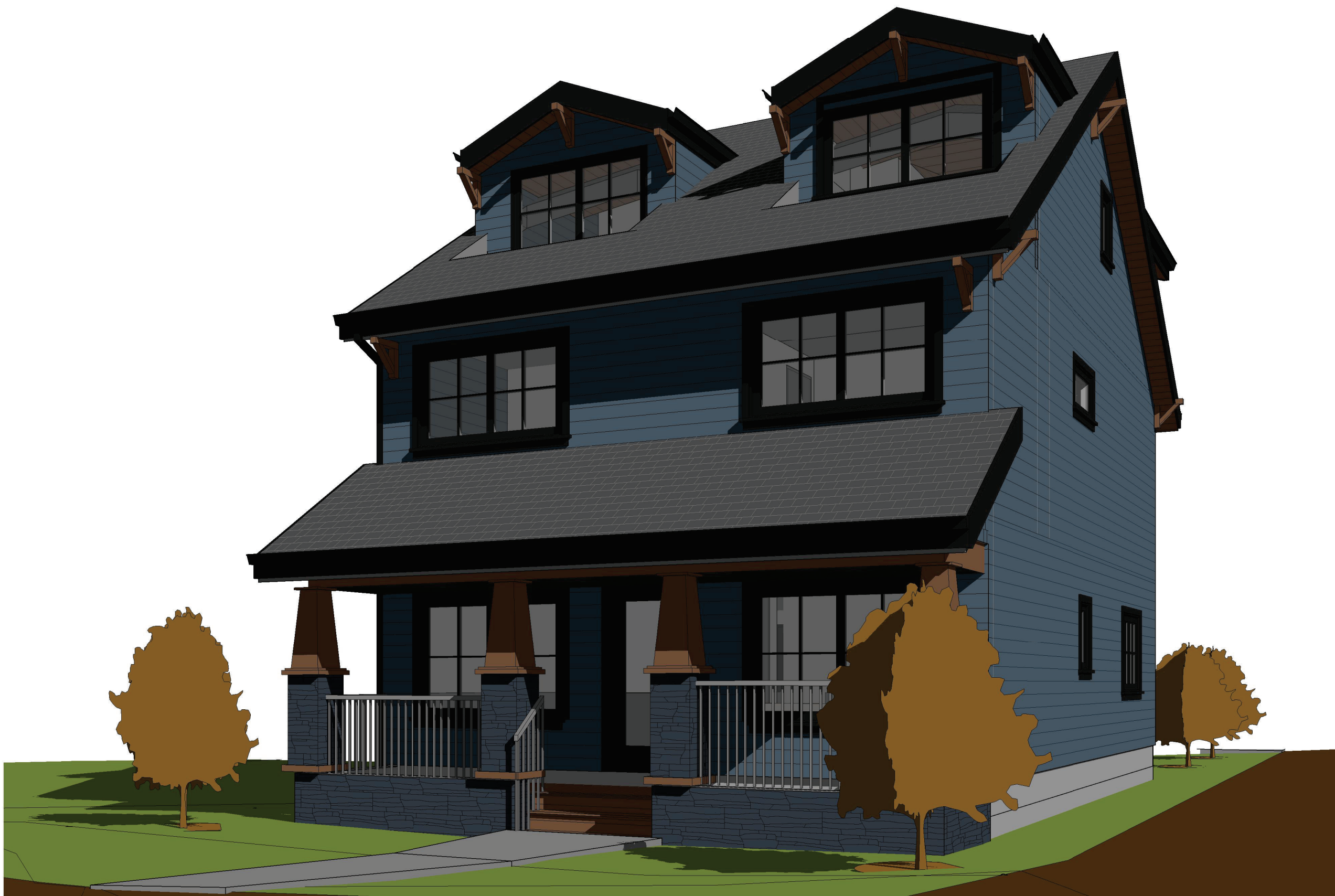


## 1 AD-LIGHTING PLAN

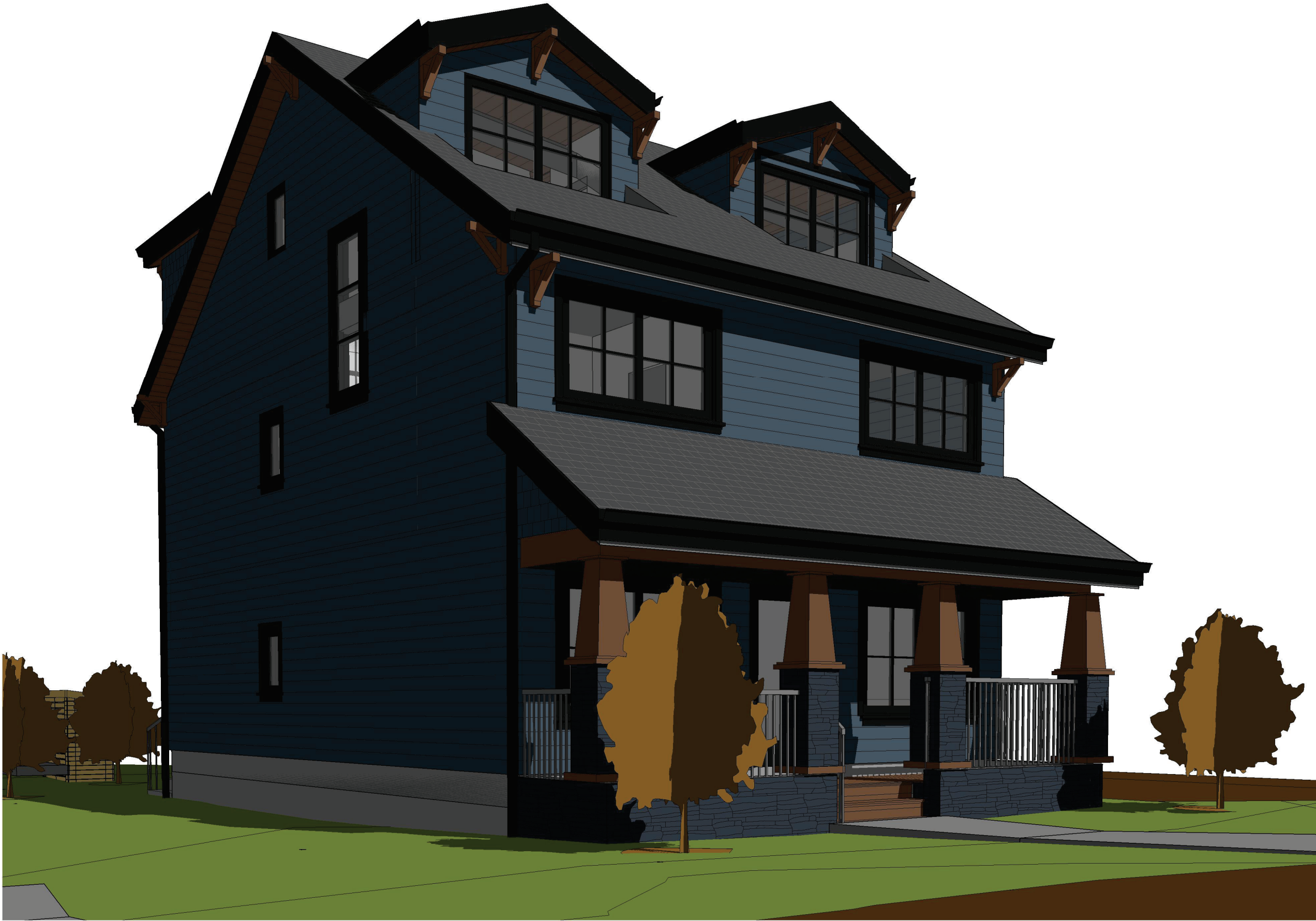
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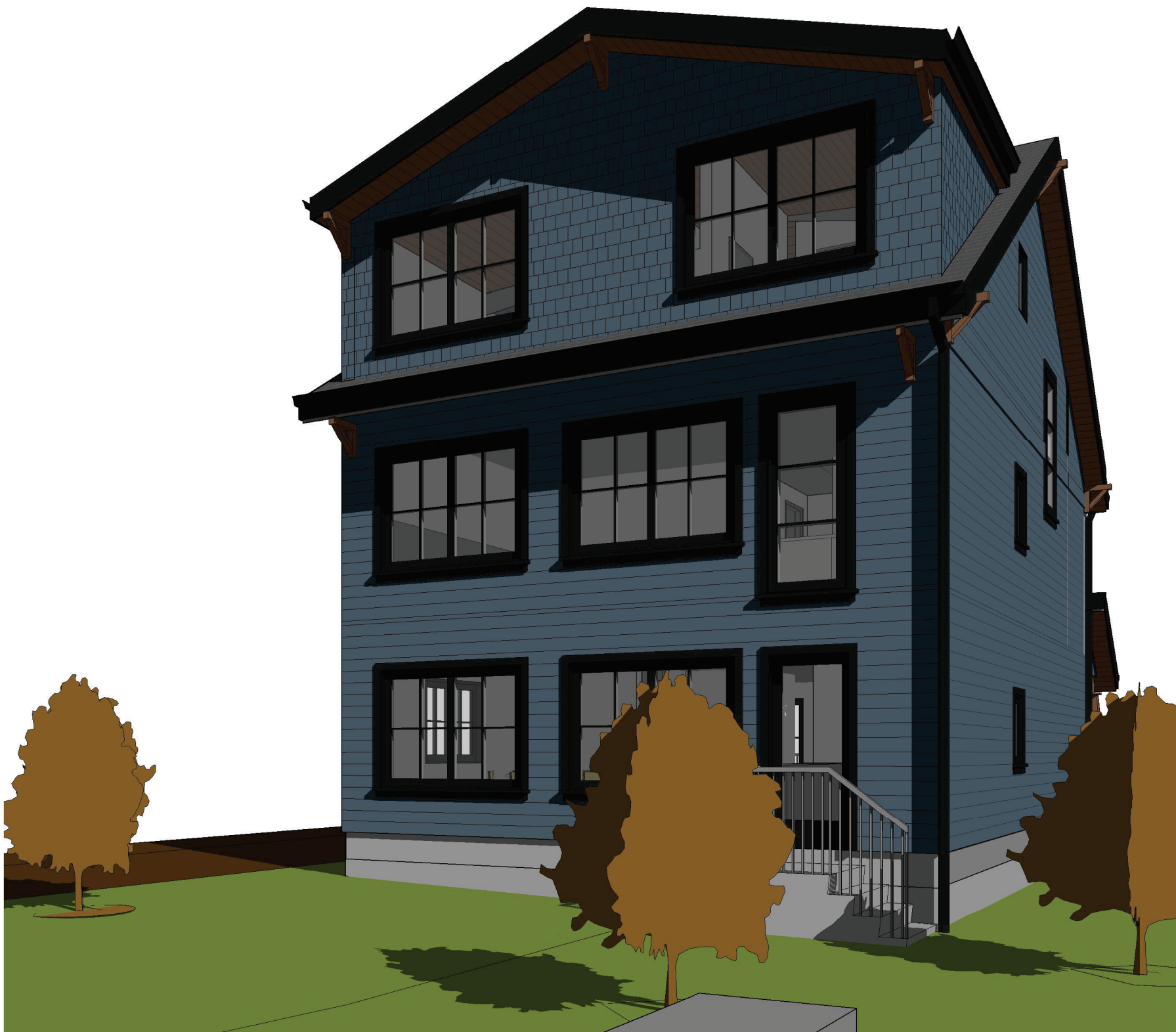
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4 FRONT (ANGLED)



2 FRONT (ANGLED) 2



3 REAR (ENGLED)



1 FRONT

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8/22/2024 8:02:01 AM

PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:  
3D PERSPECTIVES

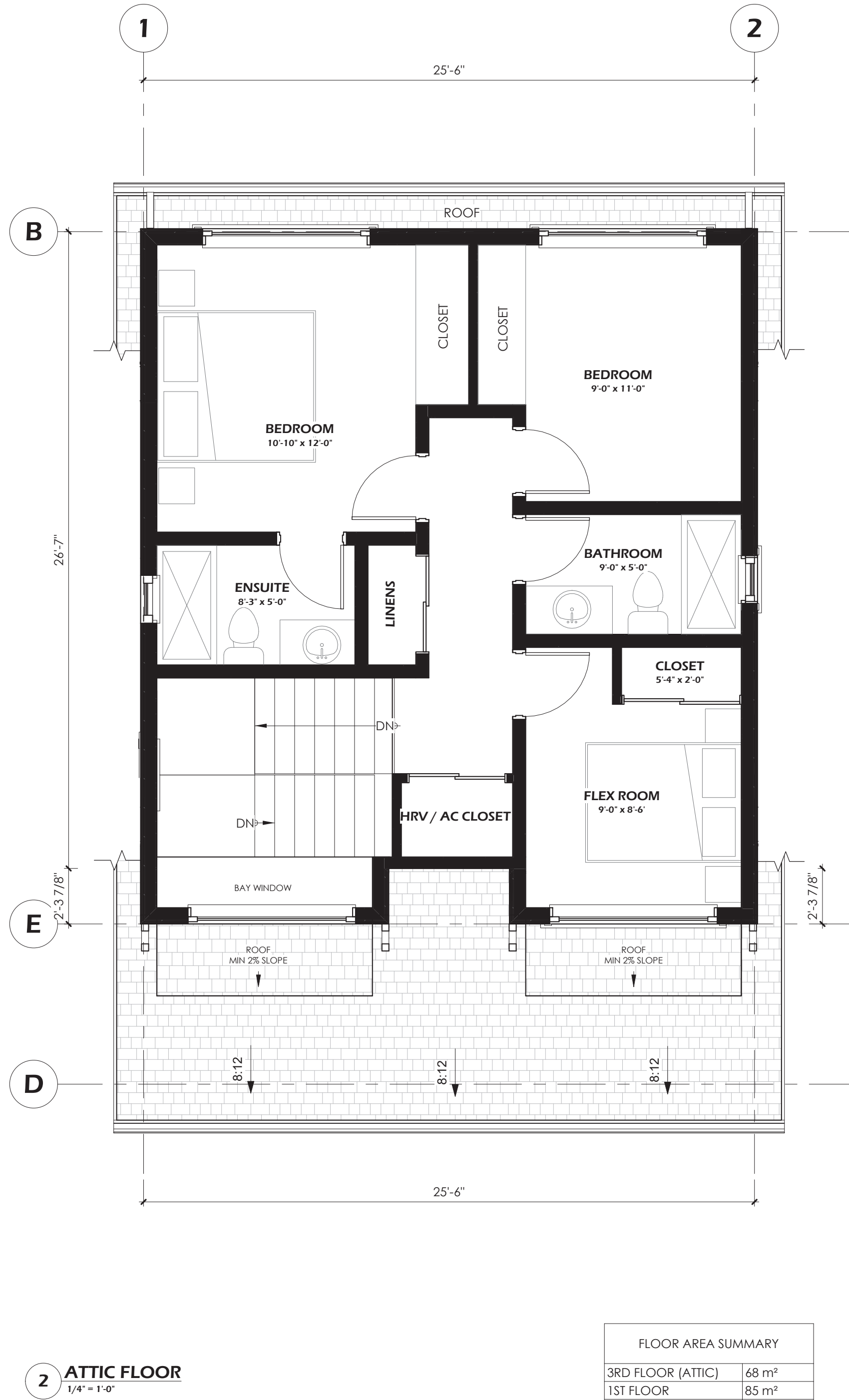
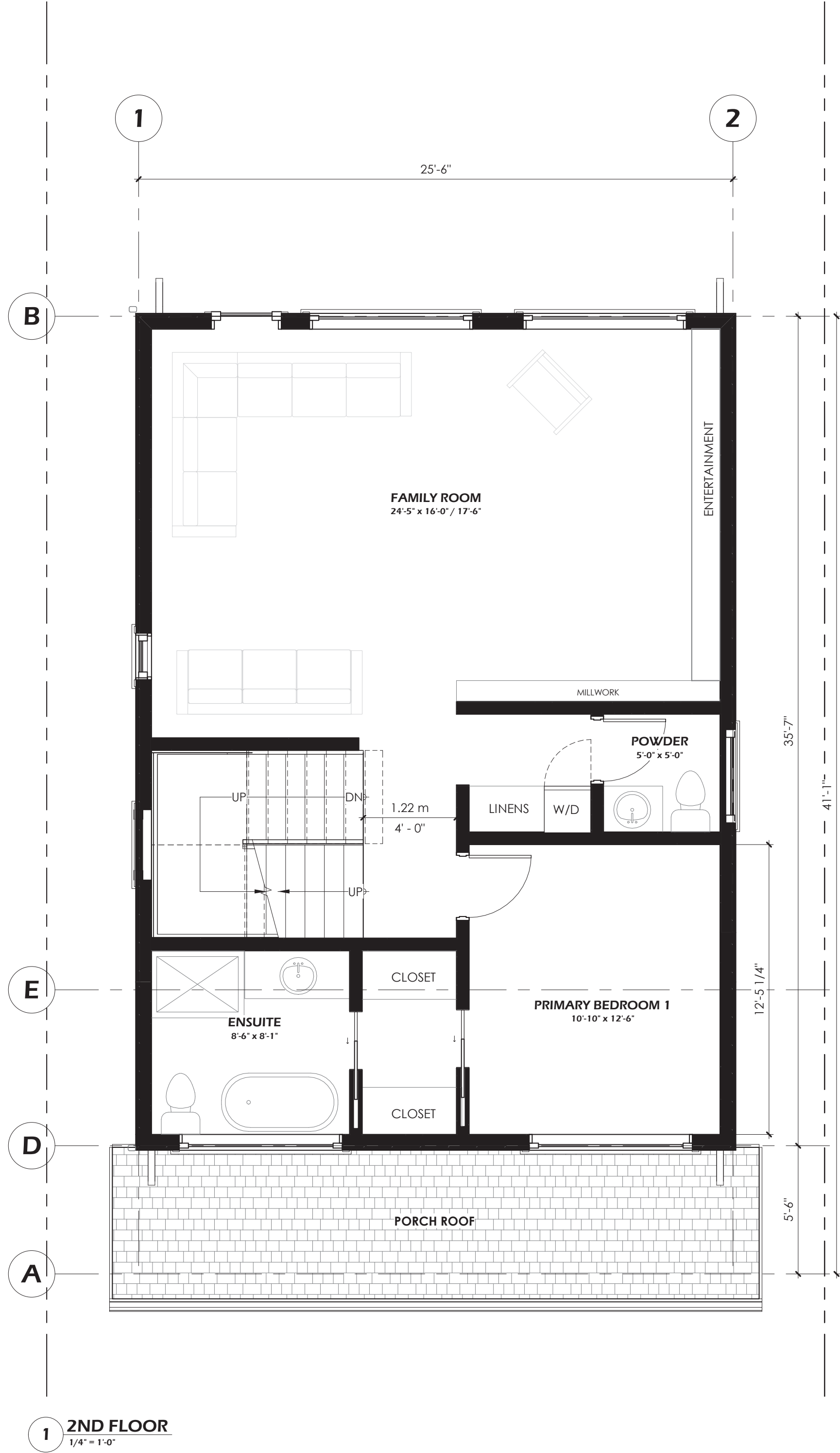
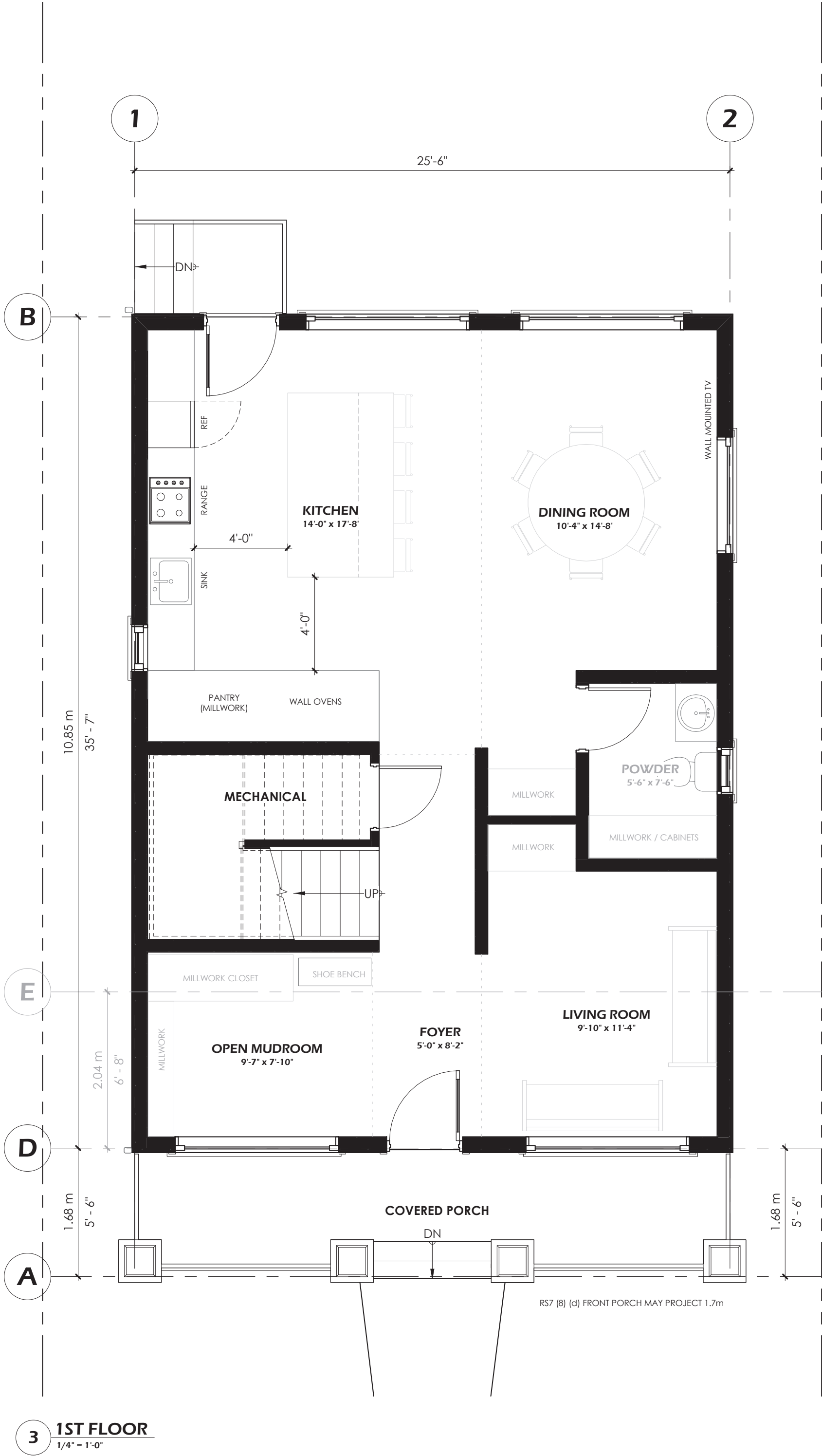
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FLOOR AREA SUMMARY	
3RD FLOOR (ATTIC)	68 m²
1ST FLOOR	85 m²
2ND FLOOR	85 m²
	237 m²
237 SM = 2551 SF	

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PROJECT:  
910 WESTWOOD ST,  
COQUITLAM

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:  
FLOOR PLANS  
DRAWING NO.

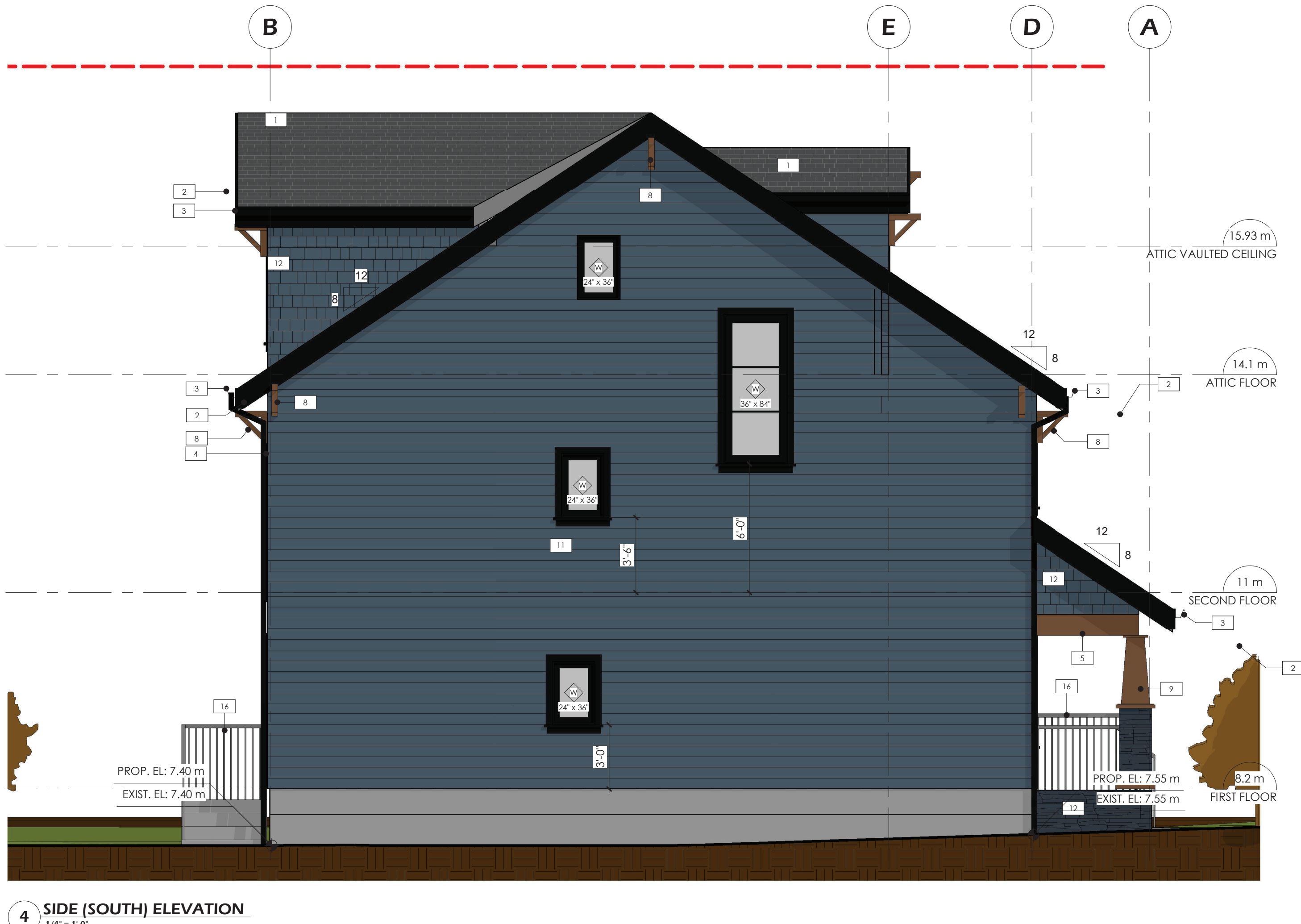
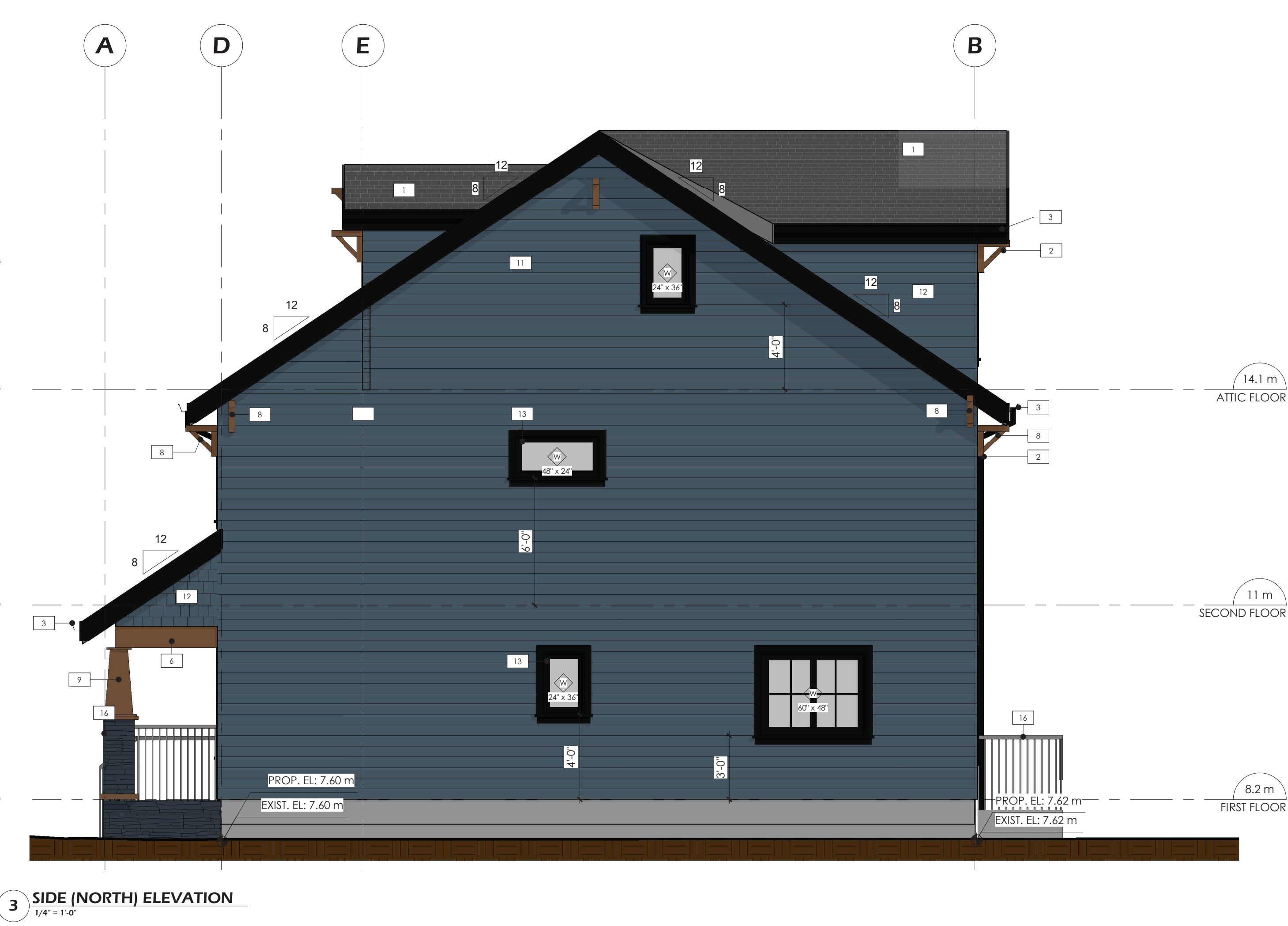
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EXTERIOR MATERIAL SCHEDULE	
#	MATERIAL DESCRIPTION
1	ASHPAULT SHINGLES
2	WOOD FASCIA
3	6" HANG ON GUTTER
4	RAIN WATER LEADER
5	CEDAR SOFFIT
6	WOOD TRIM 1
8	WOOD KNEE BRACE
9	WOOD COLUMN w/ STONE BASE
11	HARDIE SHIPLAP SIDING
12	HARDIE SHINGLE SIDING
13	WINDOWS w/ WOOD TRIM
16	METAL PICKET RAILING



8/22/2024 8:02:07 AM

PROJECT:  
910 WESTWOOD ST,  
COQUITLAM

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:

ELEVATIONS

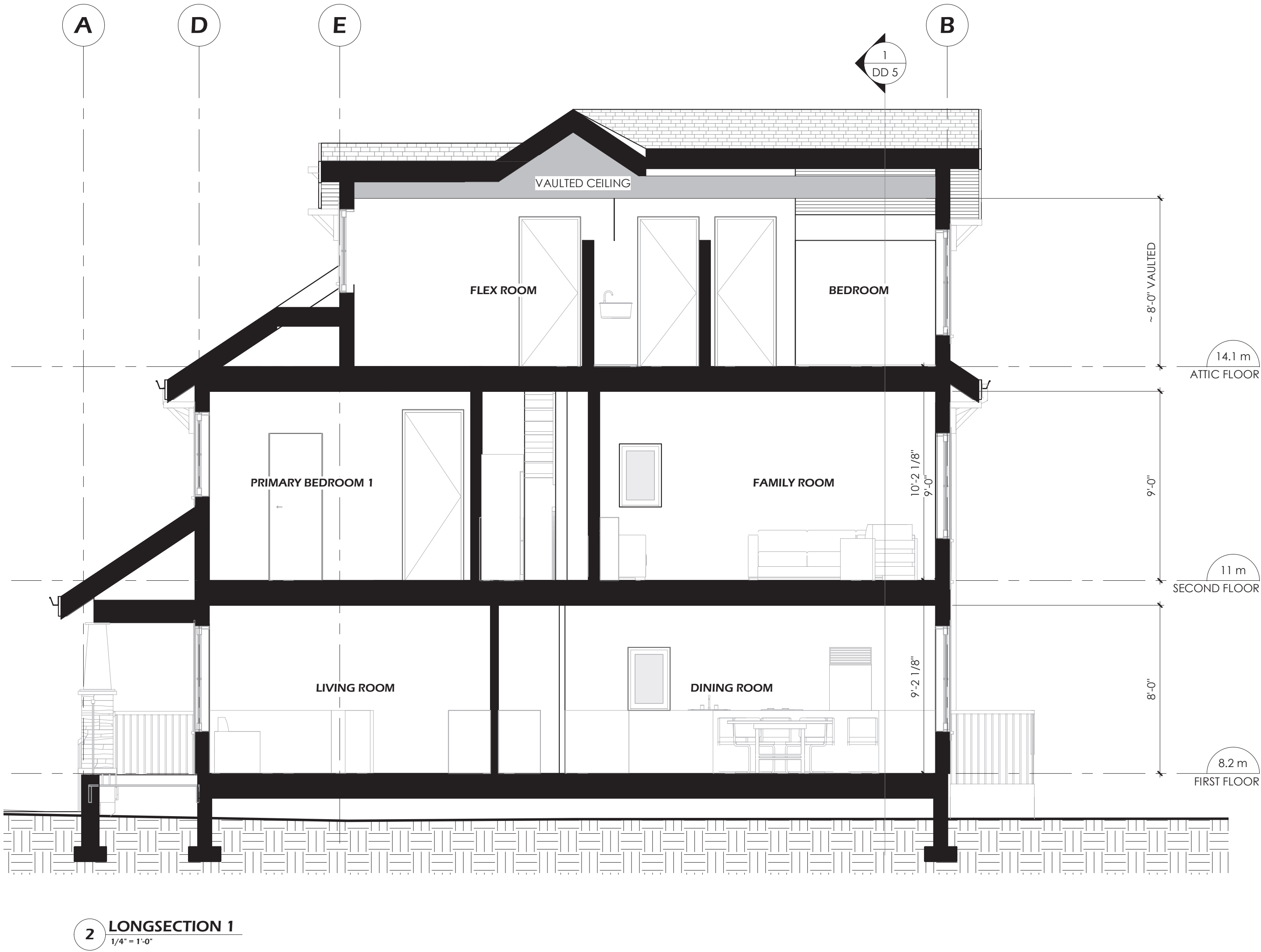
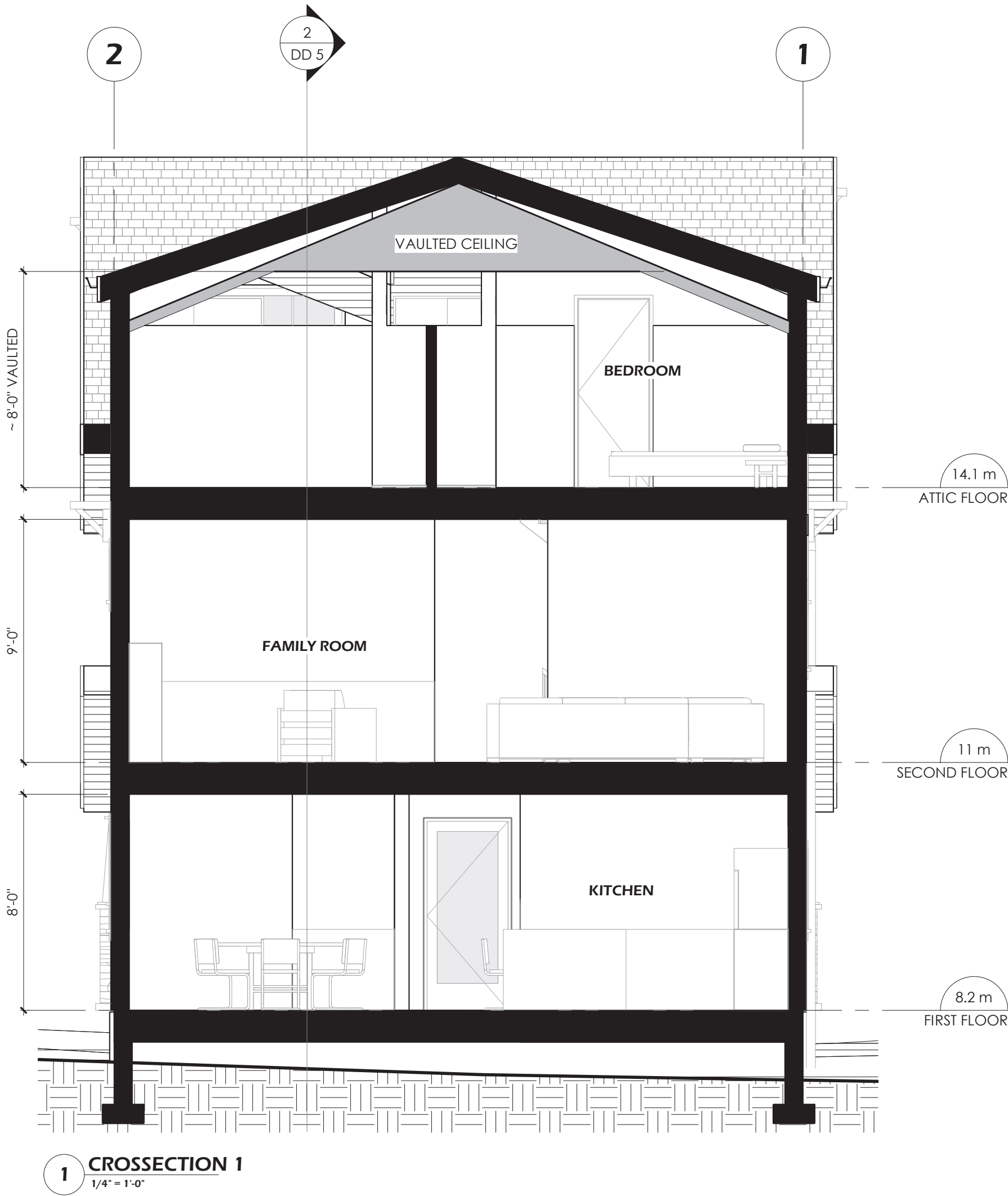
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**910 WESTWOOD ST,  
COQUITLAM**

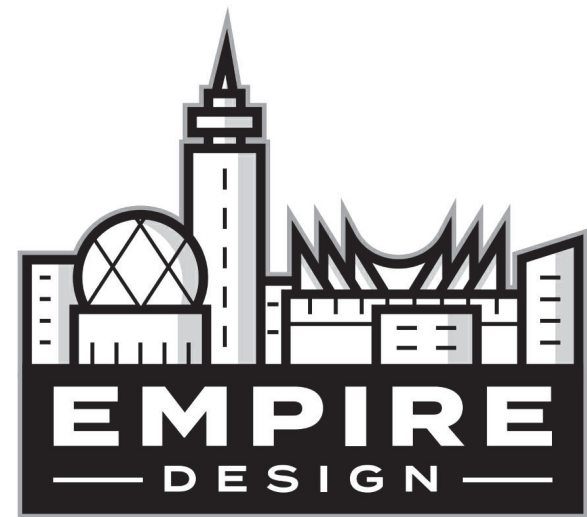
SINGLE FAMILY DWELLING "A"

DRAWING TITLE:

SECTIONS

DRAWING NO.

**DD 5**

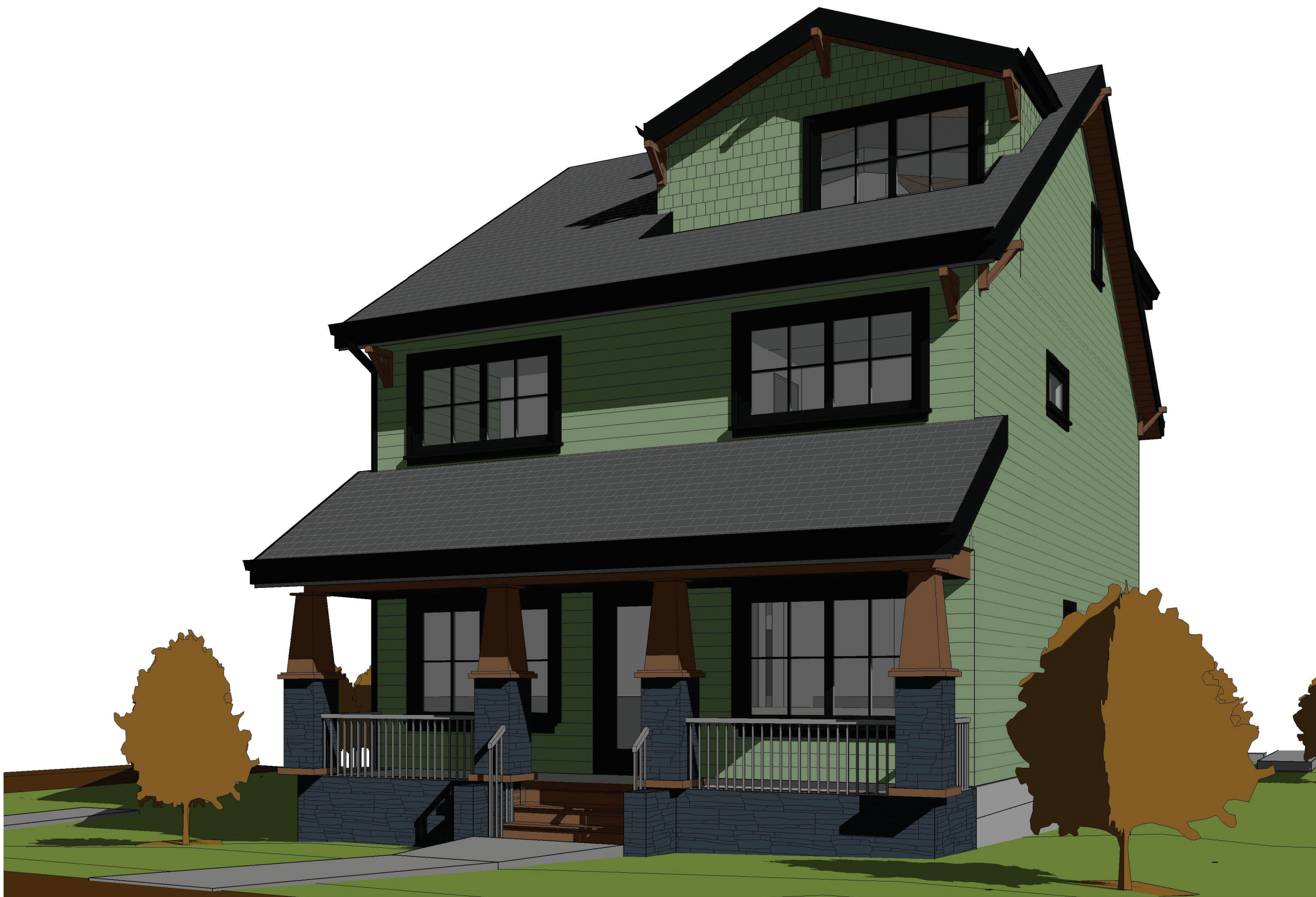


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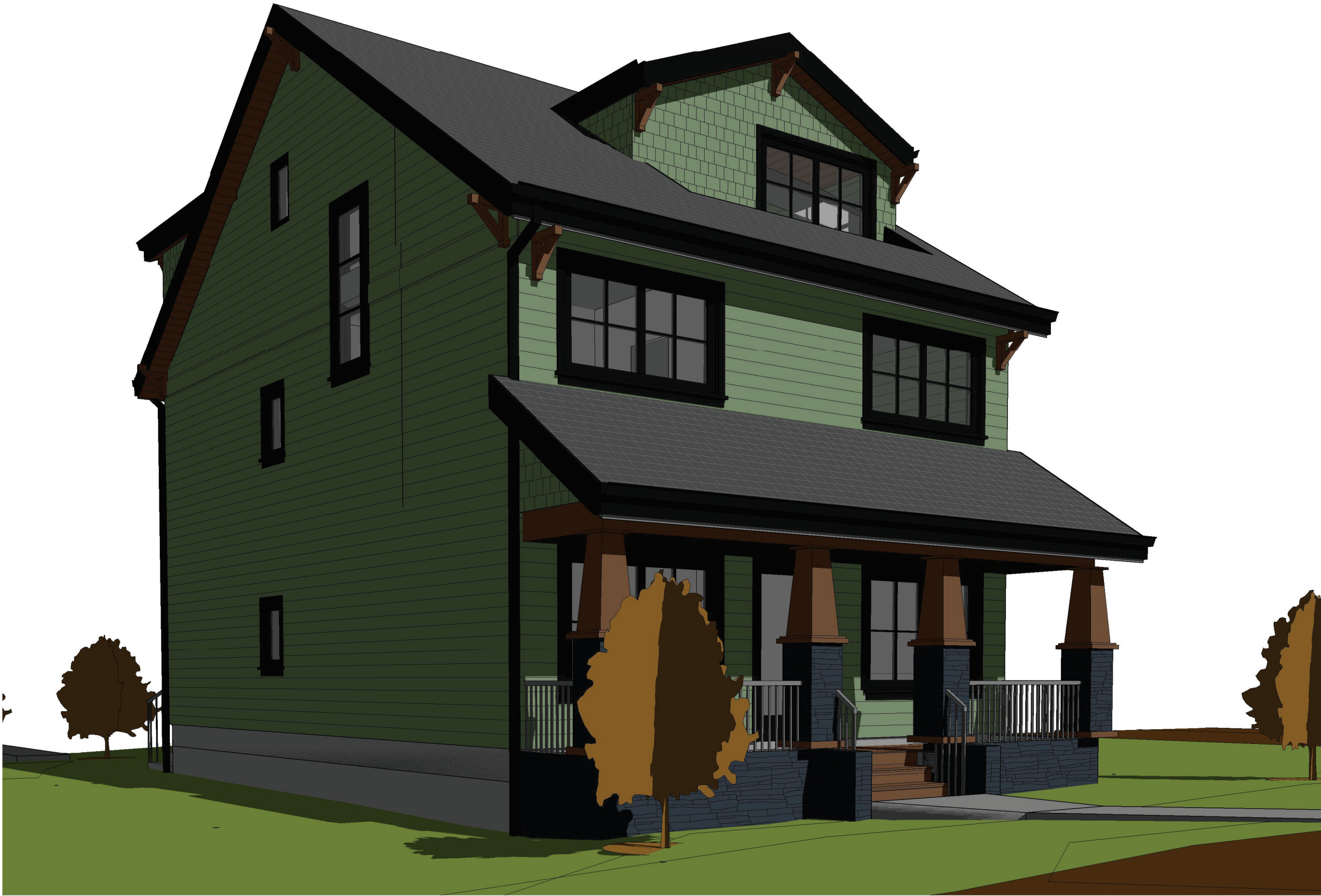
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4 FRONT (ANGLED)



2 FRONT (ANGLED) 2



3 REAR (ENGLED)



1 FRONT

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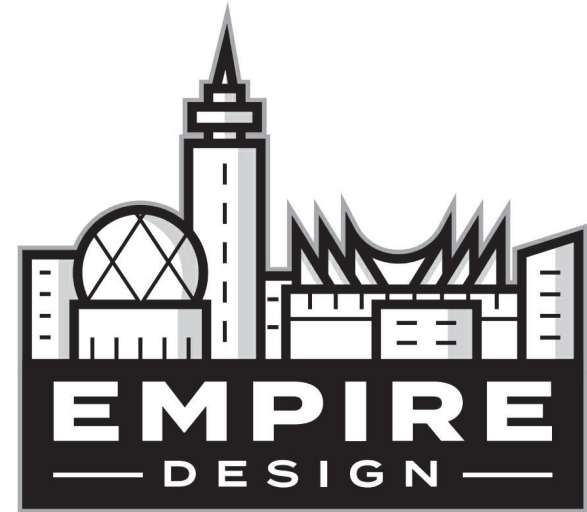
PROJECT:  
910 WESTWOOD ST,  
COQUITLAM

SINGLE FAMILY DWELLING "A"

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3D PERSPECTIVES

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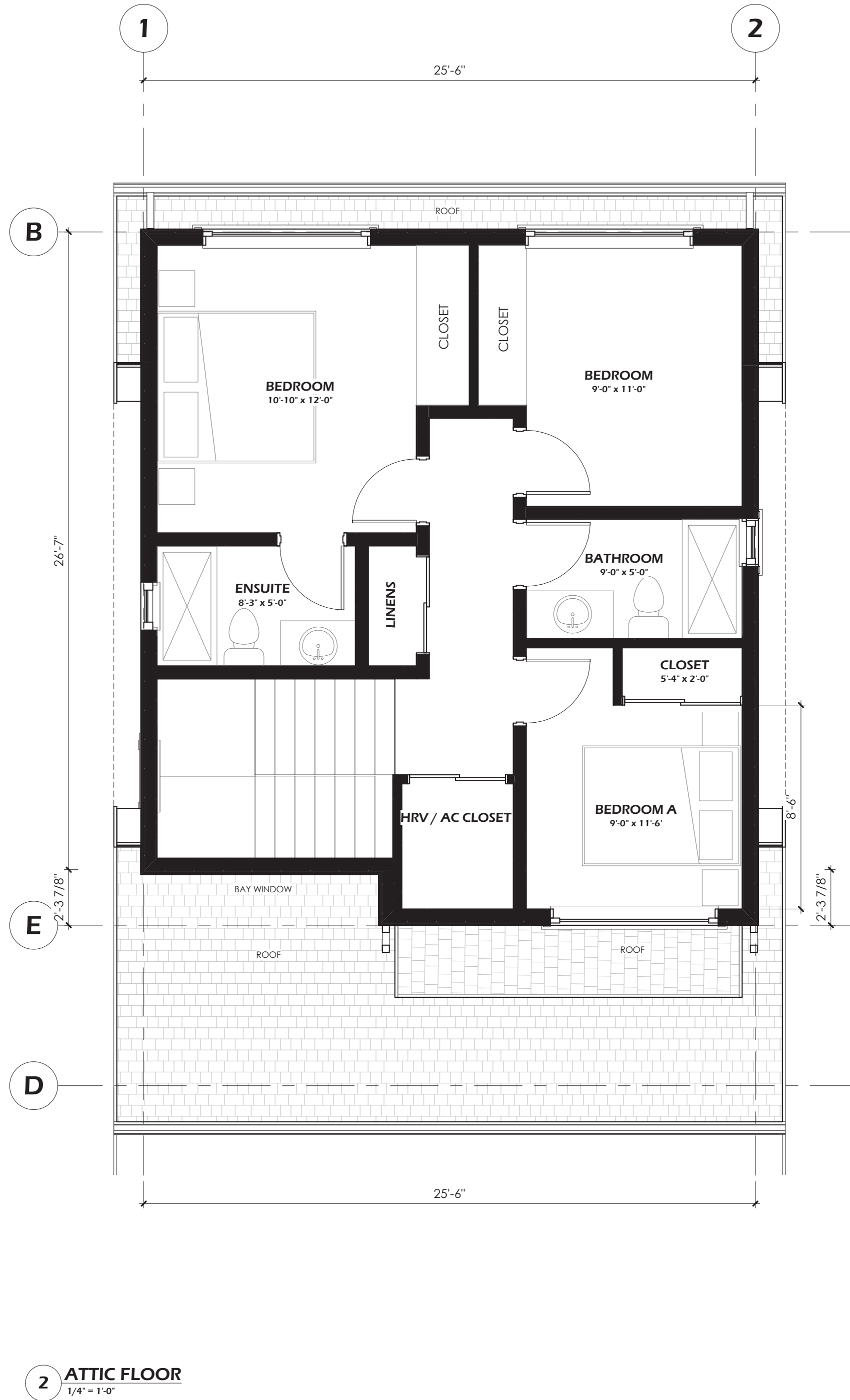
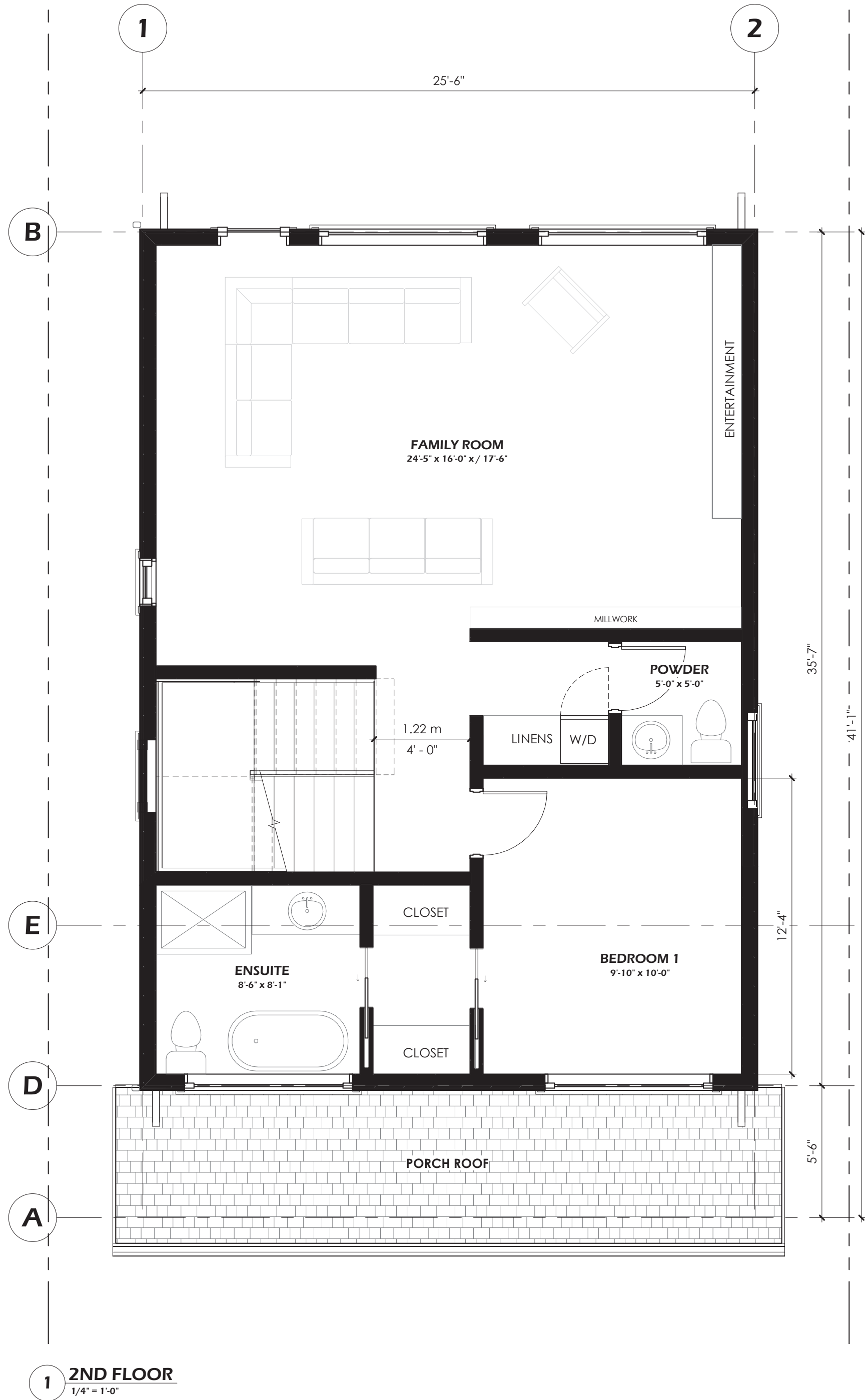
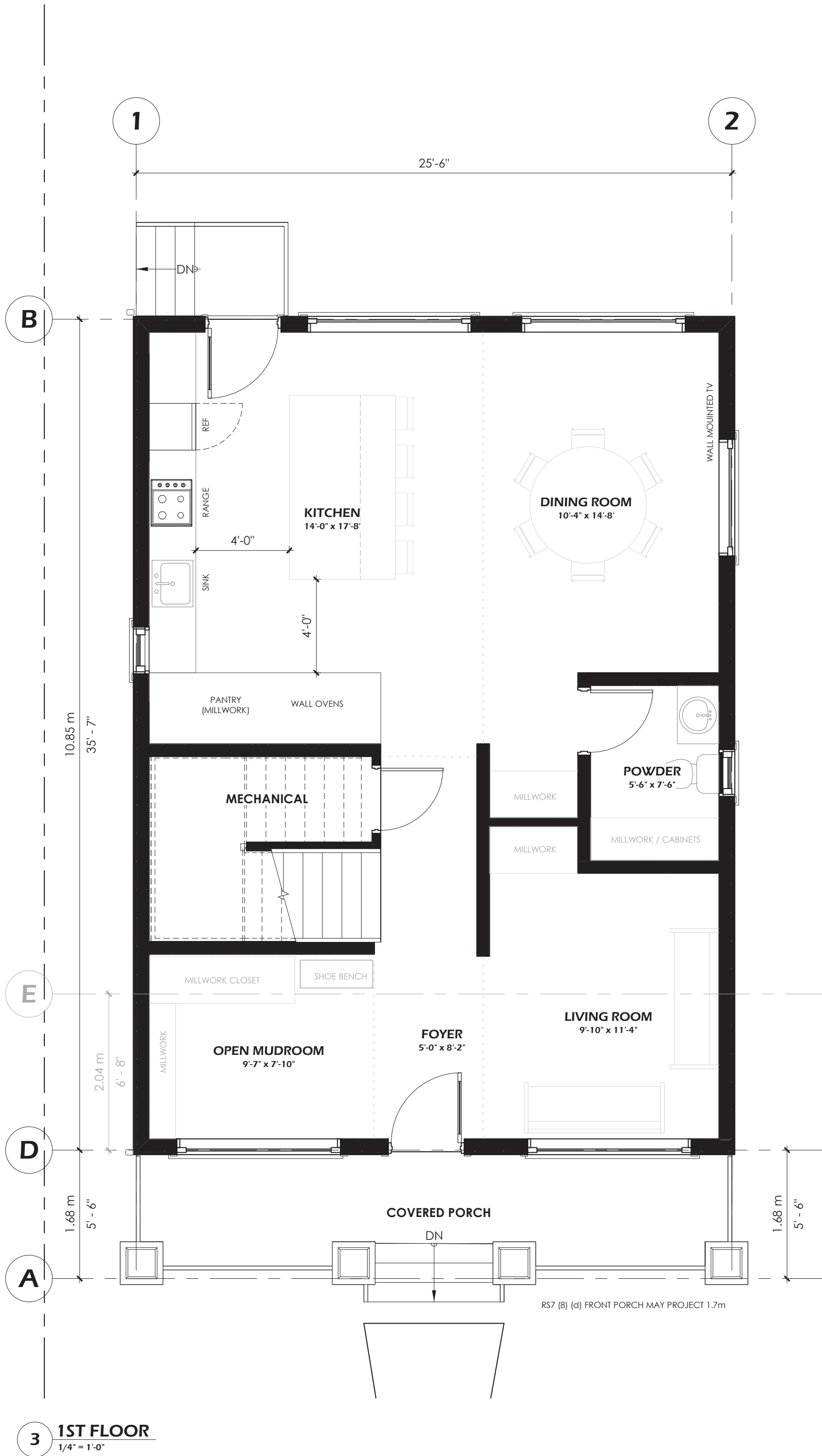
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FLOOR AREA SUMMARY	
3RD FLOOR (ATTIC)	67 m²
1ST FLOOR	85 m²
2ND FLOOR	85 m²

236 m²  
237 SM = 2551 SF

THESE PLANS ARE FOR CONCEPT ONLY

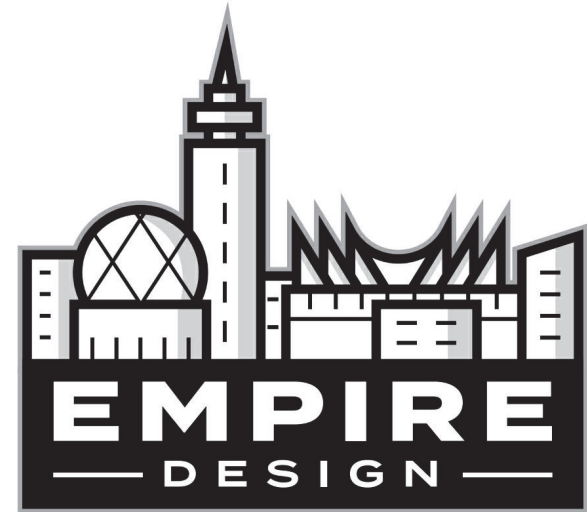
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PROJECT:  
910 WESTWOOD ST,  
COQUITLAM

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:  
FLOOR PLANS  
DRAWING NO.

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EXTERIOR MATERIAL SCHEDULE	
#	MATERIAL DESCRIPTION
1	ASHPAULT SHINGLES
2	WOOD FASCIA
3	6" HANG ON GUTTER
4	RAIN WATER LEADER
5	CEDAR SOFFIT
6	WOOD TRIM 1
8	WOOD KNEE BRACE
9	WOOD COLUMN w/ STONE BASE
11	HARDIE SHIPLAP SIDING
12	HARDIE SHINGLE SIDING
13	WINDOWS w/ WOOD TRIM
14	DOORS
16	METAL PICKET RAILING



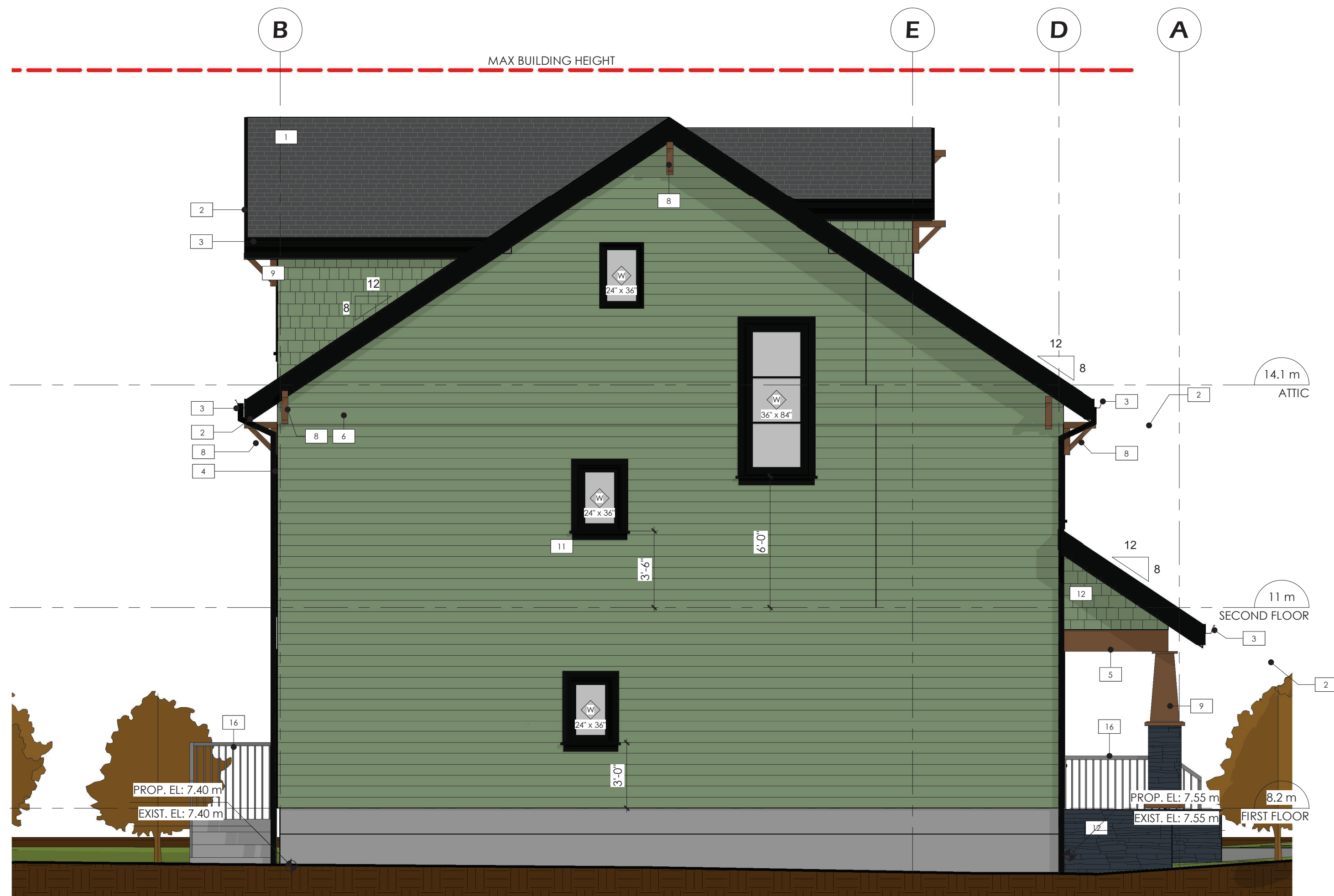
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1/4" = 1'-0"



3 SIDE (NORTH) ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"



4 SIDE (SOUTH) ELEVATION  
1/4" = 1'-0"

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PROJECT:  
910 WESTWOOD ST,  
COQUITLAM

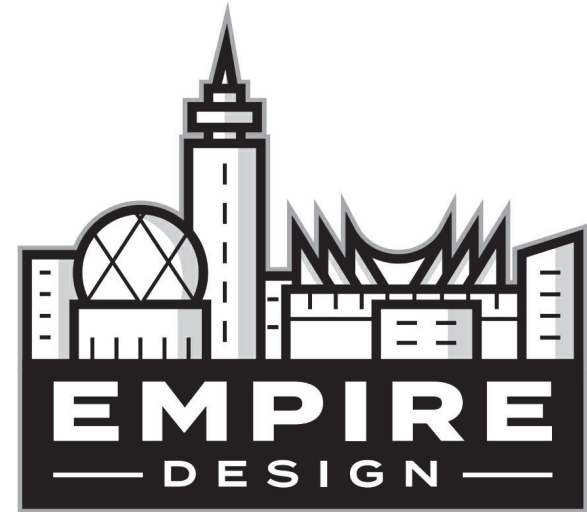
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DRAWING TITLE:

ELEVATIONS

DRAWING NO.

DD 4.1

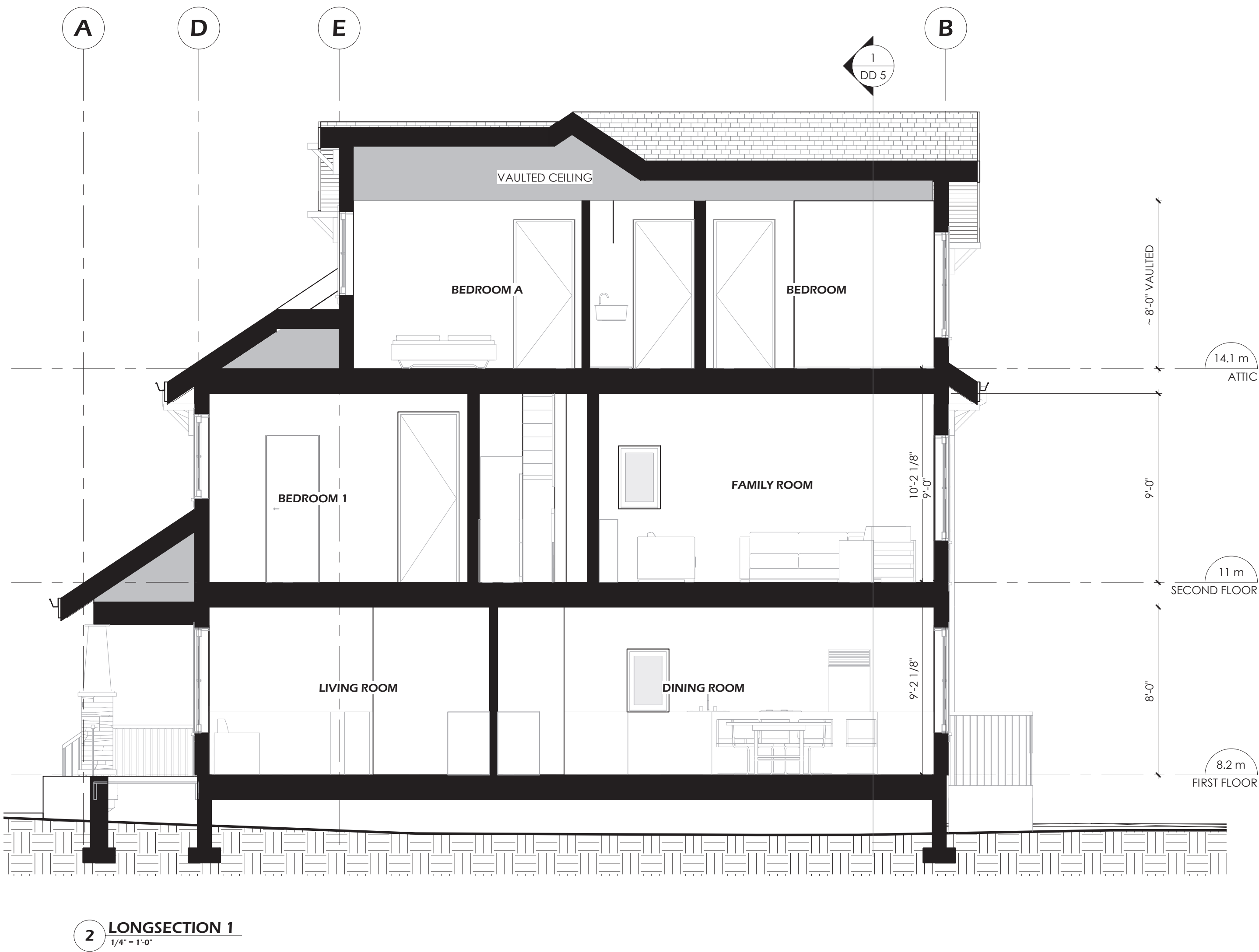
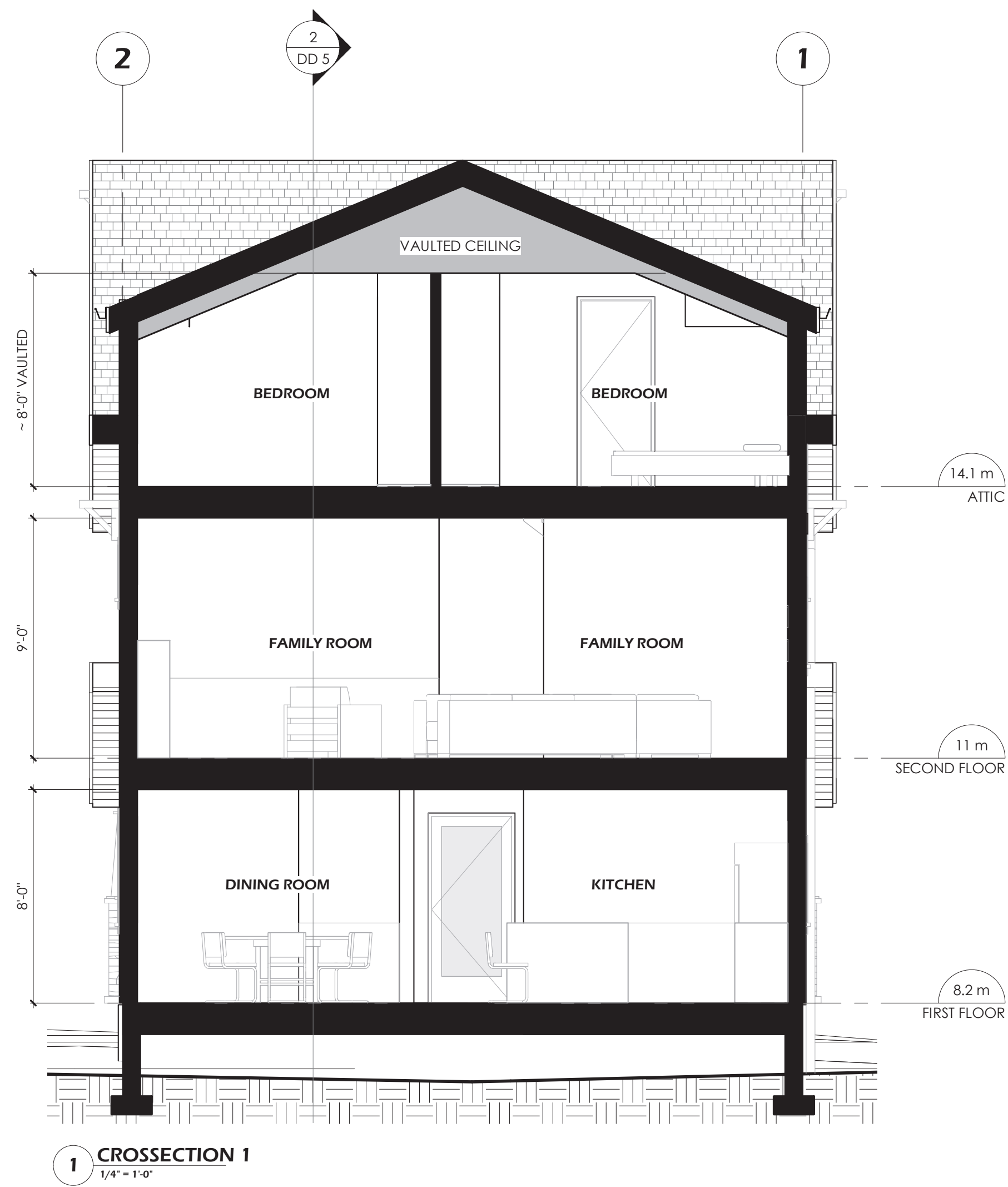


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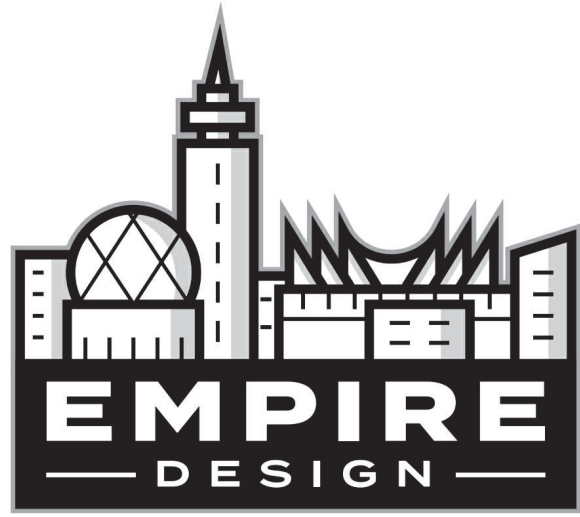
SINGLE FAMILY DWELLING "A"

DRAWING TITLE:

SECTIONS

DRAWING NO.

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IMAGE 01: FRONT PERSPECTIVE (SOUTH EAST)



IMAGE 02: REAR PERSPECTIVE (NORTH WEST)



IMAGE 03: REAR PERSPECTIVE



IMAGE 04: SIDE PERSPECTIVE)

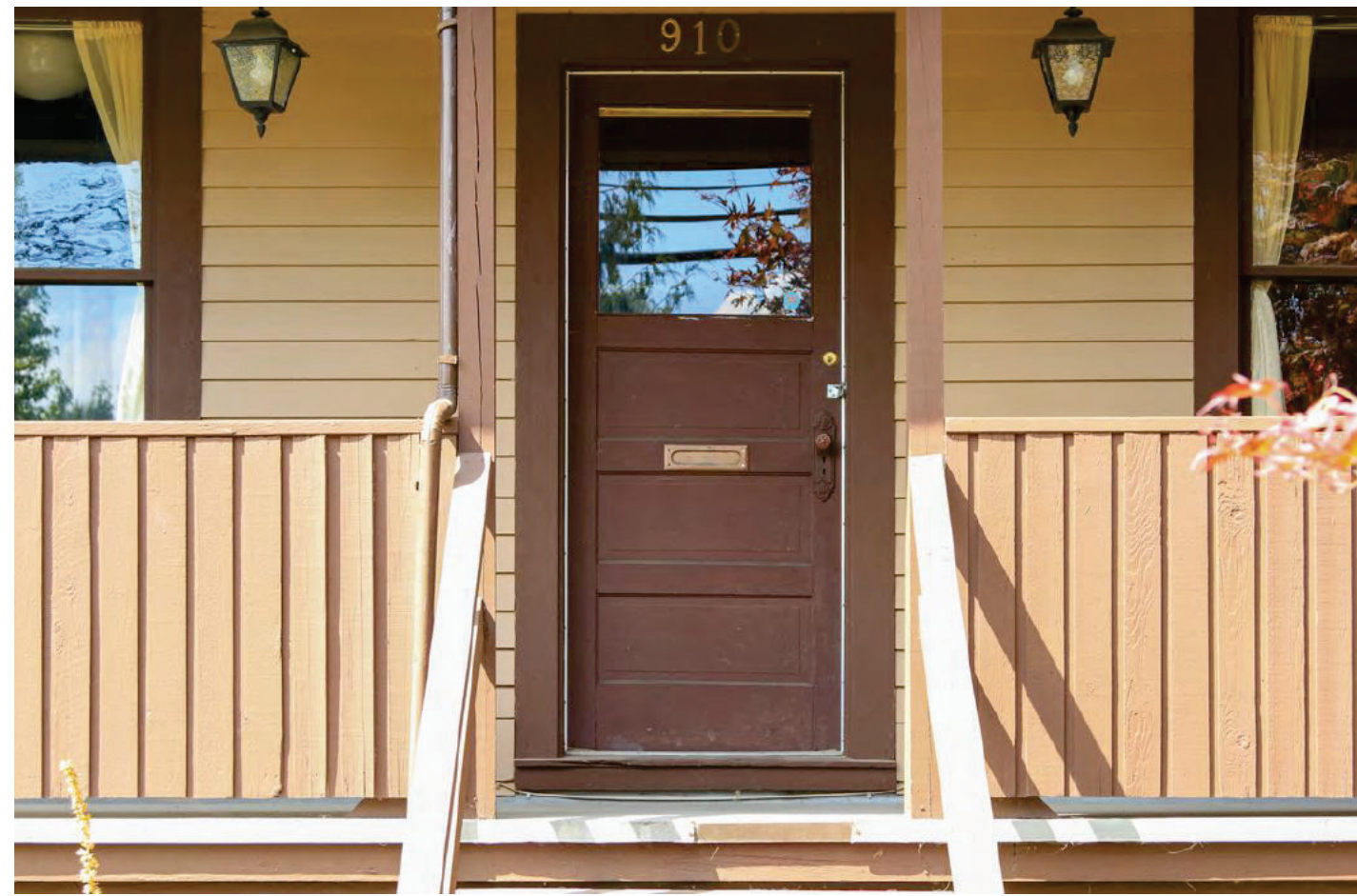


IMAGE 05: FRONT DOOR (EAST)



IMAGE 06: ARCHIVAL PHOTO

## CONSERVATION PLAN - SITE

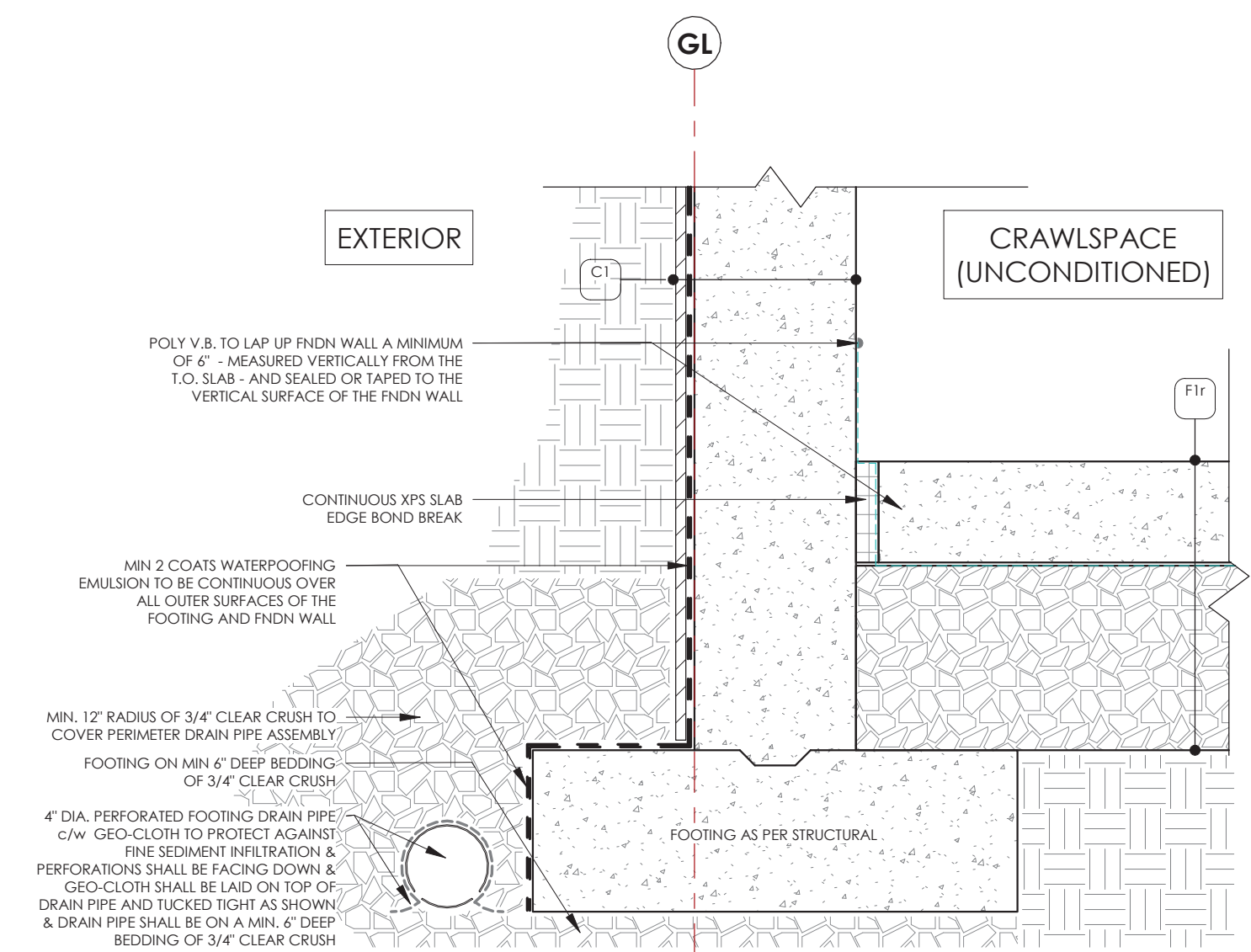
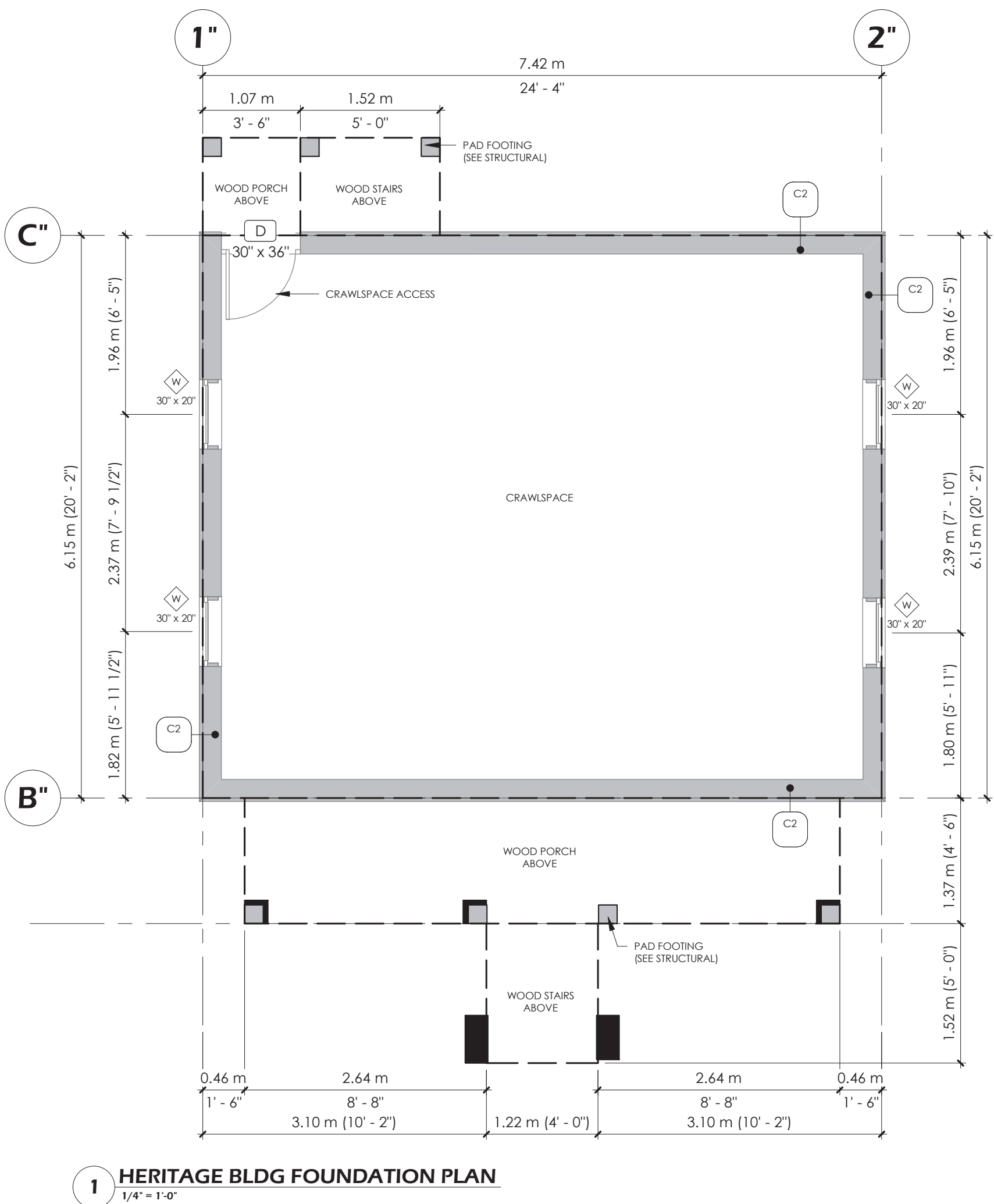
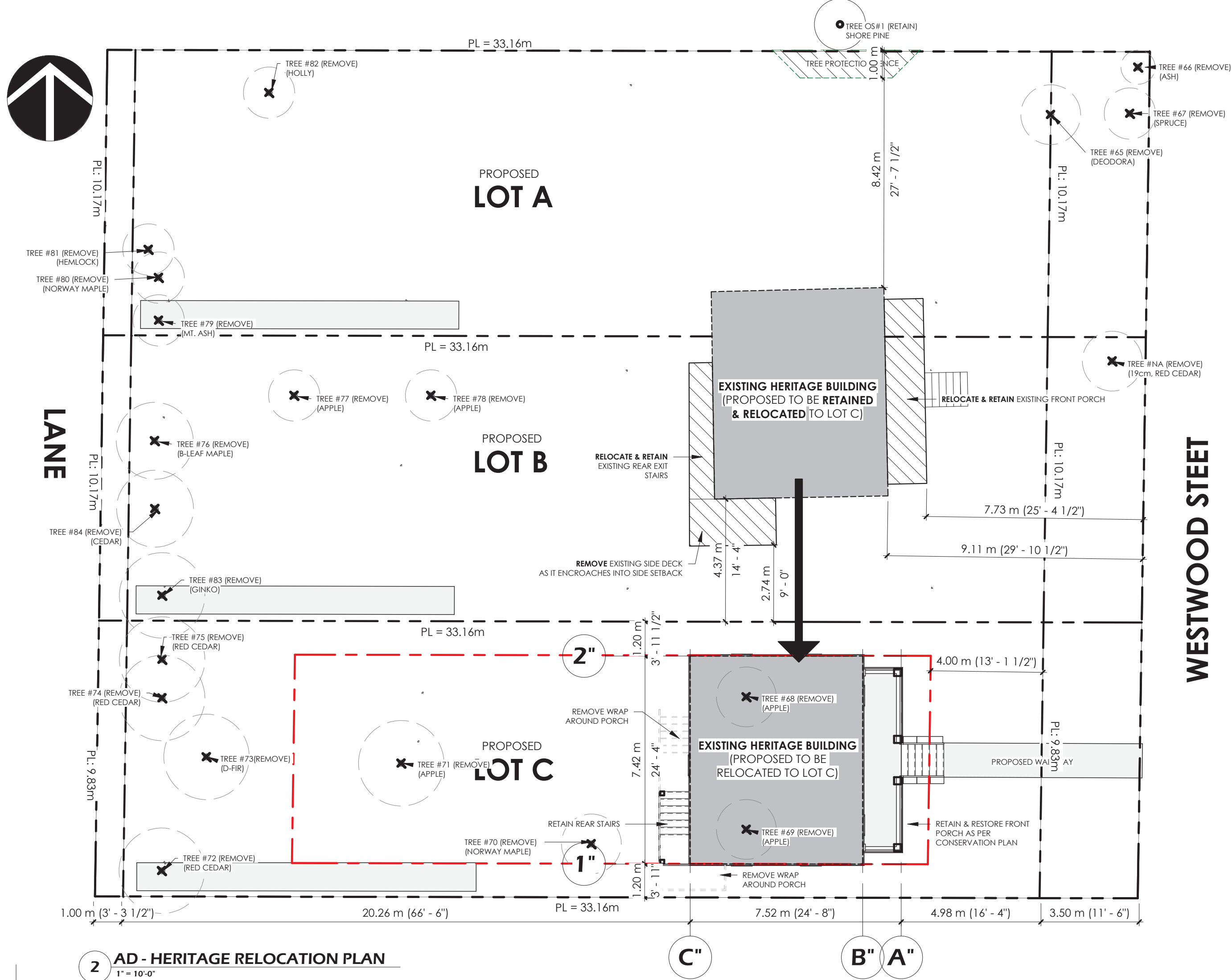
(REFERENCED FROM CONSERVATION PLAN BY LUXTON HERITAGE CONSULTANTS)

### SITE PLAN

CONSERVATION STRATEGY: REHABILITATION

1. PRESERVE THE CHINE RESIDENCE, AND RELOCATE TO THE PROPOSED SOUTHERN LOT OF THE RESUBDIVIDED PROPERTY, MAINTAINING A SIMILAR SETBACK FROM WESTWOOD STREET.
2. RESUBDIVIDE THE PROPERTY TO PROVIDE FOR THREE NEW LOTS, ALL FRONTING WESTWOOD STREET, WHICH WILL PROVIDE FOR NEW PRIMARY DWELLINGS ON THE NORTHERN TWO PARCELS, AND LANEWAY HOUSES WITH GARAGES AT THE REAR OF EACH LOT AS WELL.
3. ADDRESS ANY EXISTING AND POTENTIAL DRAINAGE ISSUES THAT MAY IMPACT THE SITE DUE TO THE GRADE SEPARATION OF THE PROPERTY IN RELATION TO THE WESTWOOD STREET ROAD ALLOWANCE.
4. ENSURE AN ARBORIST REPORT, OR A SITE PLAN, IS COMPLETED TO DOCUMENT THE VARIETY OF EXISTING TREES AND OTHER FOLIAGE PRIOR TO REDEVELOPMENT OCCURRING ON THE PROPERTY.
5. DESIGN A NEW INFILL STRUCTURE TO THE EAST THAT IS "PHYSICALLY AND VISUALLY COMPATIBLE WITH, SUBORDINATE TO, AND DISTINGUISHABLE FROM THE HISTORIC PLACE" AS STATED IN STANDARD 11.

NOTE: SEE SHEET DD-3.3 FOR CONSERVATION PLAN OF THE BUILDING EXTERIOR



### 3 TYP FOUNDATION FOOTING DETAIL

## GENERAL NOTES - PRACTICE & LIABILITY

- THESE DRAWINGS CONFORM TO THE PART 9 SECTION OF THE BRITISH COLUMBIA BUILDING CODE (BCBC) 2018 EDITION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE MEANS AND METHODS OF CONSTRUCTION CONFORM TO THE APPLICABLE BUILDING BYLAW AND BUILDING CODE.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF ALL MATERIALS, EQUIPMENT, AND COMPONENTS CONFORM TO THE ACCEPTABLE STANDARDS IN ACCORDANCE WITH THE APPLICABLE MANUFACTURER'S INSTRUCTIONS AND ACCEPTED METHODS OF GOOD BUILDING PRACTICE.
- DRAWINGS SHALL NEVER BE SCALED. NOTES AND SPECIFICATIONS SHALL ALWAYS TAKE PRECEDENCE OVER DIMENSIONS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, NOTES, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER SO THAT THE APPROPRIATE CORRECTIONS AND/OR CLARIFICATIONS CAN BE PREPARED TO SATISFY THE REQUIREMENTS OF CONSTRUCTION AND LIFE SAFETY.

8/22/2024 9:09:44 AM

PROJECT:  
910 WESTWOOD ST  
COQUITLAM - LOT C

HERITAGE BLDG

DRAWING TITLE:  
HERITAGE BLDG RETENTION

DRAWING NO.

DD 3.2

CONSERVATION PLAN - BUILDING EXTERIOR

FORM, SCALE, MASSING  
CONSERVATION STRATEGY: PRESERVATION & RESTORATION

1. PRESERVE THE OVERALL FORM, SCALE AND MASSING OF THE HOUSE.
2. (a) REMOVE THE NON-ORIGINAL GABLE DORMER AND REAR, (b) WRAPAROUND DECK STRUCTURE.
3. REMOVE EXISTING CONCRETE BLOCK FOUNDATION, AND PROVIDE FOR A NEW FOUNDATION ON THE RELATED SITE FOR THE CHINE RESIDENCE, PROVIDING FOR A DECREASE IN HEIGHT OF THE DWELLING TO REFLECT ITS ORIGINAL, LOWER PROFILE RELATIVE TO GRADE.
4. CONSTRUCT A NEW STAIR AND DECK STRUCTURE FOLLOWING RELOCATION OF THE RESIDENCE TO ACCESS REAR ENTRYWAY ON THE REAR ELEVATION.
- FOUNDATIONS  
CONSERVATION STRATEGY: REHABILITATION & RESTORATION
5. FOLLOWING THE RAISING OF THE CHINE RESIDENCE OFF OF ITS FOUNDATION AS PART OF ITS RELOCATION ON THE PROPERTY, THE EXISTING CONCRETE FOUNDATION AND CONCRETE SLAB WILL BE REMOVED.
6. NEW CONCRETE FOUNDATION TO BE PROVIDED FOR THE CHINE RESIDENCE AT ITS NEW LOCATION. NEW FOUNDATION TO SUPPORT BOTH THE PRIMARY MASSING OF THE RESIDENCE, AS WELL AS THE FRONT VERANDAH.
7. THE NEW FOUNDATION TO BE DESIGNED TO ALLOW THE CHINE RESIDENCE TO ACHIEVE ITS ORIGINAL HEIGHT RELATIVE TO GRADE AT ITS NEW LOCATION.
8. A CRAWL SPACE BETWEEN THE NEW FOUNDATION AND MAIN FLOOR OF THE RESIDENCE WILL BE PROVIDED FOR, WITH ACCESS ACHIEVED THROUGH THE EXISTING AT-GRADE OPENING ON THE REAR ELEVATION OF THE DWELLING.
9. NEW CONCRETE FOUNDATION SHOULD BE CONCEALED OR MINIMALLY EXPOSED ON THE EXTERIOR, WITH WOOD LAPPED SIDING ALONG THE CRAWL SPACE LEVEL OF THE RESIDENCE BROUGHT DOWN TO OR NEAR GRADE.
10. TO ENSURE THE PROLONGED PRESERVATION OF THE NEW FOUNDATION, ALL LANDSCAPING SHOULD BE SEPARATED FROM THE FOUNDATION AT-GRADE BY A COURSE OF GRAVEL OR DECORATIVE STONES, WHICH HELP PREVENT SPLASH BACK AND ASSIST DRAINAGE. POTENTIAL DRAINAGE ISSUES CAN ALSO BE MITIGATED THROUGH THE INSTALLATION OF A WEEPING TILE ALONG THE PERIMETER OF THE NEW FOUNDATION.

EXTERIOR DOORS  
CONSERVATION STRATEGY: PRESERVATION, RESTORATION & REHABILITATION

11. PRESERVE THE ORIGINAL WOOD-FRAME STRUCTURE OF THE HISTORIC BUILDING.
12. PRESERVE EXISTING EXTERIOR WOOD CLADDING AND UNDERTAKE LOCALIZED AND IN-KIND REPAIRS IF AND WHERE REQUIRED.
13. REPLACE DAMAGED OR DETERIORATED CLADDING TO MATCH EXISTING IN MATERIAL, SIZE, PROFILE AND THICKNESS.
- 14.(a) REMOVE NEW WINDOW INSTALLED ON REAR ELEVATION, AND (b) RELOCATE REAR ENTRYWAY TO ITS ORIGINAL POSITION. RESTORE AREAS WHERE EXTERIOR WOOD CLADDING WAS REMOVED AS PART OF THESE RECENT INTERVENTIONS, AND RESTORE OTHER AREAS OF MISSING OR REMOVED WOOD CLADDING ON THE RESIDENCE.
15. CLEAN AND PREPARE SURFACES FOR REPAINTING. CLEANING PROCEDURES TO BE UNDERTAKEN WITH NONDESTRUCTIVE METHODS. AREAS WITH BIOLOGICAL GROWTH SHOULD BE CLEANED USING A SOFT, NATURAL BRISTLE BRUSH, WITHOUT WATER, TO REMOVE DIRT AND OTHER MATERIAL. IF A MORE INTENSE CLEANING IS REQUIRED, THIS CAN BE ACCOMPLISHED WITH WARM WATER, MILD DETERGENT AND A SOFT BRISTLE BRUSH. HIGH-PRESSURE POWER WASHING, ABRASIVE CLEANING OR SANDBLASTING IS NOT ALLOWED UNDER ANY CIRCUMSTANCES.

VERANDAH  
CONSERVATION STRATEGY: RESTORATION & PRESERVATION

16. REMOVE EXISTING POSTS, BALUSTRADE, DECKING, AND STAIRS, AND RESTORE THE ORIGINAL DESIGN OF THE VERANDAH INCLUDING ITS TUSCAN SQUARE COLUMNS: ENGAGED COLUMNS; CLOSED BALUSTRADE; STAIRCASE; AND WOOD SHINGLE CLADDING BASED UPON AVAILABLE HISTORICAL DOCUMENTATION.
17. EXPLORE ALTERNATE COMPLIANCE MEASURES WITH HERITAGE CONSULTANT IN ORDER TO RESTORE ORIGINAL BALUSTRADE HEIGHT.
18. CLADDING WITHIN THE VERANDAH ALONG THE BALUSTRADE TO BE EITHER WOOD SHINGLES OR VERTICAL WOOD TONGUE-AND-GROOVE BOARDS.
19. REMOVE EXISTING HANGING PENDANT LIGHT FIXTURES AND INSTALL NEW SINGLE HERITAGE-APPROPRIATE LIGHT FIXTURE ON SOFFIT ABOVE FRONT ENTRANCE.
20. PRESERVE THE EXISTING VERANDAH ROOF, INCLUDING ITS SOFFIT AND FASCIA, UNDERTAKING REPAIRS AND REPLACEMENT IN-KIND TO DETERIORATED ELEMENTS.
21. REMOVE EXISTING ASPHALT SHINGLES ON VERANDAH ROOF AND RESTORE ORIGINAL WOOD CEDAR SHINGLE COVERING.
22. DESIGN AND INSTALL ADEQUATE RAINWATER DISPOSAL SYSTEM AND ENSURE PROPER DRAINAGE FROM THE SITE IS MAINTAINED. ALUMINUM GUTTERS AND DOWNSPOUTS IN APPROPRIATE COLOURS ARE ACCEPTABLE. PAINT OR PROVIDE SPECIFICATION OF DRAINAGE SYSTEM ELEMENTS ACCORDING TO OUR SCHEDULE DEVISED BY THE HERITAGE CONSULTANT.

FENESTRATIONS (WINDOWS)  
CONSERVATION STRATEGY: PRESERVATION & RESTORATION

23. INSPECT FOR CONDITION AND COMPLETE DETAILED WINDOW SCHEDULE TO DETERMINE EXTENT OF REQUIRED REPAIRS AND/OR REPLACEMENT.
24. PRESERVE ALL EXISTING ORIGINAL WOOD WINDOW SASHES AND REPAIR AS REQUIRED USING IN-KIND REPAIR TECHNIQUES WHERE FEASIBLE. ]
25. WINDOW REPLACEMENT AND REPAIRS TO BE UNDER TAKEN BY A CONTRACTOR SKILLED AND KNOWLEDGABLE IN HERITAGE WINDOW REPAIR AND CONSERVATION.
26. RESTORE PREVIOUSLY ALTERED ORIGINAL WINDOW OPENINGS AND THEIR WOOD SASHES. RESTORED WOOD
27. WINDOWS ON THE SOUTH AND REAR ELEVATIONS TO MATCH DESIGN OF ORIGINAL WOOD WINDOWS ON THE NORTH ELEVATION. REFER TO "SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS" ABOVE.
28. RESTORED BASEMENT/CRAWL SPACE WINDOWS ON NORTH ELEVATION TO MATCH DESIGN OF 3-LITE WOOD SASH BASEMENT WINDOWS ON SOUTH ELEVATION. REPLACEMENT GLASS TO BE SINGLE GLAZING, AND VISUALLY AND PHYSICALLY COMPATIBLE WITH EXISTING.
29. INSTALLATION OF WOOD STORMS WITH GLAZING, ON EITHER THE EXTERIOR OR INTERIOR OF WINDOWS, IS PERMITTED TO ASSIST IN THERMAL PERFORMANCE. DIMENSIONS AND PROFILE OF THE STILES, RAILS, AND MUNTINS OF WOOD STORMS TO MATCH THOSE OF WOOD SASH WINDOWS ON WHICH THEY ARE INSTALLED, IF INSTALLED ON THE EXTERIOR.
30. REMOVE IMPROVISED EXTERIOR STORMS ON BASEMENT WINDOWS ON SOUTH ELEVATION.
31. REMOVE SKYLIGHT AND WINDOW IN NON-ORIGINAL OPENING ON REAR ELEVATION AND RESTORE RESPECTIVE WOOD CLADDING IN THESE AREAS.
32. PRIME AND REPAINT WOOD WINDOWS IN APPROPRIATE COLOUR, BASED ON COLOUR SCHEDULE DEVISED BY HERITAGE CONSULTANT.

EXTERIOR WALLS  
CONSERVATION STRATEGY: PRESERVATION, RESTORATION & REHABILITATION

33. PRESERVE EXISTING FRONT DOOR IN ITS ORIGINAL LOCATION, AND UNDERTAKE ANY REQUIRED REPAIRS TO THE DOOR, FRAME, AND CASINGS AS REQUIRED.
34. PRESERVE EXISTING DOOR KNOB AND BACKPLATE ON THE FRONT DOOR, AND GENTLY STRIP PAINT OFF THESE ELEMENTS TO EXPOSE THEIR ORIGINAL FINISH. A NEW, VISUALLY AND HERITAGE APPROPRIATE DOOR KNOB ASSEMBLY TO ENSURE ADEQUATE SECURITY FOR THIS ENTRANCE.
35. IF A SCREEN DOOR IS DESIRED TO BE INSTALLED AT THE FRONT DOOR, IT WILL BE CONSTRUCTED OF WOOD AND ADHERE TO A DESIGN SIMILAR TO THAT OF THE ORIGINAL SCREEN DOOR INSTALLED HERE.
36. RESTORE THE ORIGINAL LOCATION OF THE ENTRANCE ON THE REAR ELEVATION, INCLUDING ITS WOOD DOOR, WOOD FRAME, AND WOOD CASINGS. IF THE ORIGINAL MULTIPANELLED REAR DOOR IS NO LONGER AVAILABLE, THE NEW WOOD DOOR WILL REPRODUCE THE ORIGINAL 5-PANEL DESIGN OF THE DOOR AT THIS LOCATION.
37. WHILE NOT REQUIRED TO REPLICATE THE DOOR KNOB ASSEMBLY OF THE FRONT DOOR, NEW, HERITAGE-APPROPRIATE DOOR HANDLE HARDWARE WILL BE INSTALLED ON THE REAR ENTRY DOOR, AND INCLUDE A BACKPLATE.
38. EXTERIOR ACCESS AND DOOR TO CRAWL SPACE TO BE VISUALLY COMPATIBLE WITH THE HISTORIC CHARACTER OF THE DWELLING.
39. STRIP PAINT OFF FRONT DOOR, AND STAIN FRONT AND REAR DOORS, BASED ON SCHEDULE DEVISED BY HERITAGE CONSULTANT.
40. PRIME AND REPAINT DOOR FRAME AND CASINGS AS REQUIRED IN APPROPRIATE COLOUR, BASED ON COLOUR SCHEDULE DEVISED BY HERITAGE CONSULTANT.

ROOF  
CONSERVATION STRATEGY: RESTORATION

41. PRESERVE THE ROOF STRUCTURE IN ITS CURRENT CONFIGURATION, INCLUDING ITS OVERHANGING AND FLARED EAVES.
42. REMOVE EXISTING SHED-ROOF DORMER AND SKYLIGHT FROM THE ROOF.
43. REMOVE ASPHALT SHINGLES AND RESTORE WOOD SHINGLE COVERING OF THE ROOF.
44. PRESERVE AND REPAIR EXISTING, ORIGINAL FASCIA AND SOFFIT, WHILE RESTORING ANY MISSING OR DETERIORATED PORTIONS OF THESE ELEMENTS IN-KIND. PRIME AND REPAINT AS REQUIRED IN APPROPRIATE COLOUR, BASED ON COLOUR SCHEDULE DEVISED BY HERITAGE CONSULTANT.

45. DESIGN AND INSTALL ADEQUATE RAINWATER DISPOSAL SYSTEM AND ENSURE PROPER DRAINAGE FROM THE SITE IS MAINTAINED. ALUMINUM GUTTERS AND DOWNSPOUTS IN APPROPRIATE COLOURS ARE ACCEPTABLE. PAINT OR PROVIDE SPECIFICATION OF DRAINAGE SYSTEM ELEMENTS ACCORDING TO COLOUR SCHEDULE DEVISED BY THE HERITAGE CONSULTANT.

CHIMNEY  
CONSERVATION STRATEGY: RESTORATION

46. RESTORE THE EXTERIOR CHIMNEY STACK OF THE CHINE RESIDENCE IN ITS ORIGINAL LOCATION USING SALVAGED GRAY BRICKS (IF AVAILABLE); OR NEW GRAY BRICKS. CORBELLED DESIGN OF ORIGINAL CHIMNEY TO BE REINSTATED.
47. FAUX BRICK PANELS AND RELATED PRODUCTS ARE NOT AN ACCEPTABLE SUBSTITUTE.
48. BRICK UNITS, MORTAR SPECIFICATION AND COLOUR, AND DESIGN OF THE RESTORED CHIMNEY WILL BE AGREED TO BY THE HERITAGE CONSULTANT PRIOR TO RESTORATION WORK COMMENCING ON THE CHIMNEY.

EXTERIOR COLOUR SCHEDULE  
CONSERVATION STRATEGY: RESTORATION

RESTORE EXTERIOR PAINT FINISH BASED ON FOLLOWING PAINT SCHEDULE.

Exterior Colour Schedule				
Element	Colour <sup>1</sup>	Code	Sample	Finish
49. Wood Cladding (Beveled and Lapped)	Comox Green	SW 2809		Semi-Gloss
50. Verandah (Shingle Cladding)	Comox Green (Stain)	SW 2809		Semi-Transparent Stain
51. Trim (Fascia, Soffit, Cornerboards, Columns, and Railing)	Oxford Ivory	SW 2833		Gloss
52. Door and Window Casings	Oxford Ivory	SW 2833		Gloss
53. Window Sashes	Comox Green	SW 2809		Semi-Gloss
54. Exterior Wood Doors	Stained and Varnished	n/a		Semi-Gloss
55. Verandah (Decking and Stair Treads)	Edwardian Porch Grey	SW 7075		Non-slip

<sup>1</sup>Colours are matched to the Vancouver Heritage Foundation's and Sherwin Williams True Colours: Historical Colours for Western Canada, developed in 2022.



Front door, 2022, Luxton Heritage



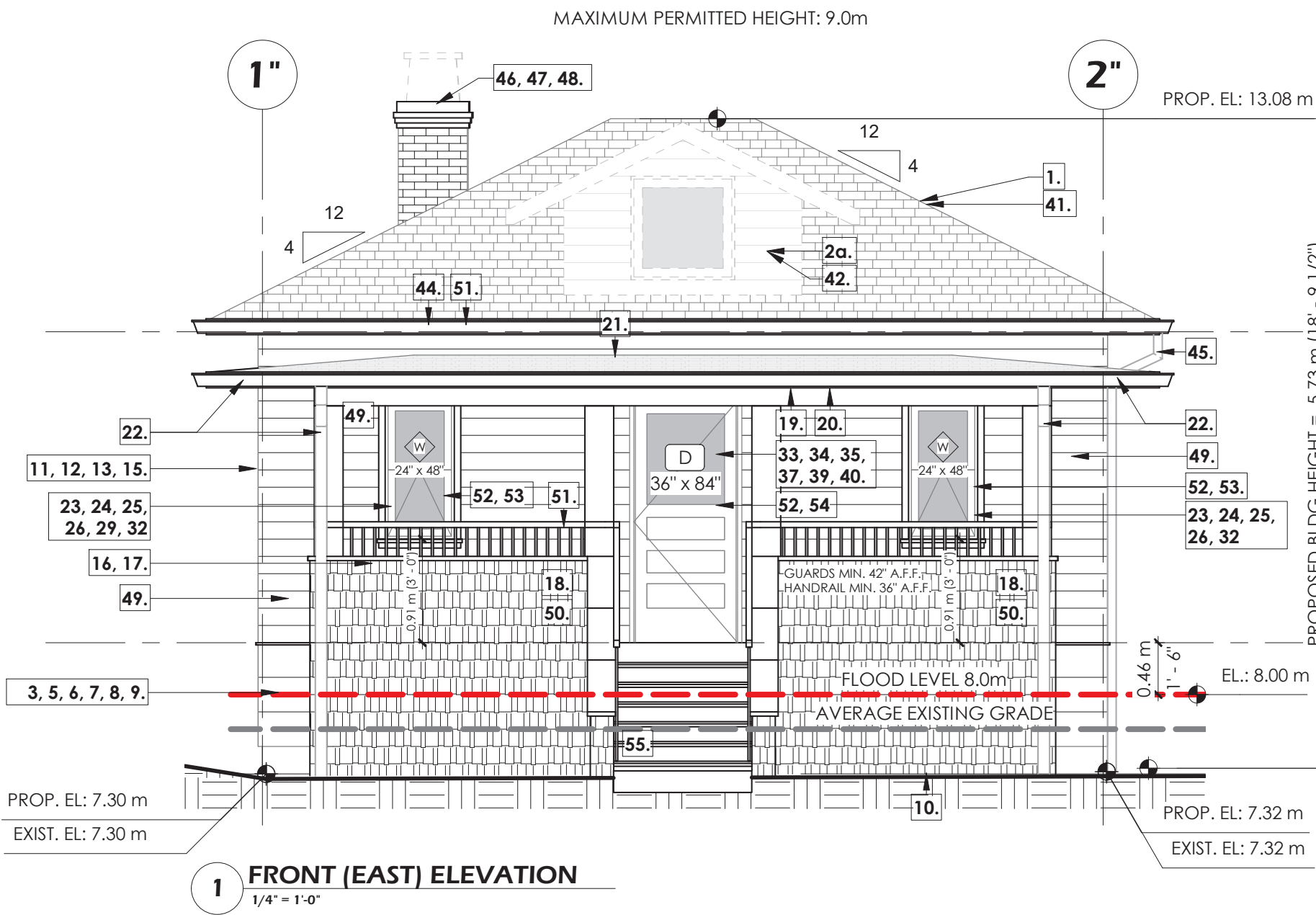
Rear doors as they appeared in 2022, Luxton Heritage



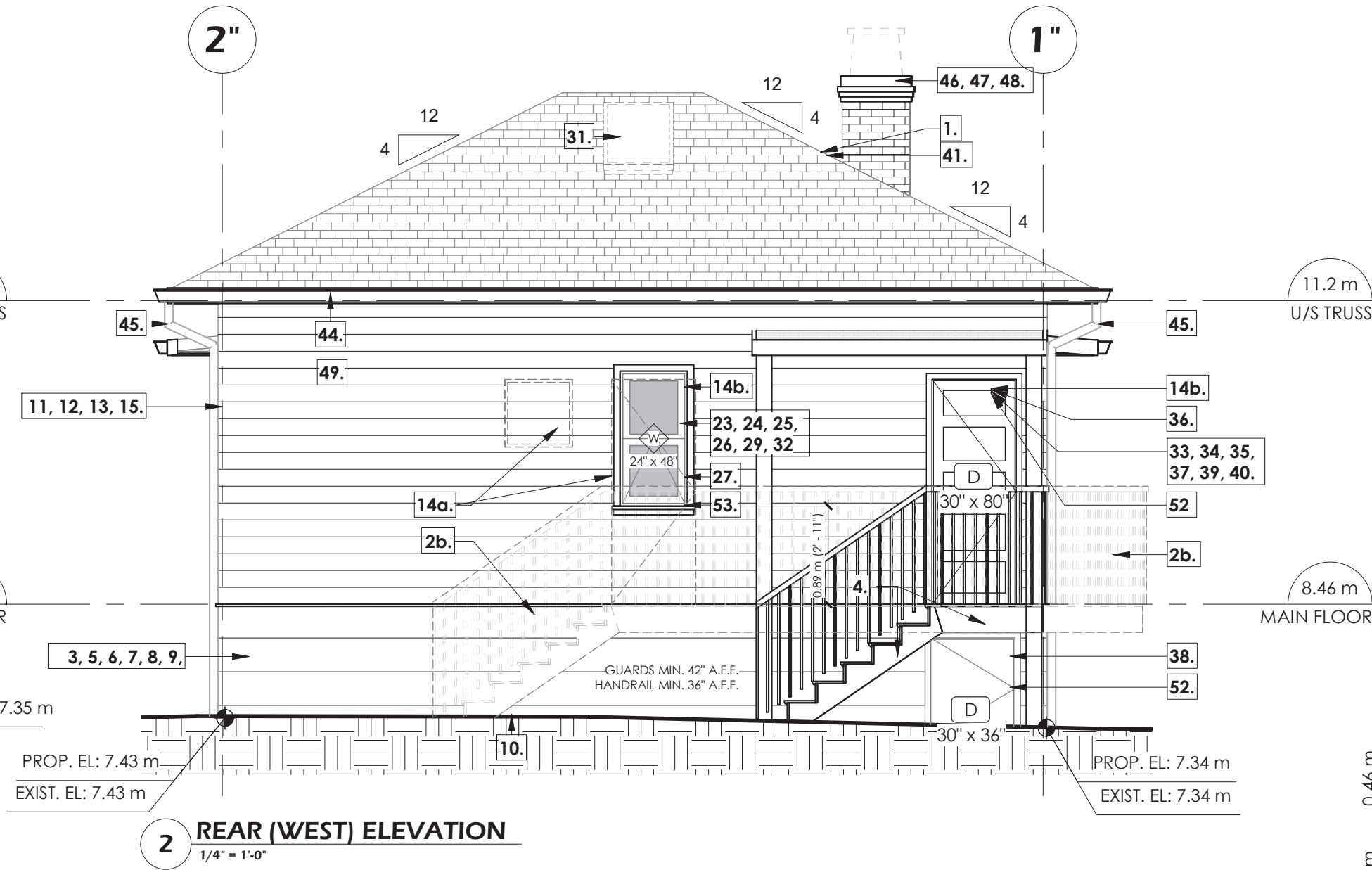
Detail of the original verandah, unknown date, PxCo Heritage Museum & Archives 2010.012.9



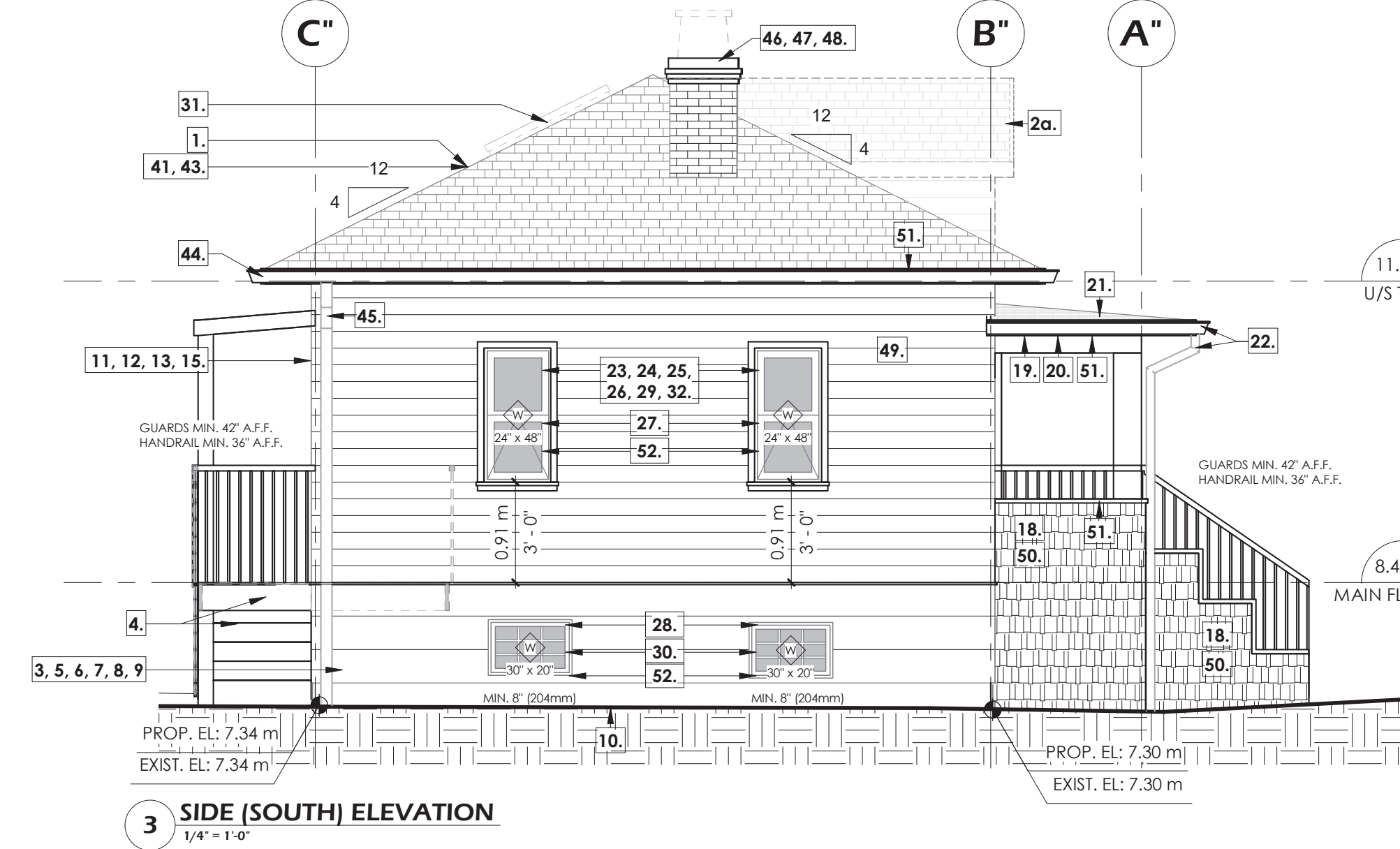
Example of an original wood sash window (left, 2022), and a modern replacement within a resized original window opening (right, 2024), Luxton Heritage



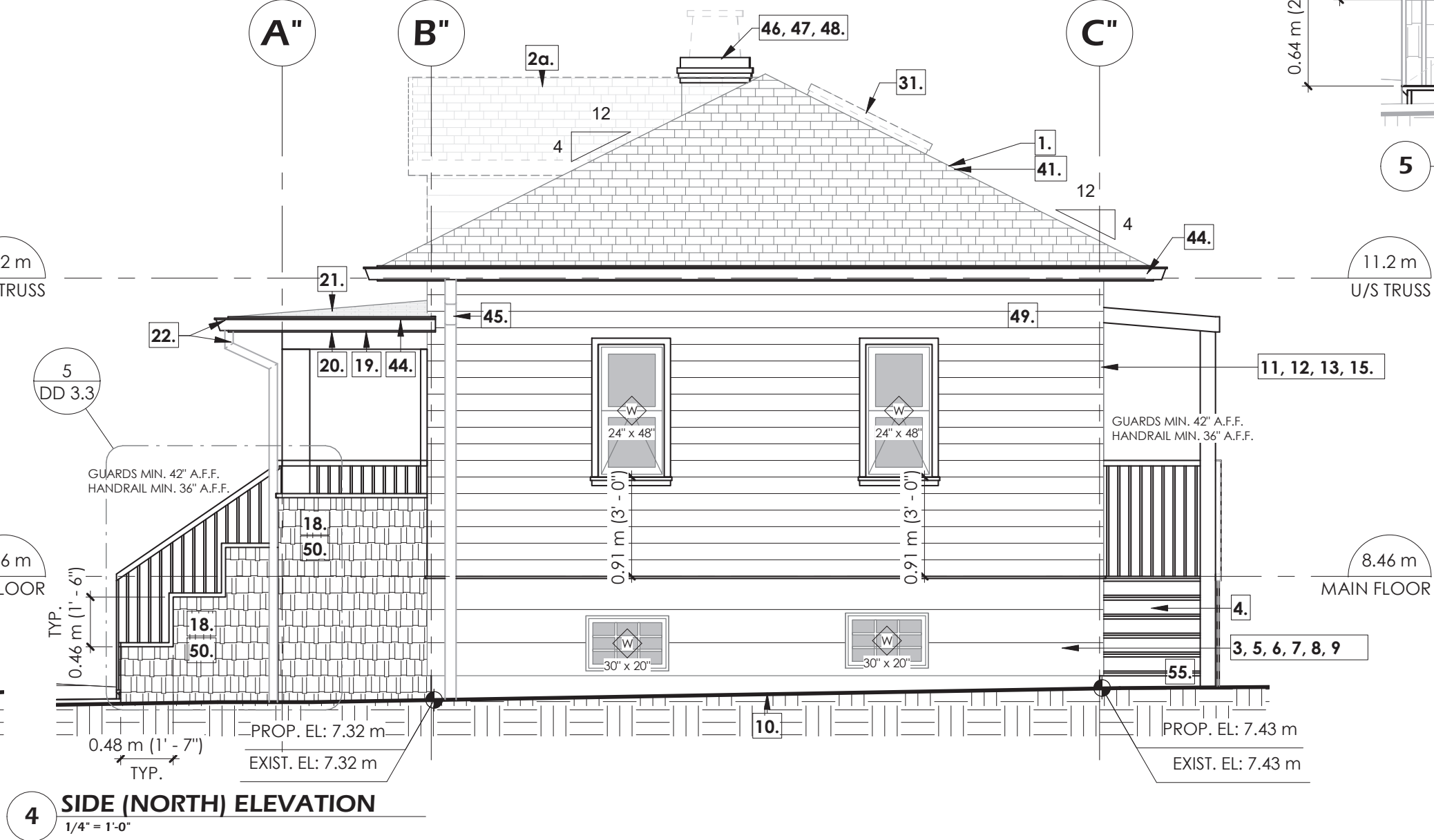
1 FRONT (EAST) ELEVATION  
1/4" = 1'-0"



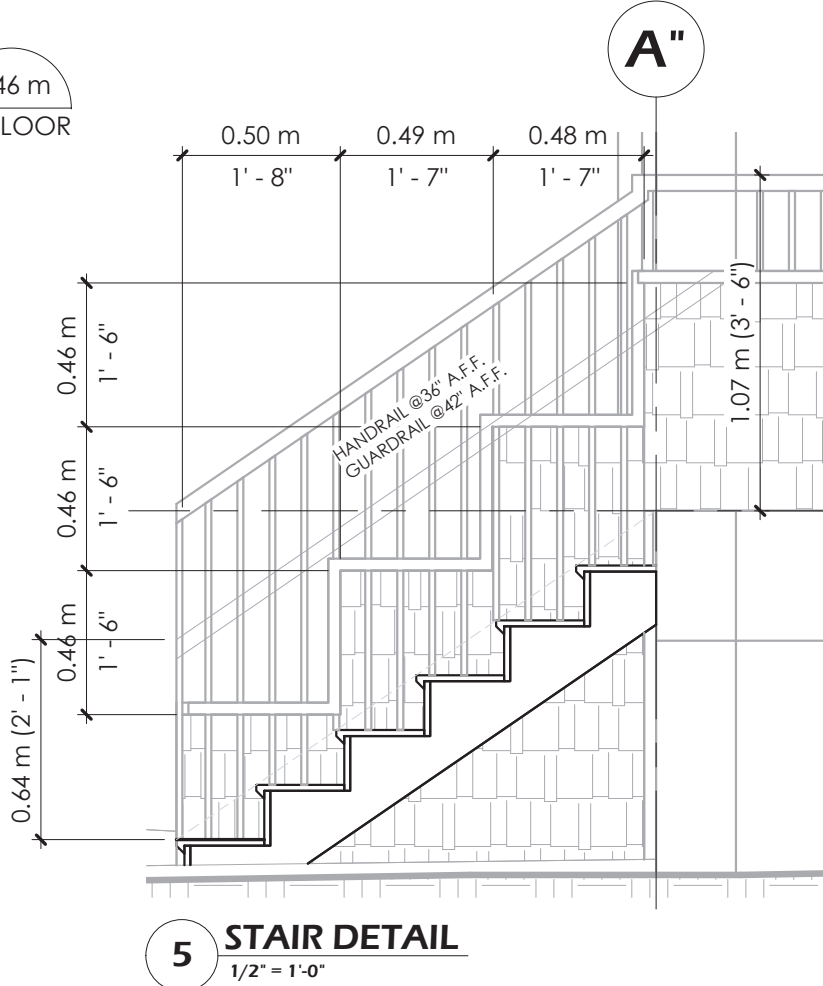
2 REAR (WEST) ELEVATION  
1/4" = 1'-0"



3 SIDE (SOUTH) ELEVATION  
1/4" = 1'-0"



4 SIDE (NORTH) ELEVATION  
1/4" = 1'-0"



5 STAIR DETAIL  
1/2" = 1'-0"

8/22/2024 9:09:45 AM

PROJECT:  
910 WESTWOOD ST  
COQUITLAM - LOT C

HERITAGE BLDG

DRAWING TITLE:  
HERITAGE BLDG RETENTION

DRAWING NO.

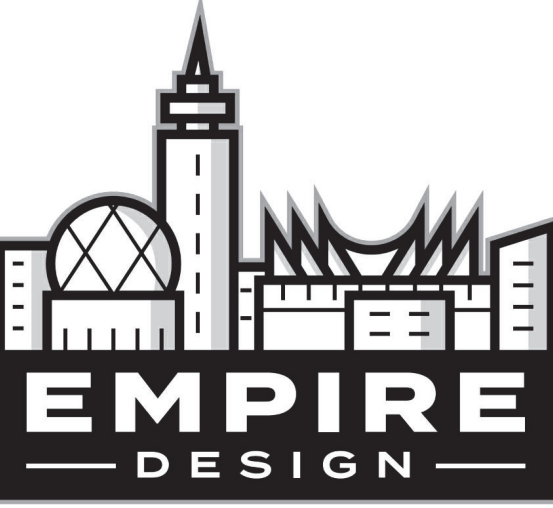
DD 3.3

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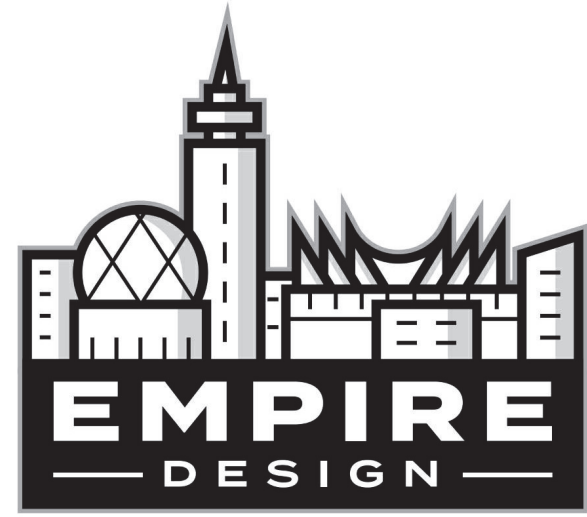
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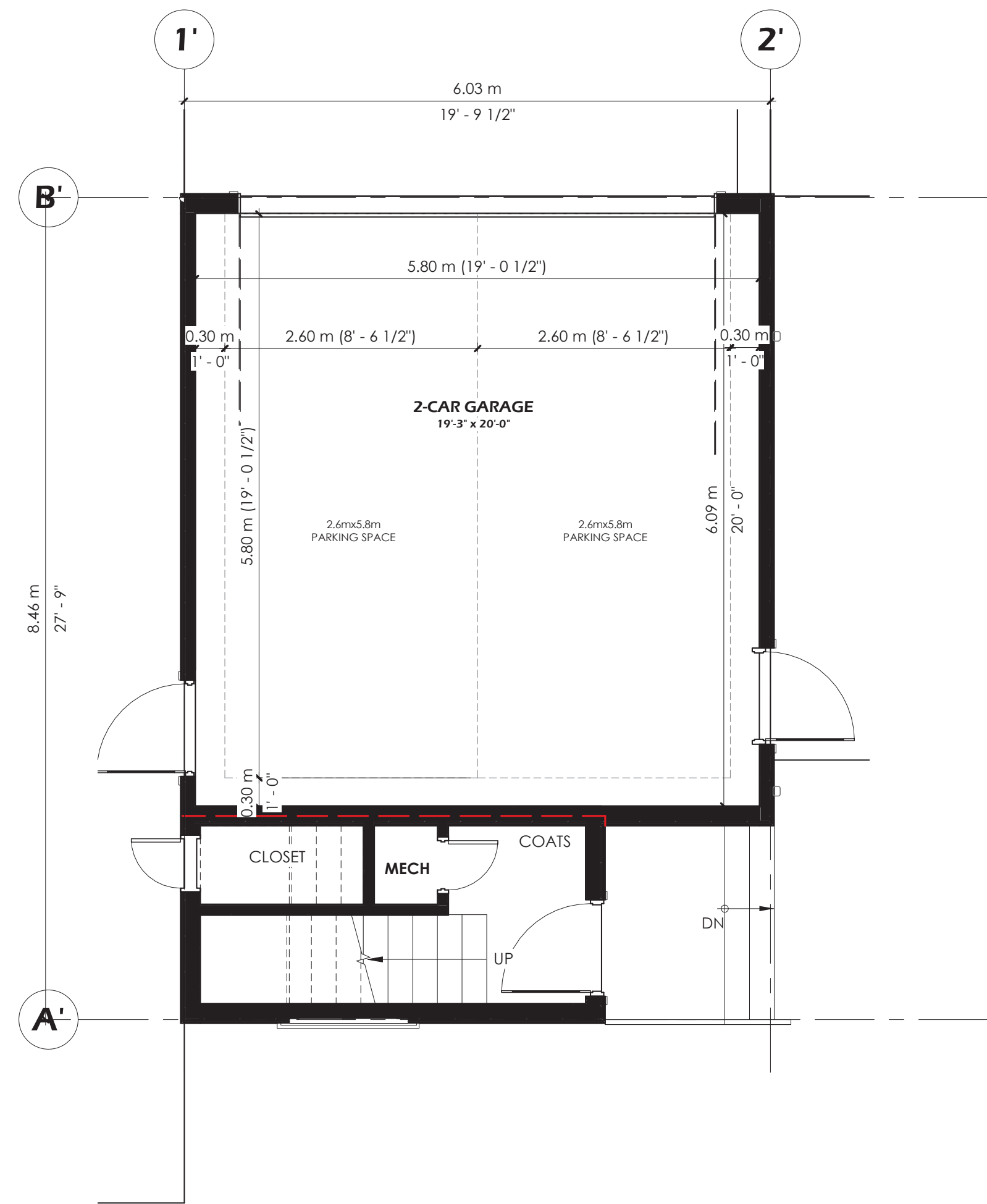
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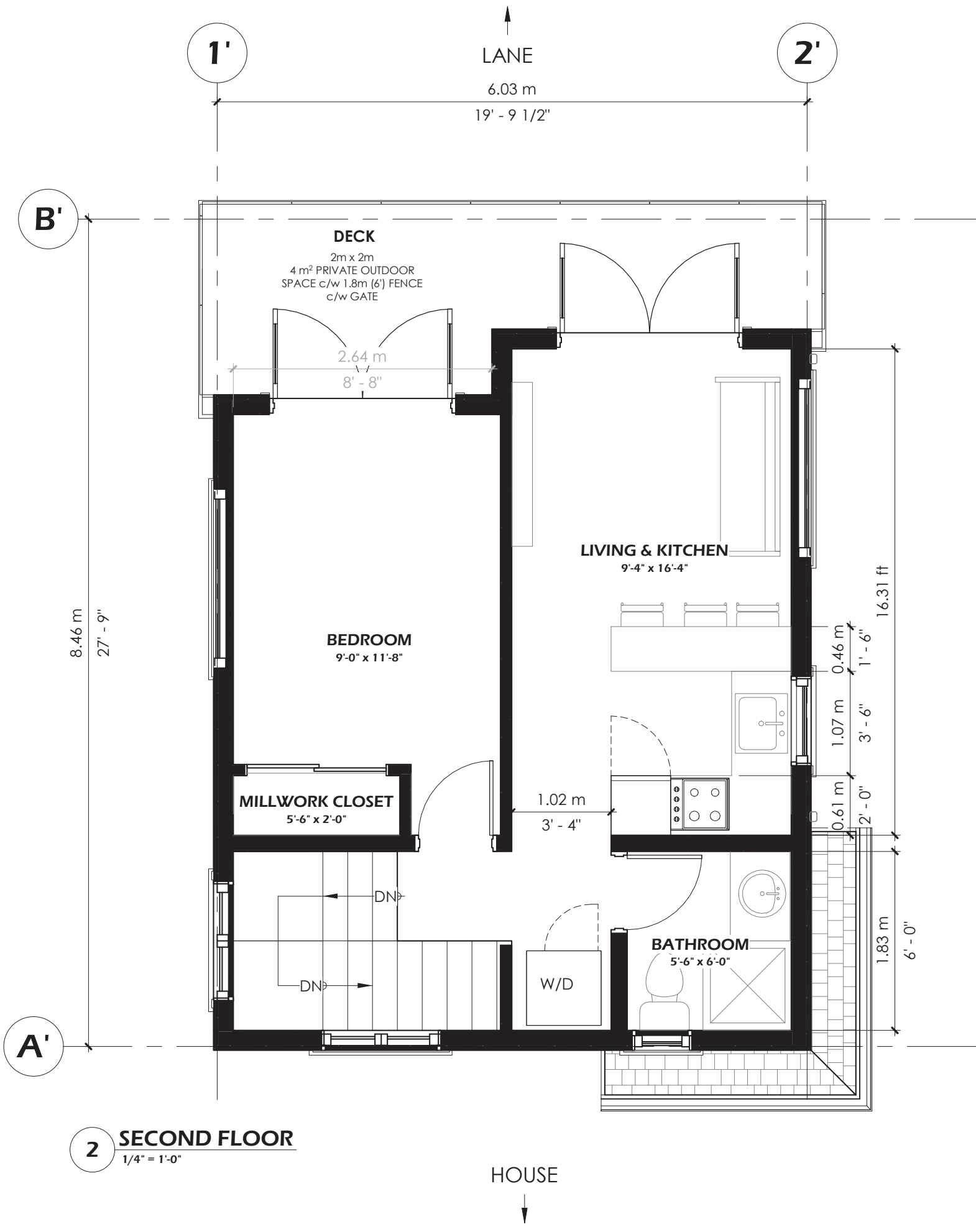
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FLOOR AREA SUMMARY	
CARRIAGE	49 m <sup>2</sup>
GARAGE	40 m <sup>2</sup>
MAIN FLOOR	9 m <sup>2</sup>
	99 m <sup>2</sup>

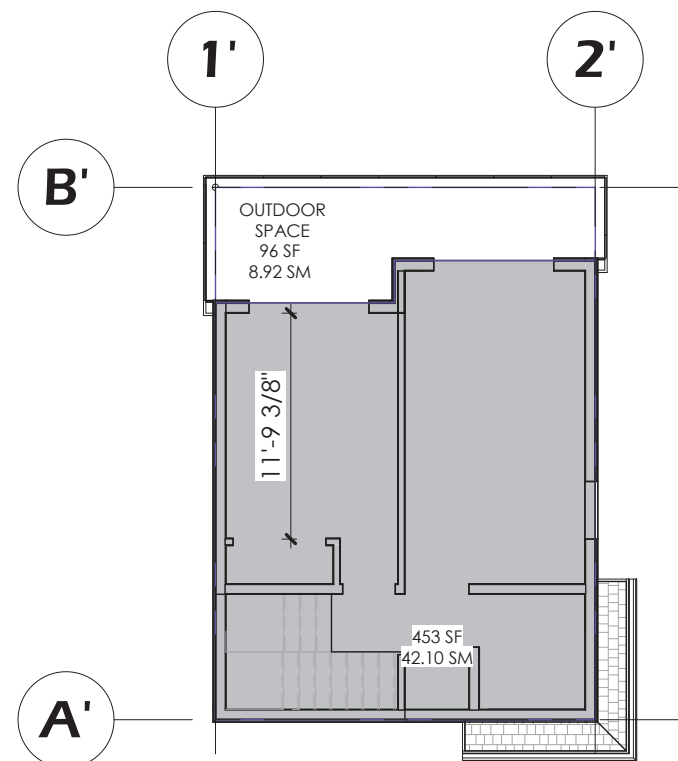
R57 D DENSITY  
CARRIAGE HOUSE 50m (538 sf)  
EXCLUDED:  
• 4.6m (50 sf) STORAGE  
• GARAGE AREA



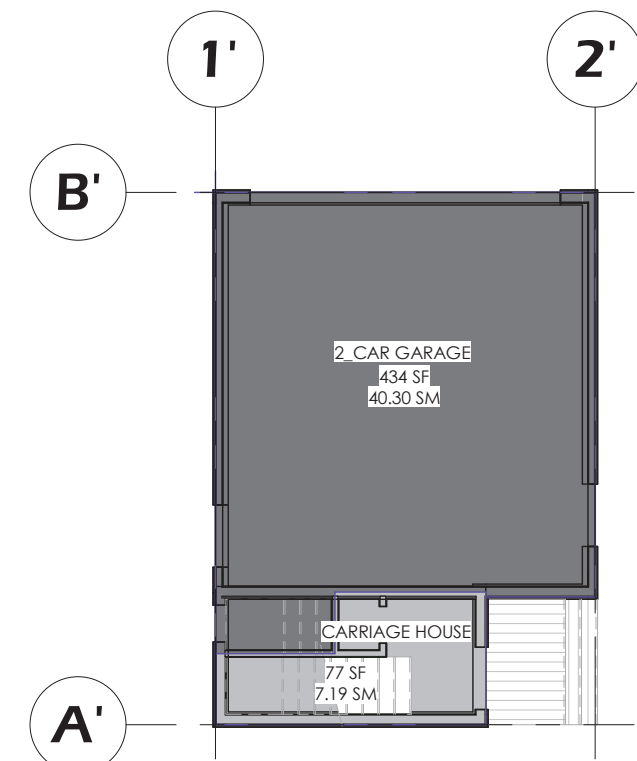
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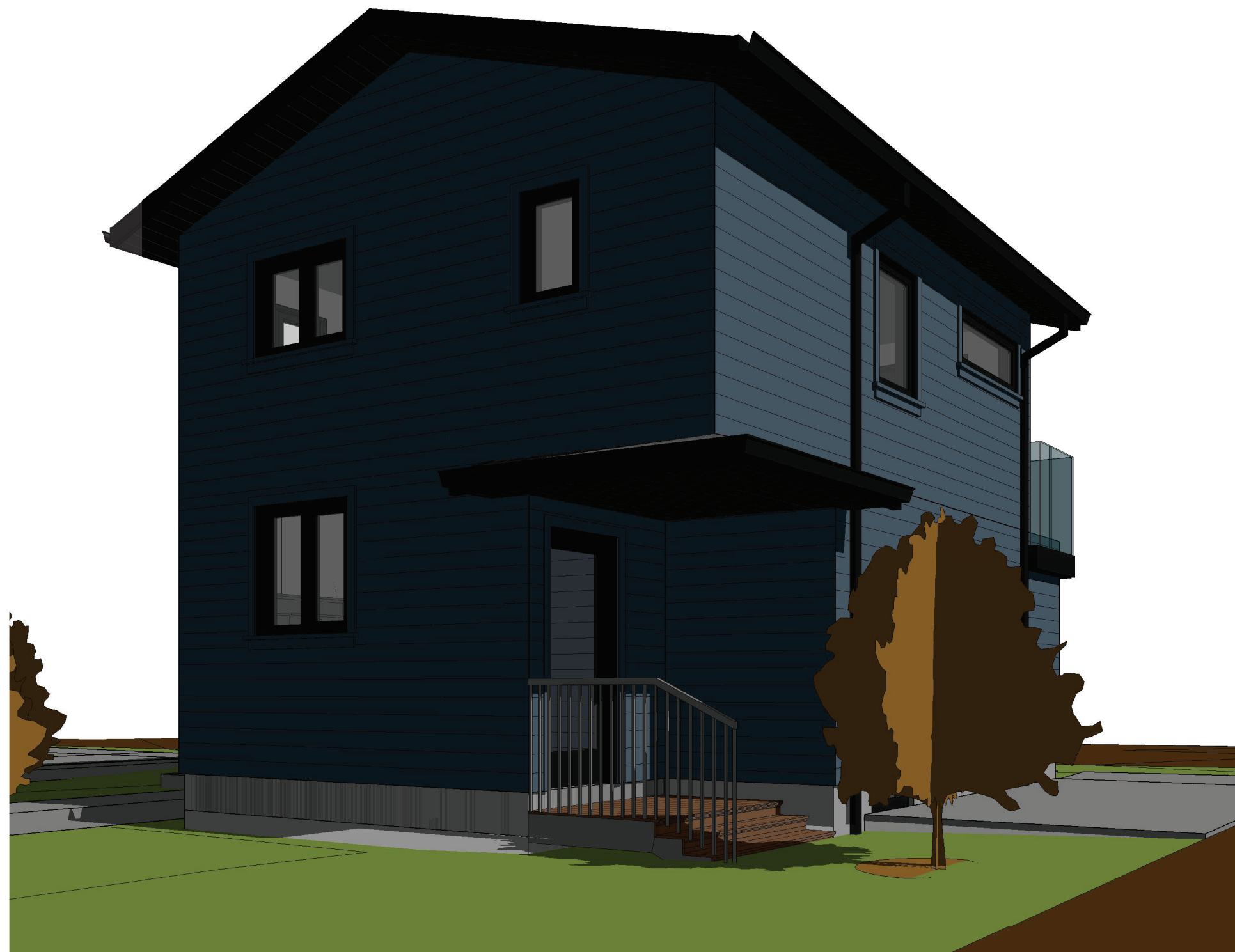
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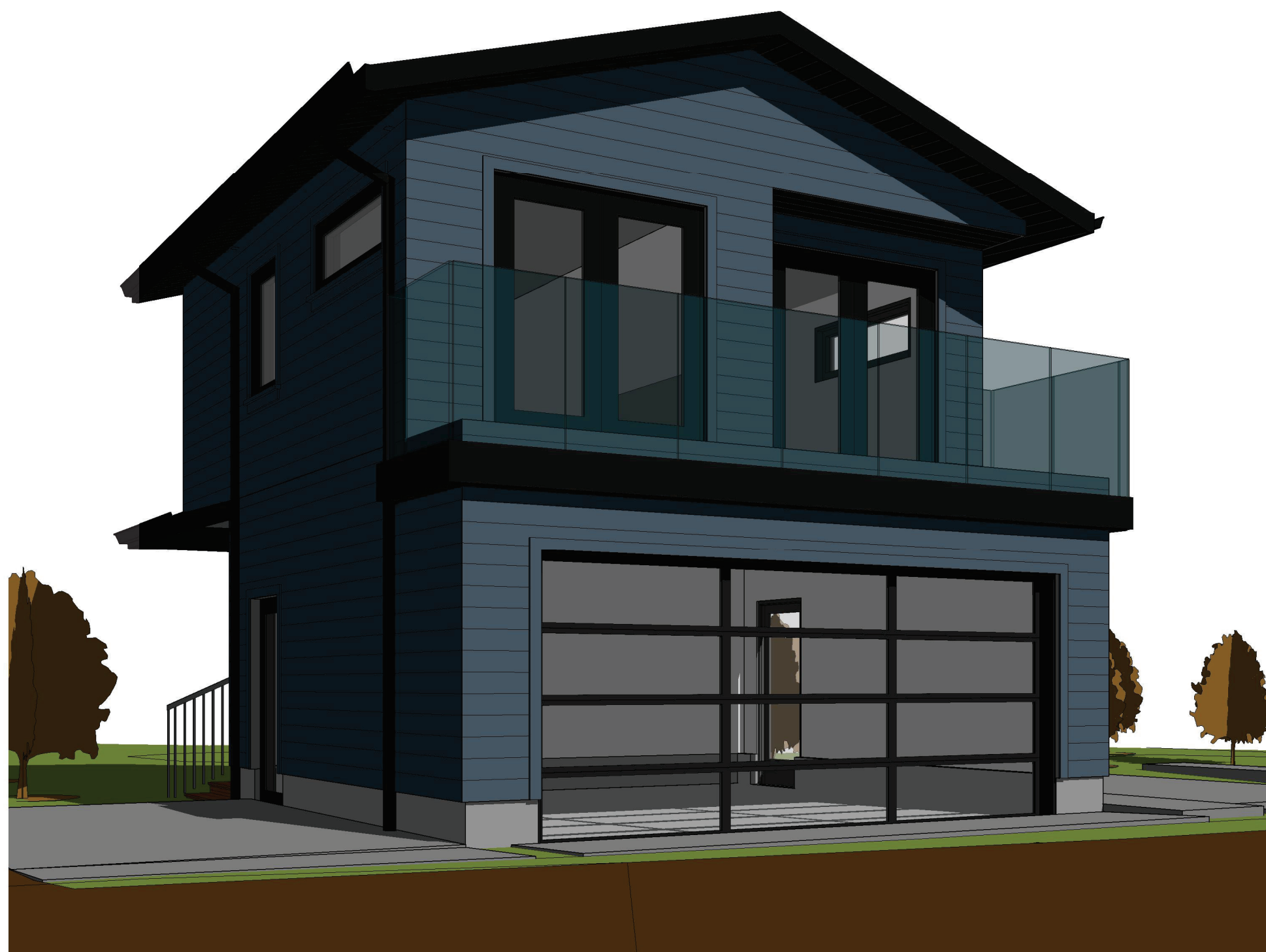
4 AREA OVERLAY - UPPER FLOOR  
1" = 10'-0"



3 AREA OVERLAY - MAIN FLOOR  
1" = 10'-0"



6 REAR YARD VIEW



5 LANE VIEW Copy 1

THESE PLANS ARE FOR CONCEPT ONLY

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PROJECT:

910 WESTWOOD DR  
COQUITLAM - LOT A

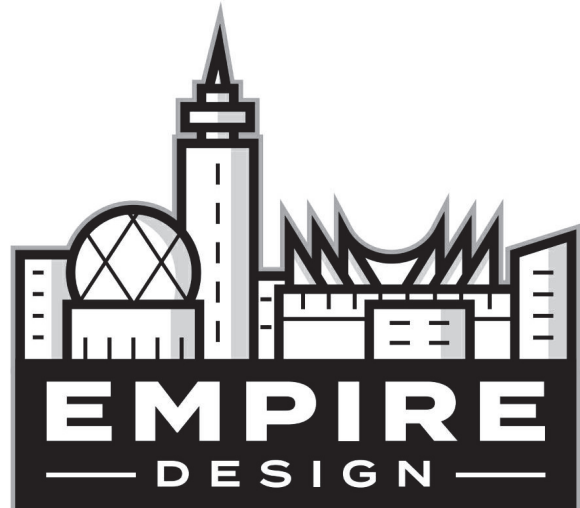
CARRIAGE HOUSE

DRAWING TITLE:

CARRIAGE HOUSE PLANS

DRAWING NO.

DD 3.2

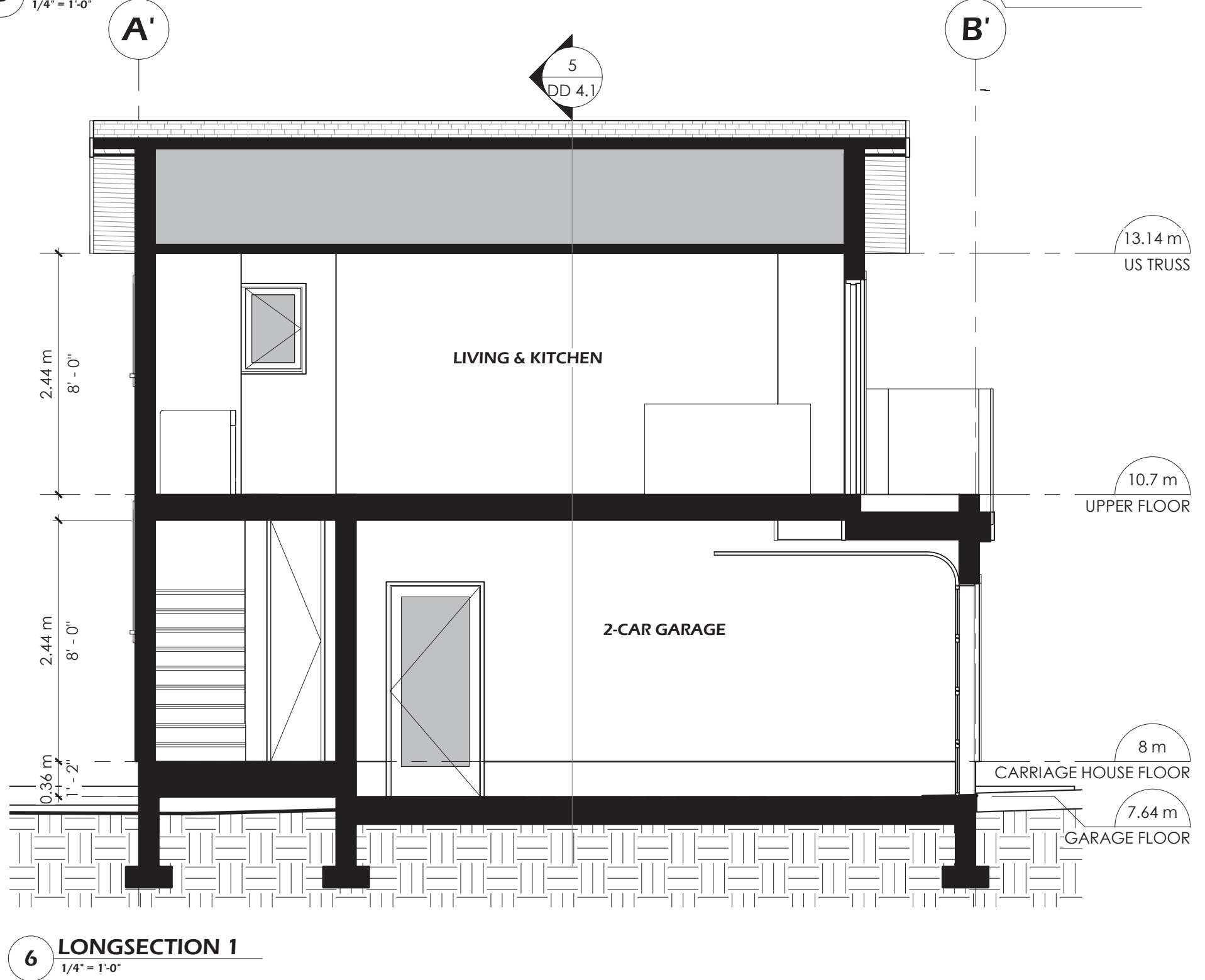
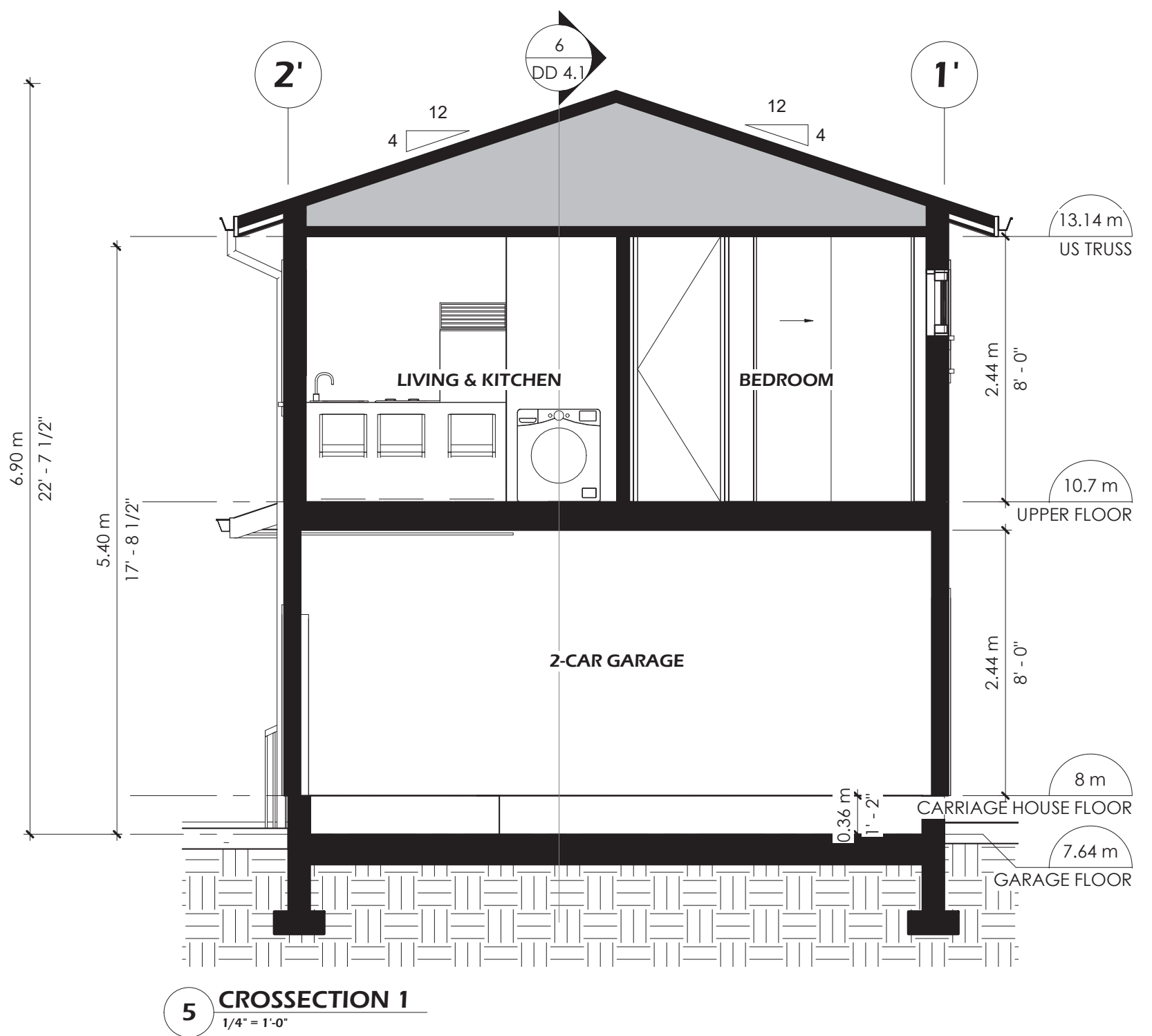
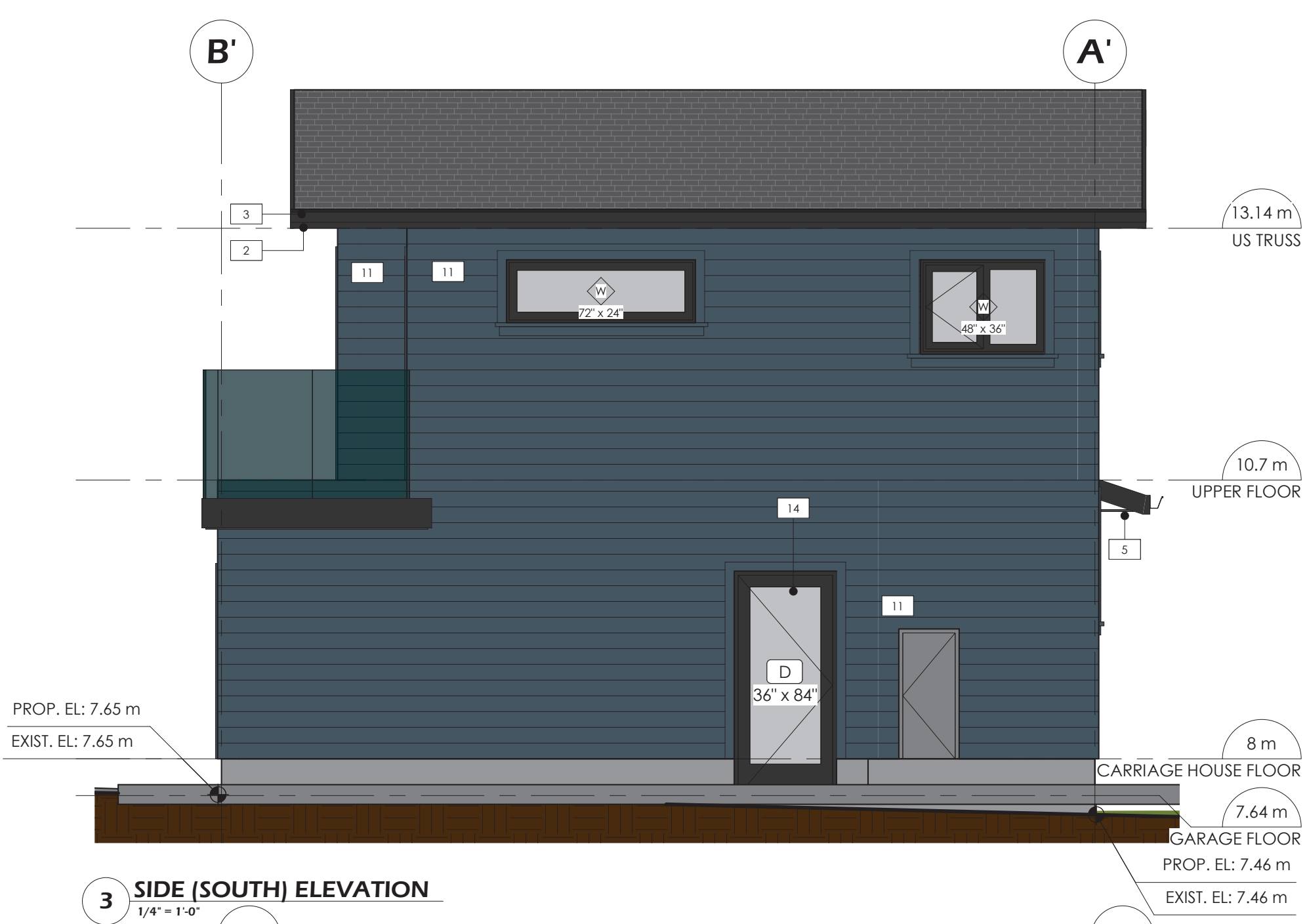
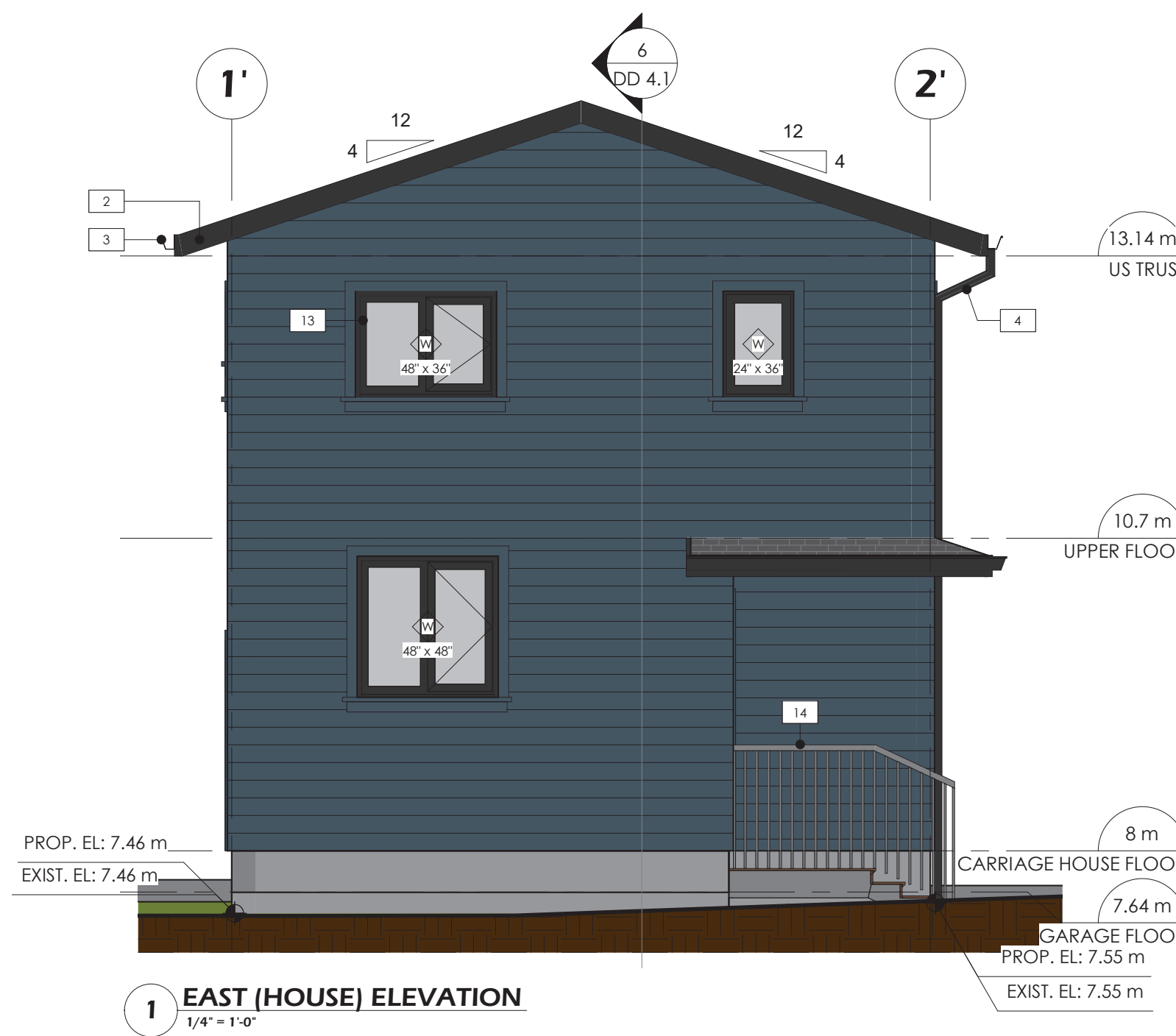
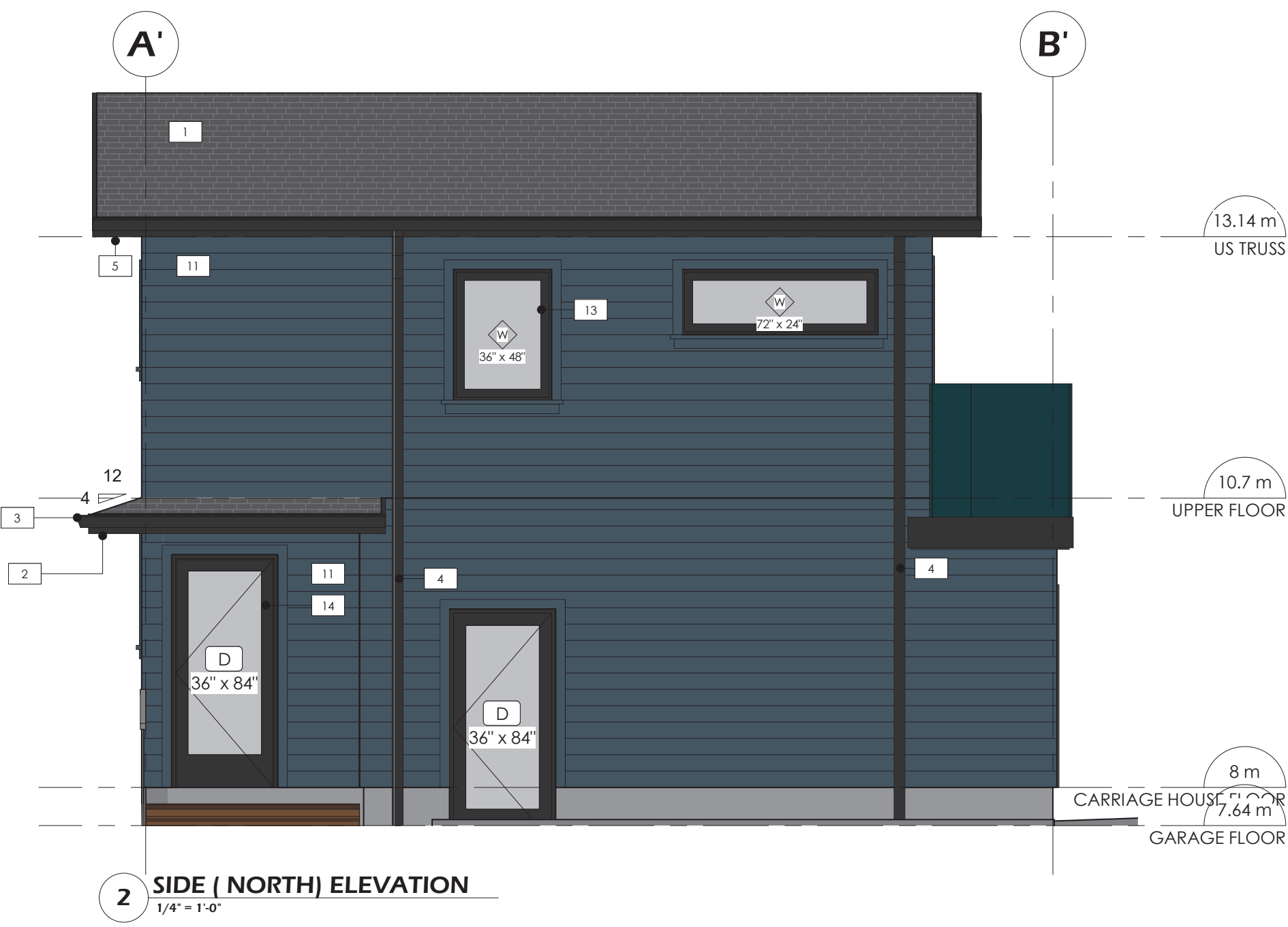
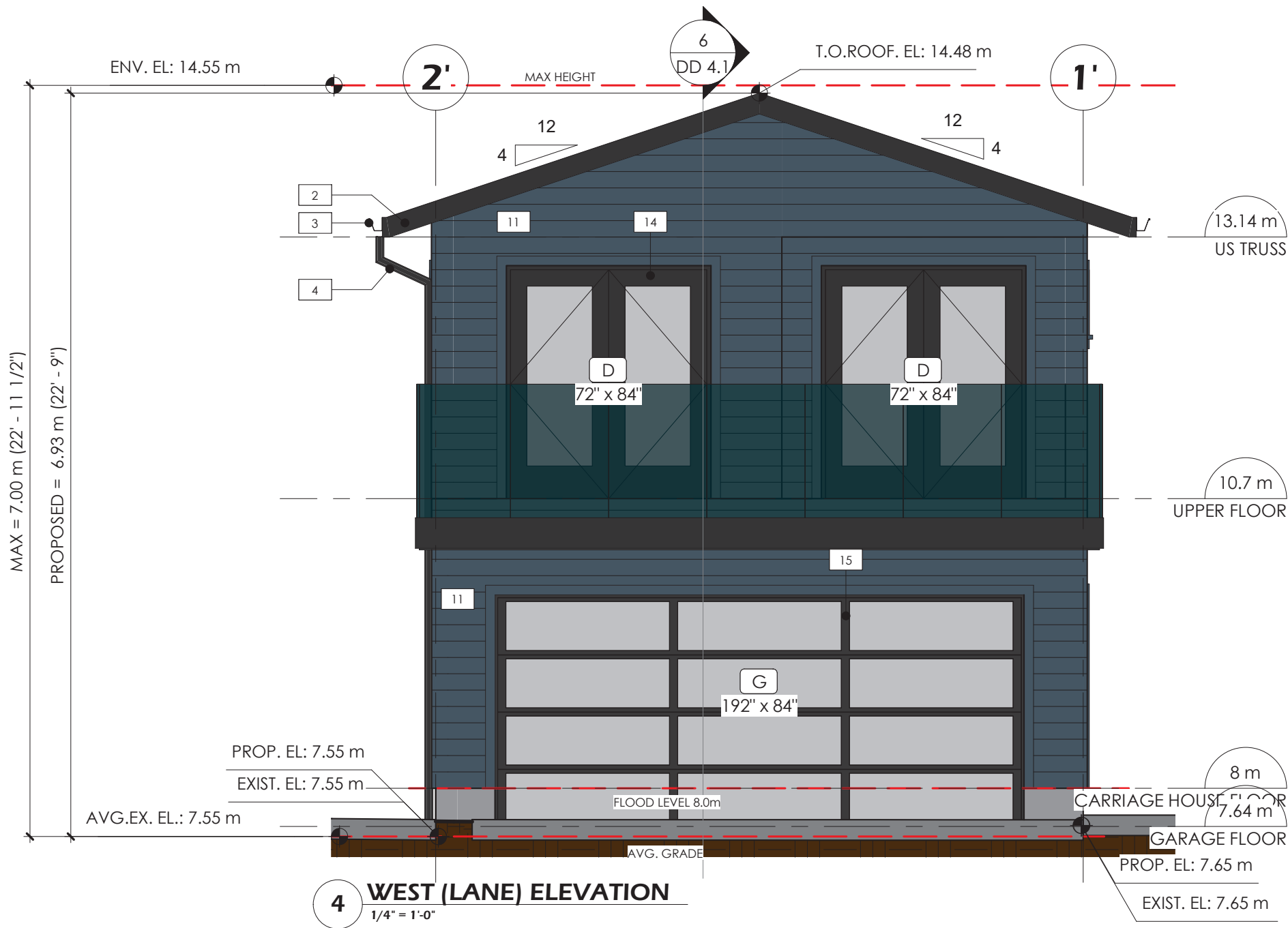


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EXTERIOR MATERIAL SCHEDULE	
#	MATERIAL DESCRIPTION
1	ASHPAULT SHINGLES
2	WOOD FASCIA
3	6" HANG ON GUTTER
4	RAIN WATER LEADER
5	CEDAR SOFFIT
11	HARDIE SHIPLAP SIDING
13	WINDOWS w/ WOOD TRIM
14	DOORS
15	GARAGE DOORS



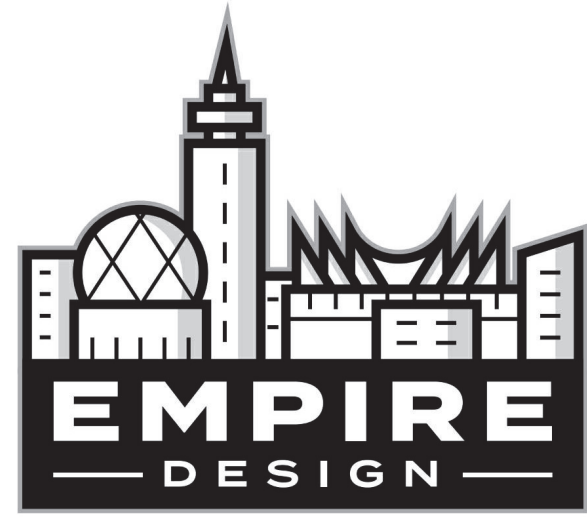
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PROJECT:  
910 WESTWOOD DR  
COQUITLAM - LOT A

CARRIAGE HOUSE

DRAWING TITLE:  
ELEVATIONS & SECTIONS  
DRAWING NO.

DD 4.1

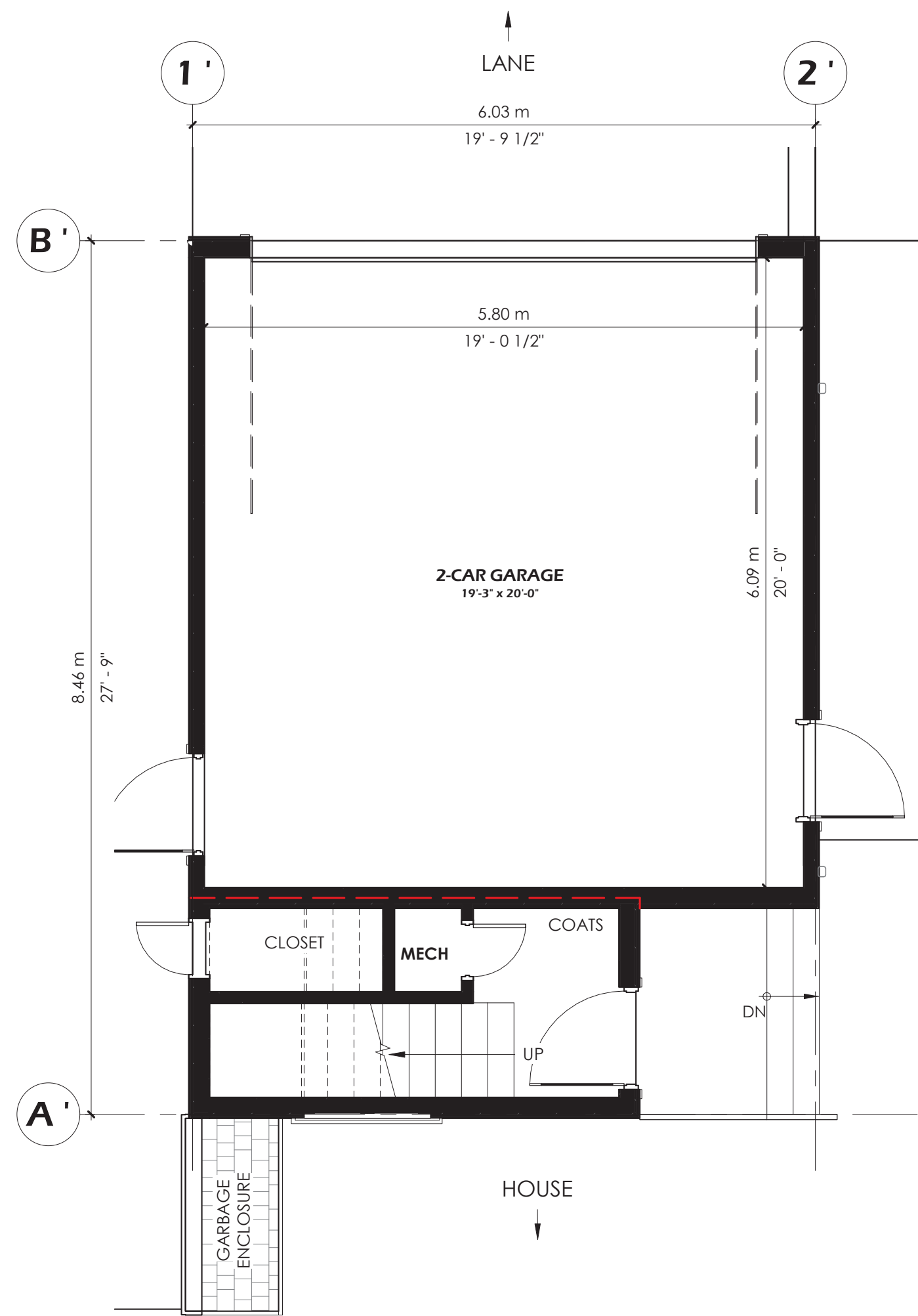


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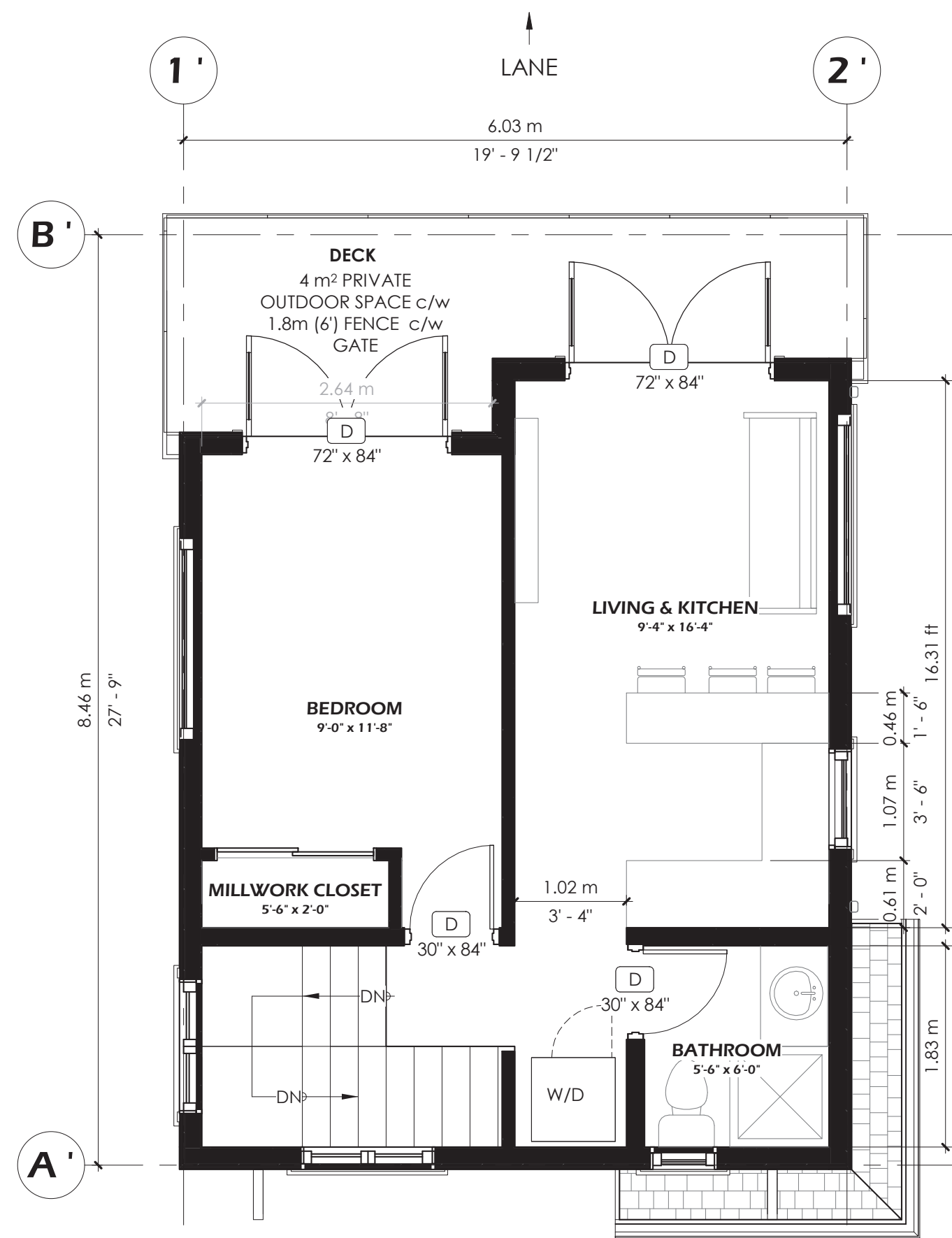
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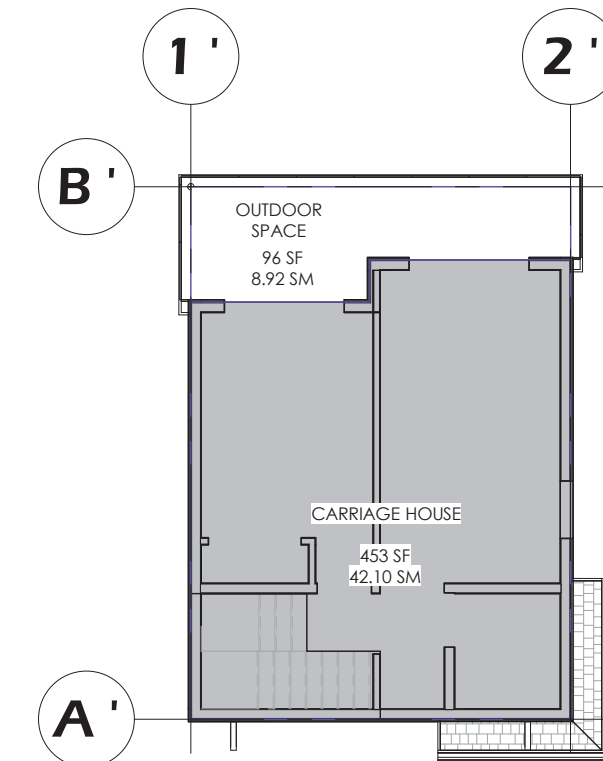
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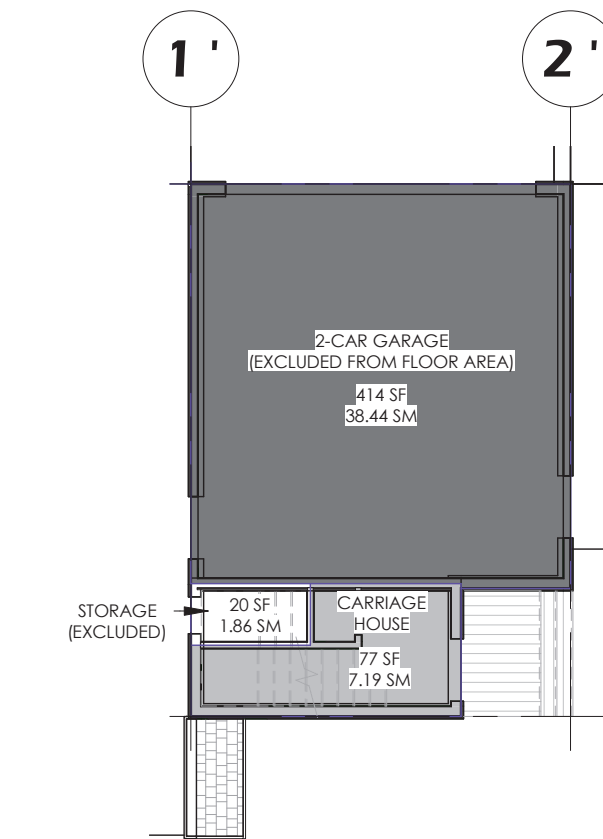
1 2ND FLOOR  
1/4" = 1'-0"



2 3RD FLOOR  
1/4" = 1'-0"



4 AREA OVERLAY - UPPER FLOOR  
1" = 10'-0"



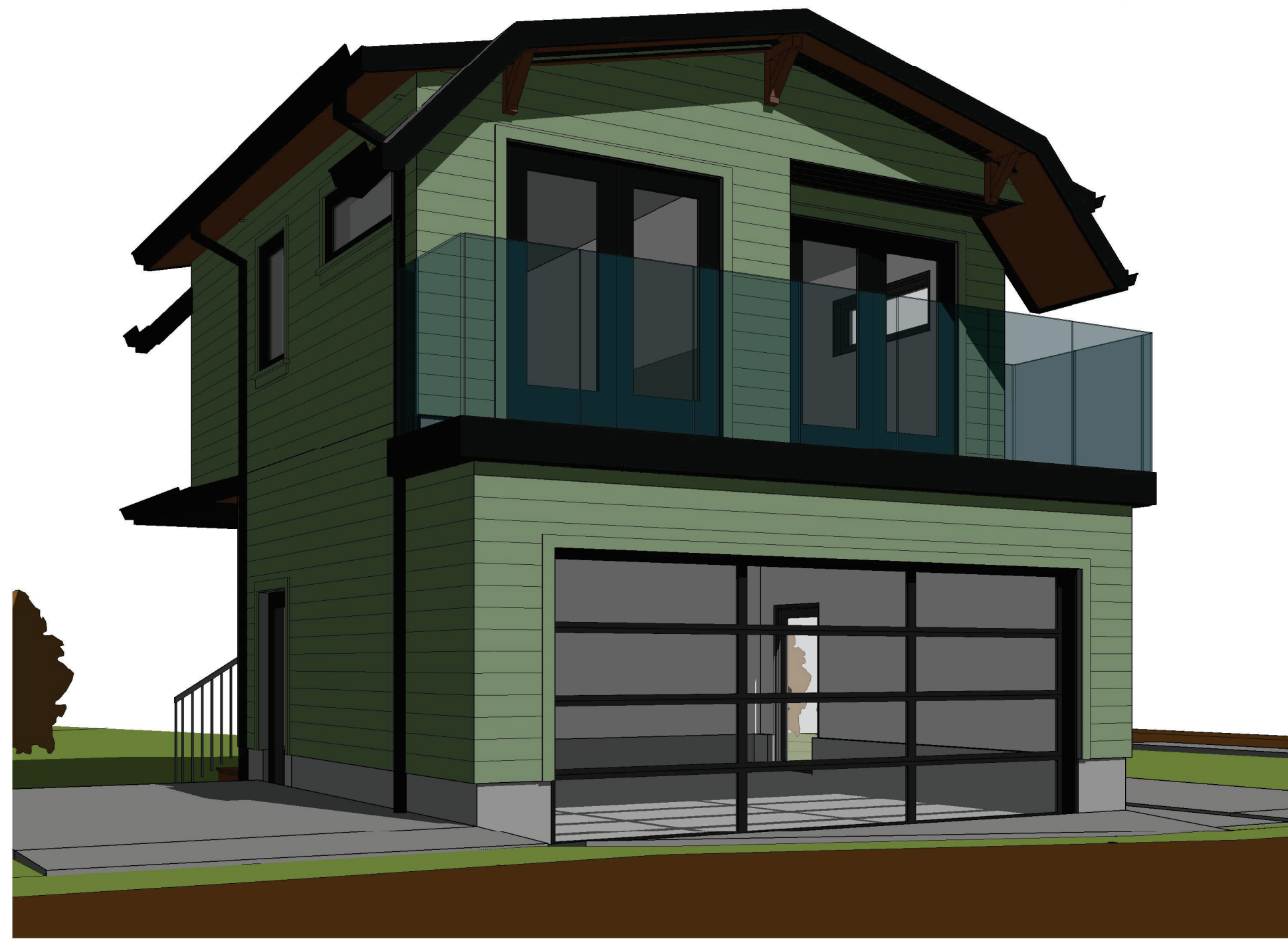
3 AREA OVERLAY - MAIN FLOOR  
1" = 10'-0"

FLOOR AREA SUMMARY	
CARRIAGE	49 m <sup>2</sup>
	49 m <sup>2</sup>

R57 D.DENSITY  
CARRIAGE HOUSE 50m (538 sf) + 4.6m (50 sf) ground storage  
CARRIAGE GARAGE IS EXCLUDED FROM FLOOR AREA



5 REAR YARD VIEW



6 LANE VIEW

THESE PLANS ARE FOR CONCEPT ONLY

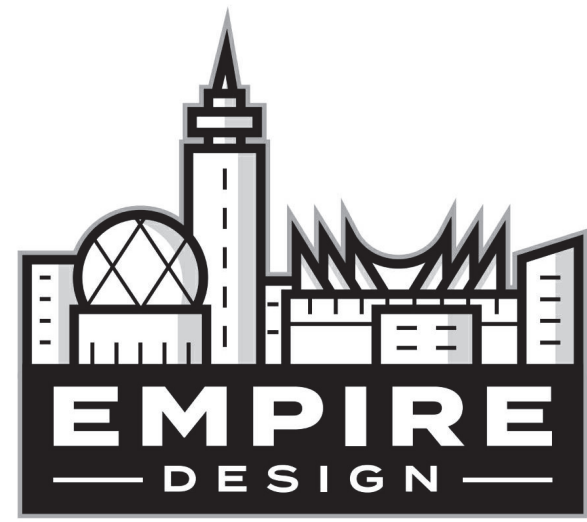
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PROJECT:  
910 WESTWOOD DR  
COQUITLAM - LOT B

CARRIAGE HOUSE

DRAWING TITLE:  
FLOOR PLANS  
DRAWING NO.

DD 3.2



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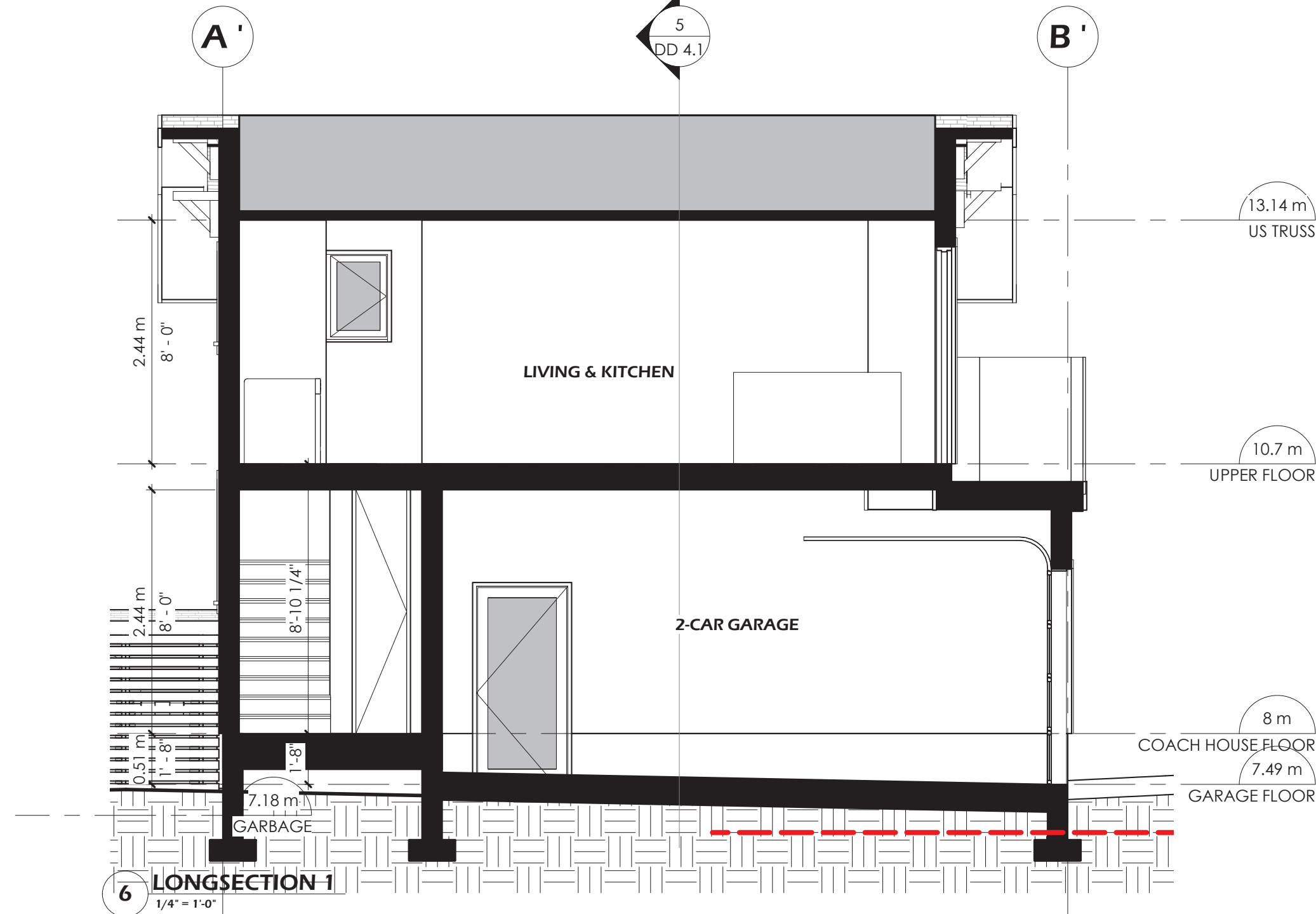
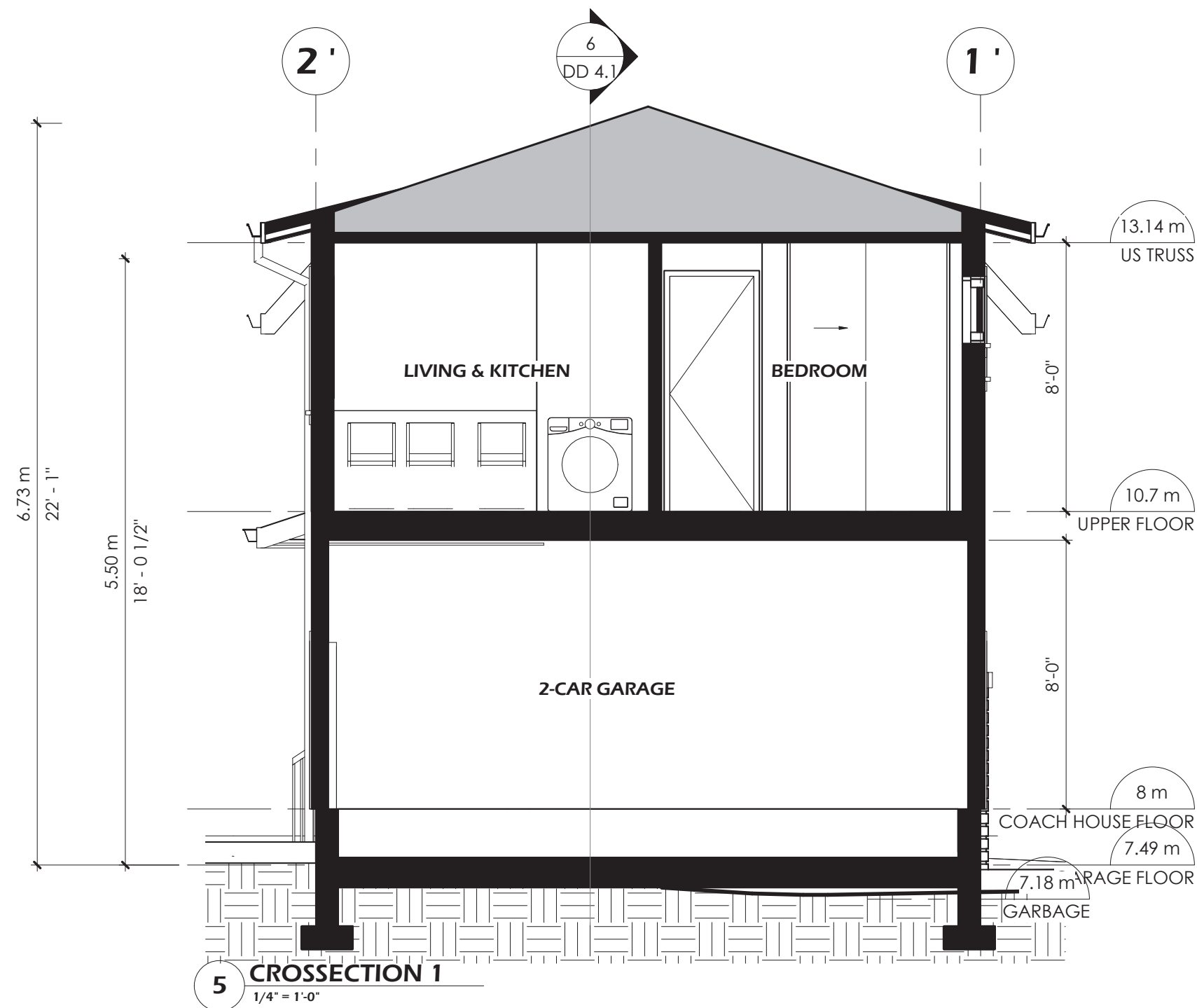
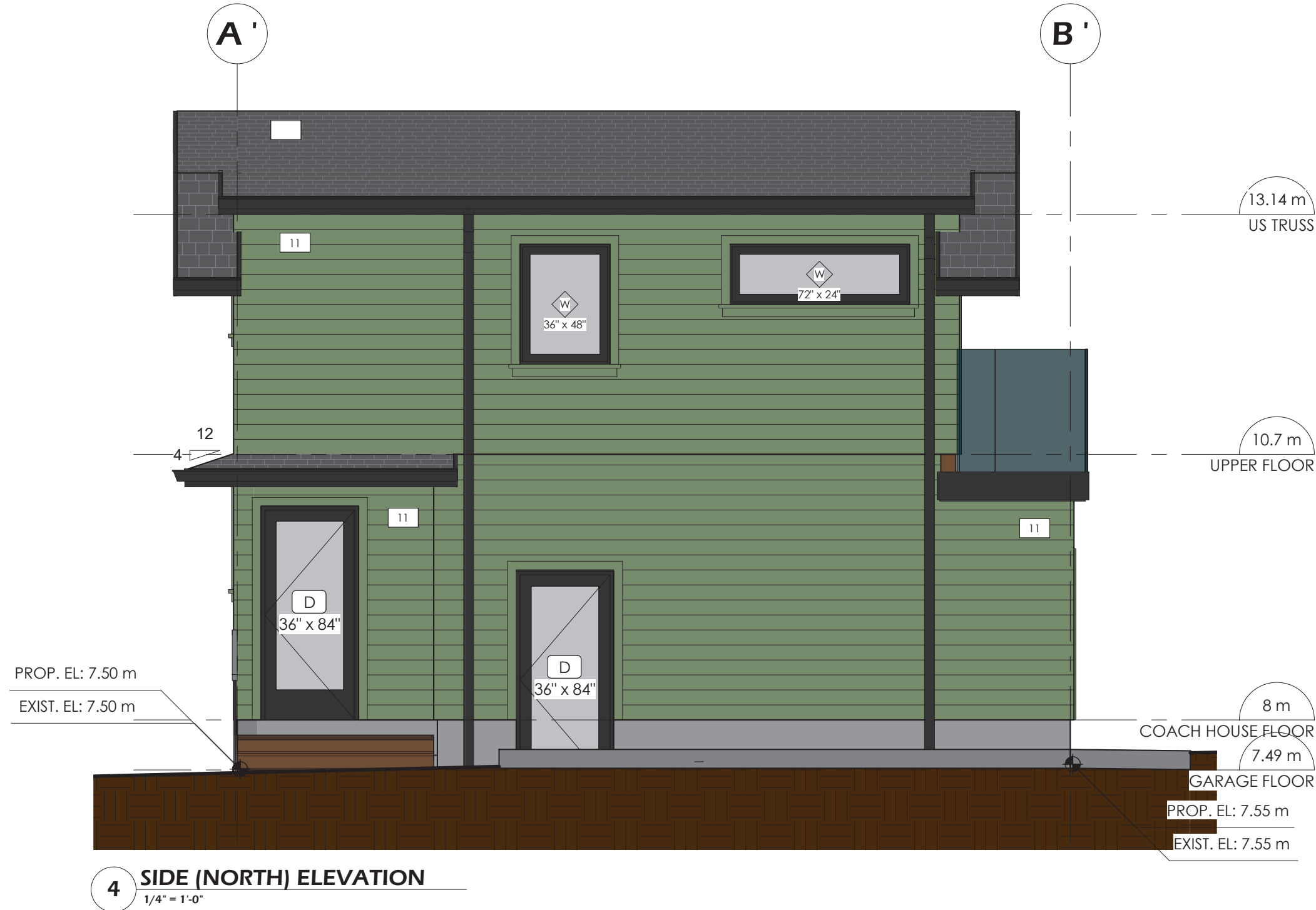
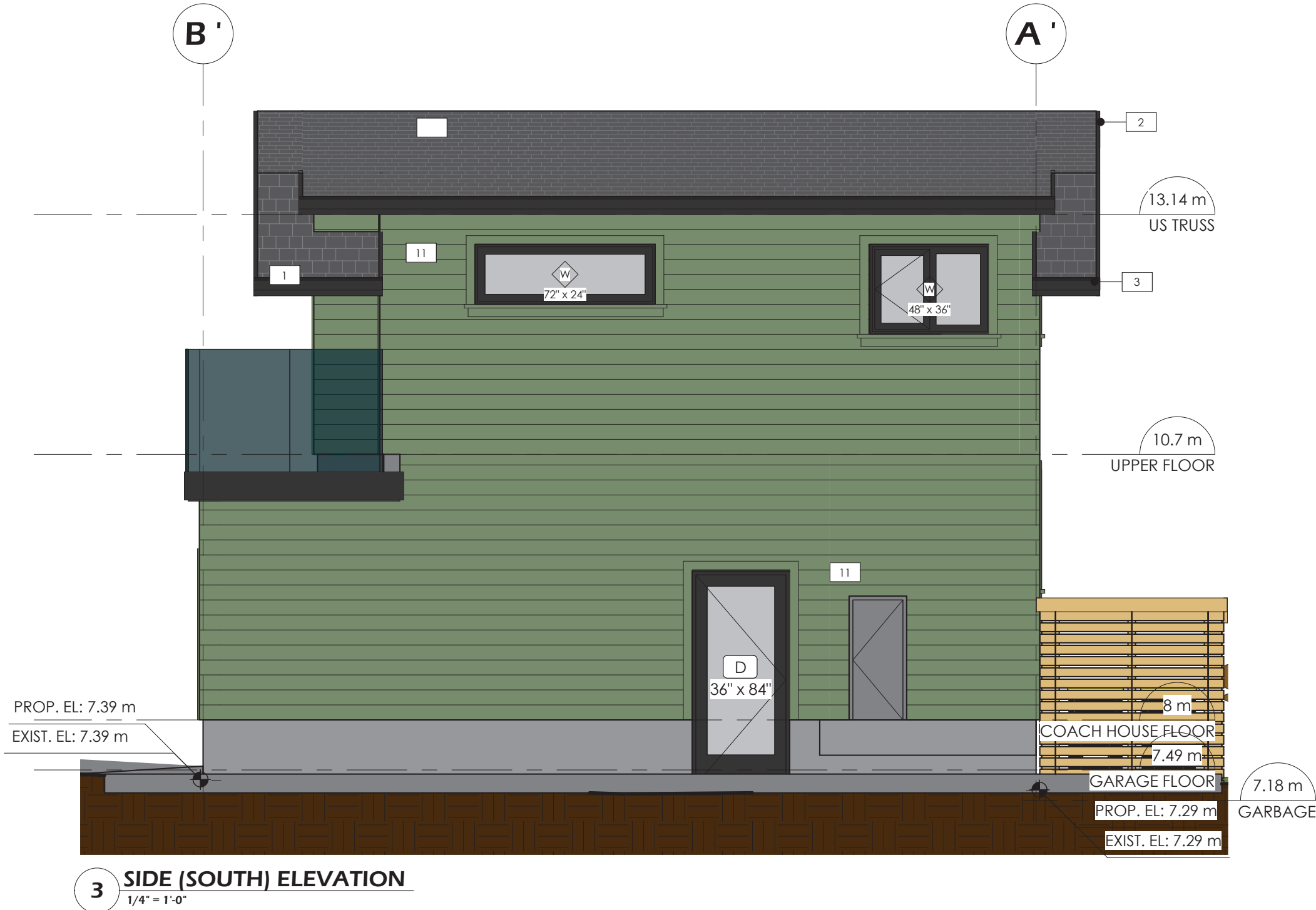
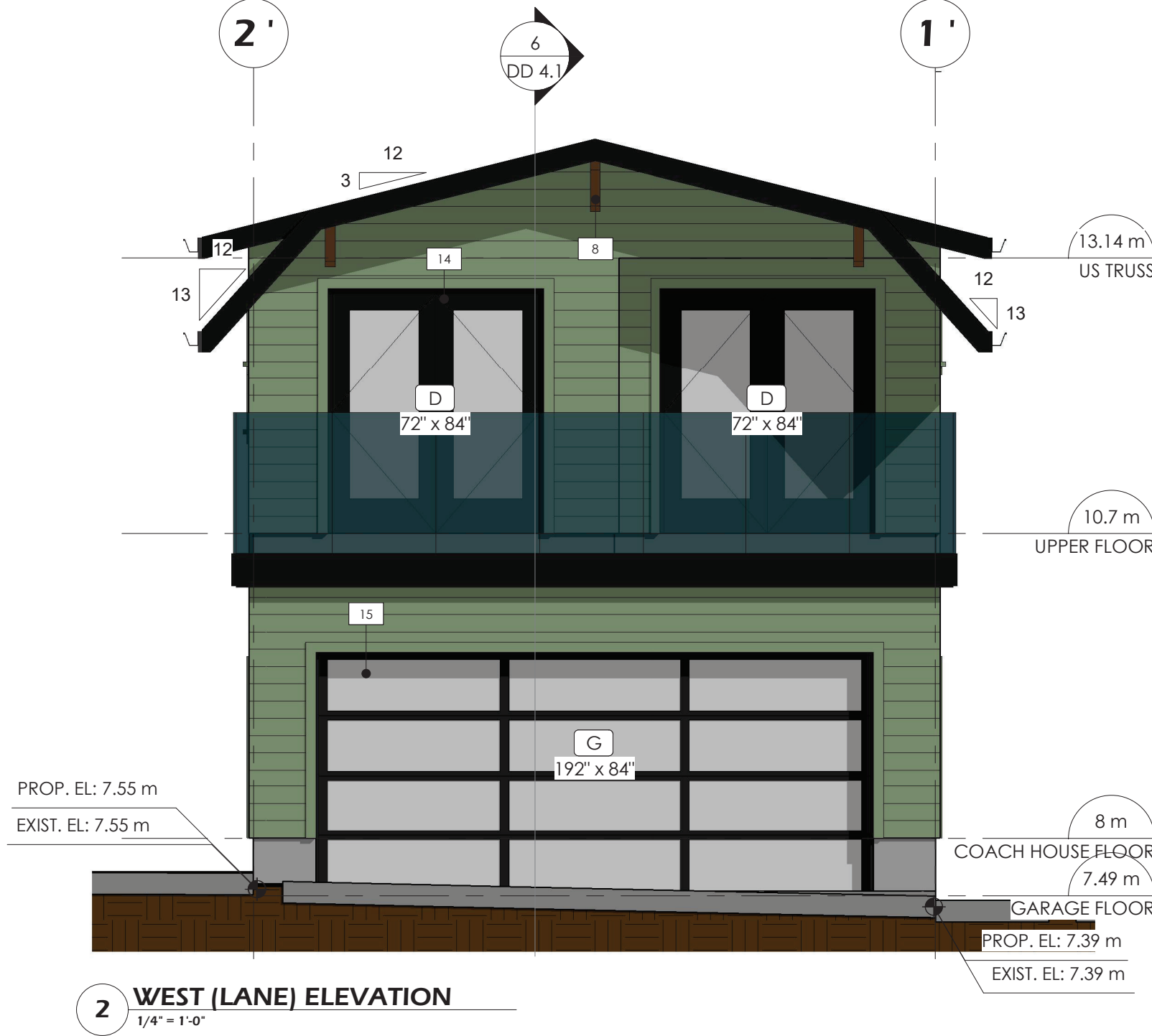
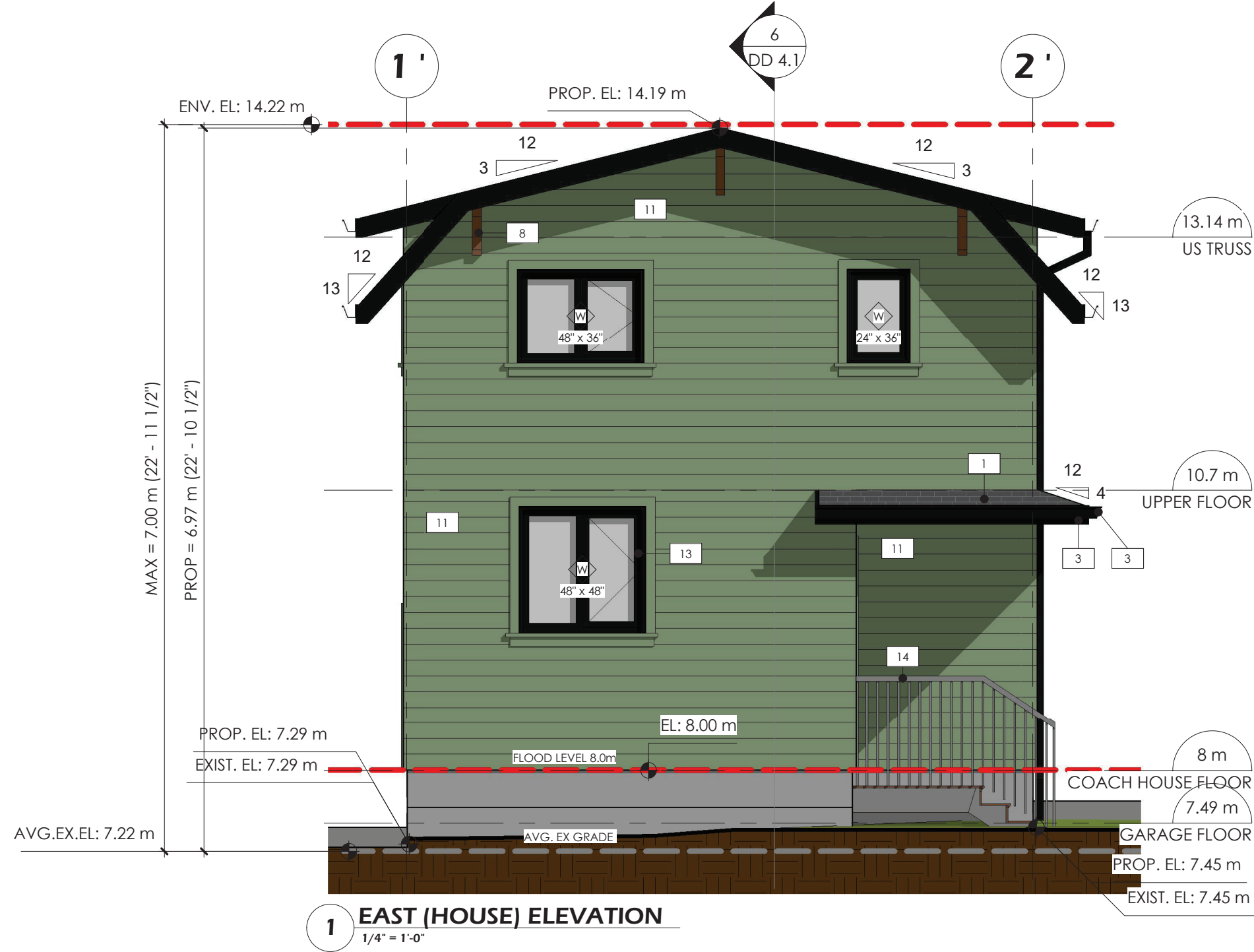
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NO.	DATE	ISSUANCE	BY
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EXTERIOR MATERIAL SCHEDULE	
#	MATERIAL DESCRIPTION
1	ASHPAULT SHINGLES
2	WOOD FASCIA
3	6" HANG ON GUTTER
8	WOOD KNEE BRACE
11	HARDIE SHIPLAP SIDING
13	WINDOWS w/ WOOD TRIM
14	DOORS
15	GARAGE DOORS



8/22/2024 9:16:37 AM

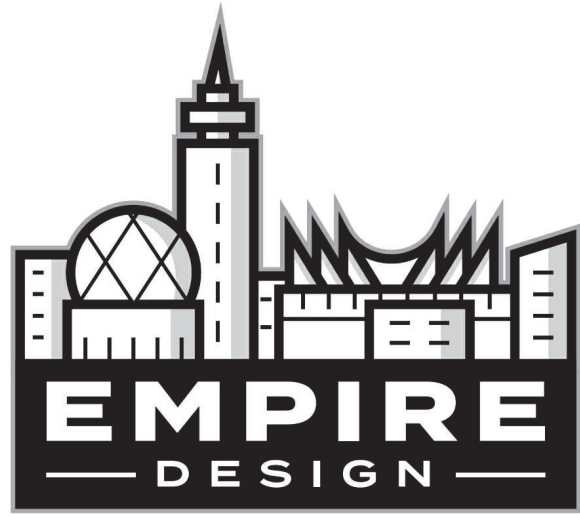
PROJECT:  
910 WESTWOOD DR  
COQUITLAM - LOT B

CARRIAGE HOUSE

DRAWING TITLE:  
ELEVATIONS & SECTIONS

DRAWING NO.

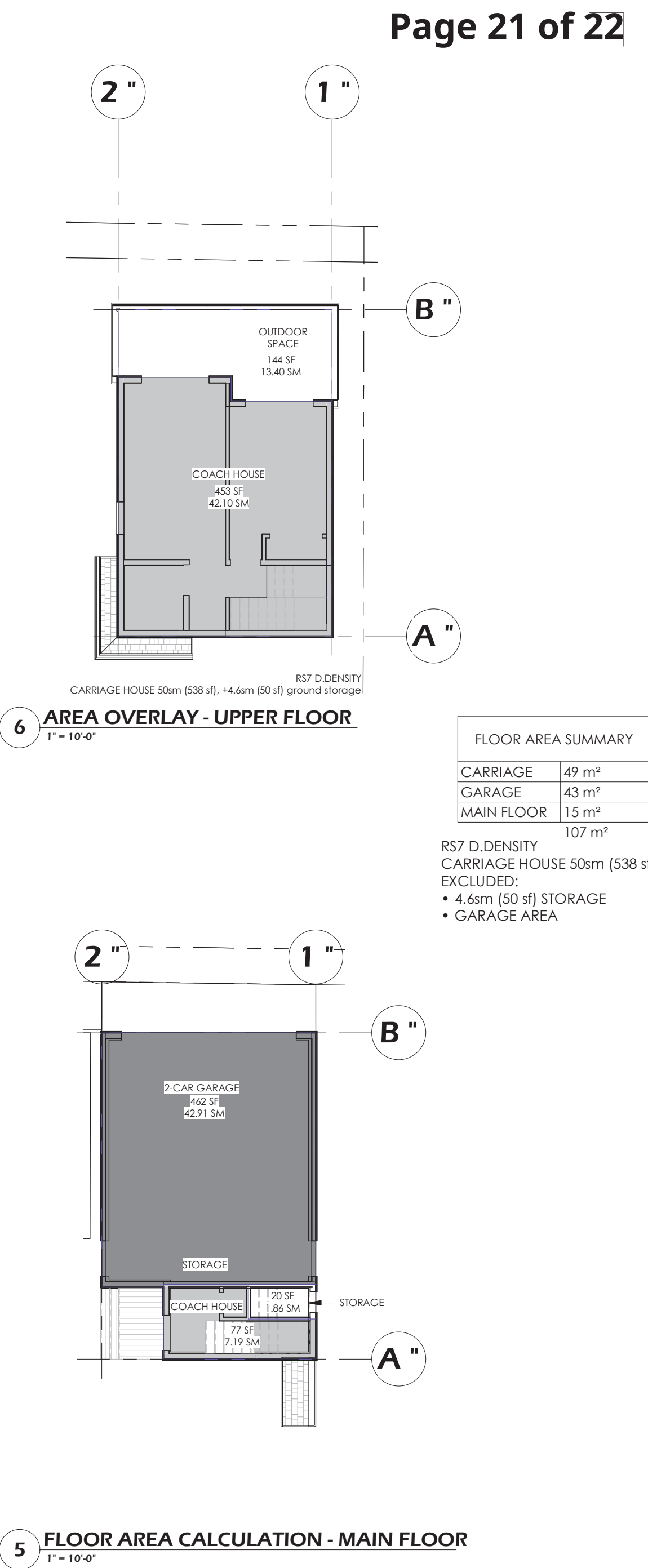
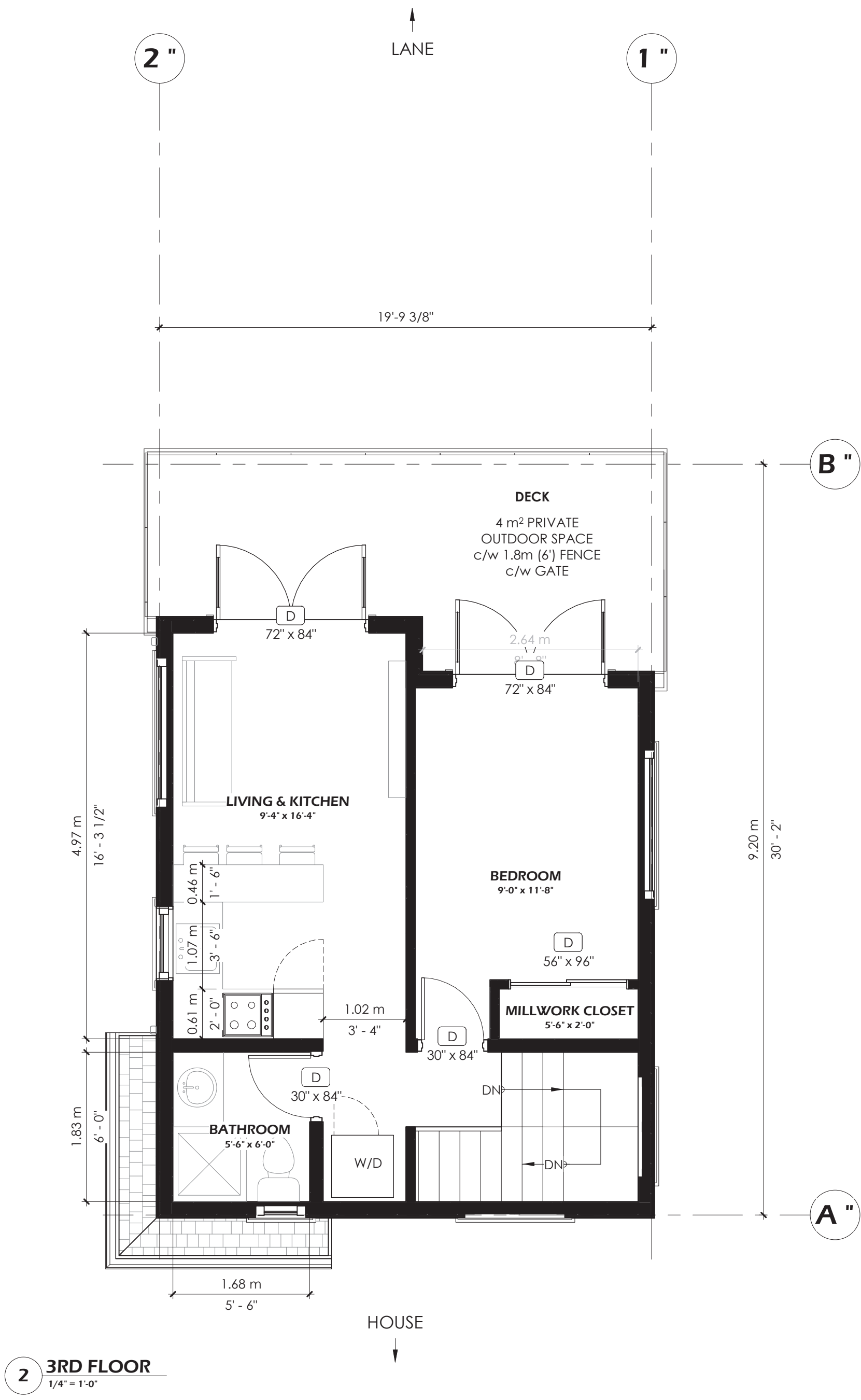
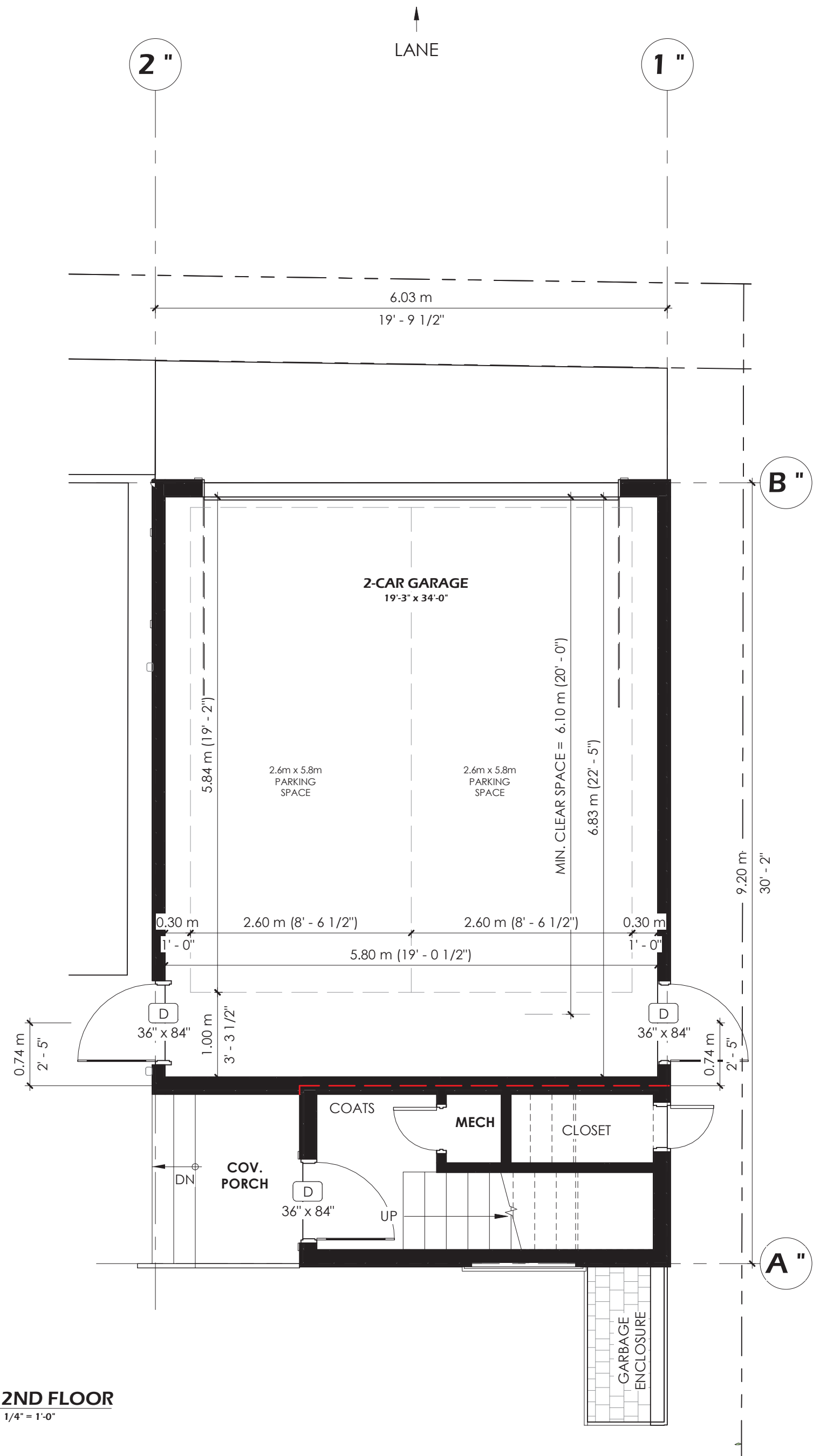
DD 4.1



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3 LANE VIEW



4 REAR YARD VIEW

THESE PLANS ARE FOR CONCEPT ONLY

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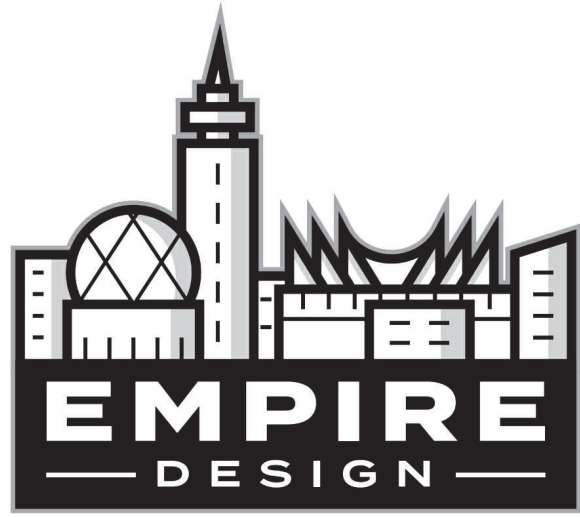
PROJECT:  
910 WESTWOOD ST  
COQUITLAM - LOT C

CARRIAGE HOUSE

DRAWING TITLE:  
MAIN FLOOR PLAN

DRAWING NO.

DD 3.2



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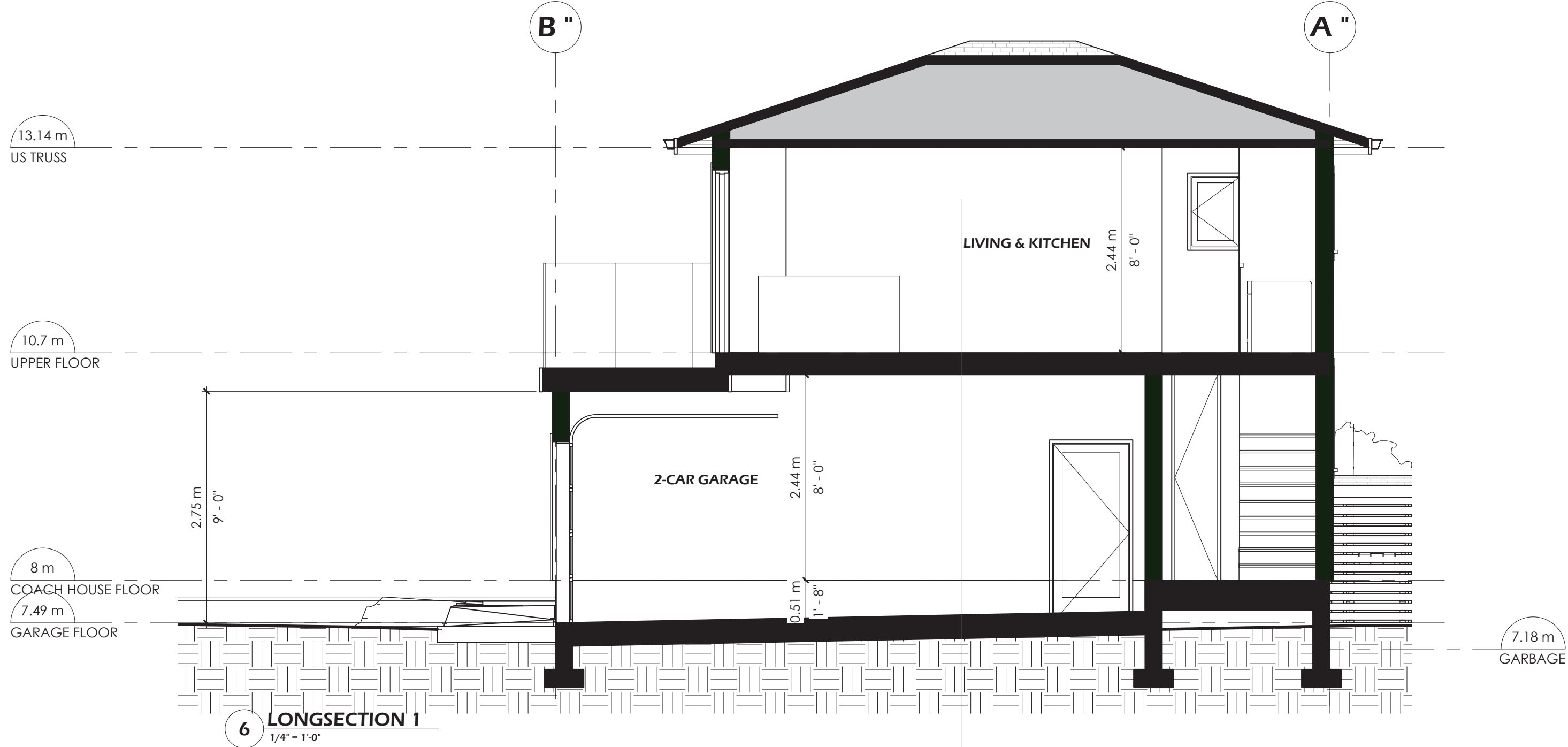
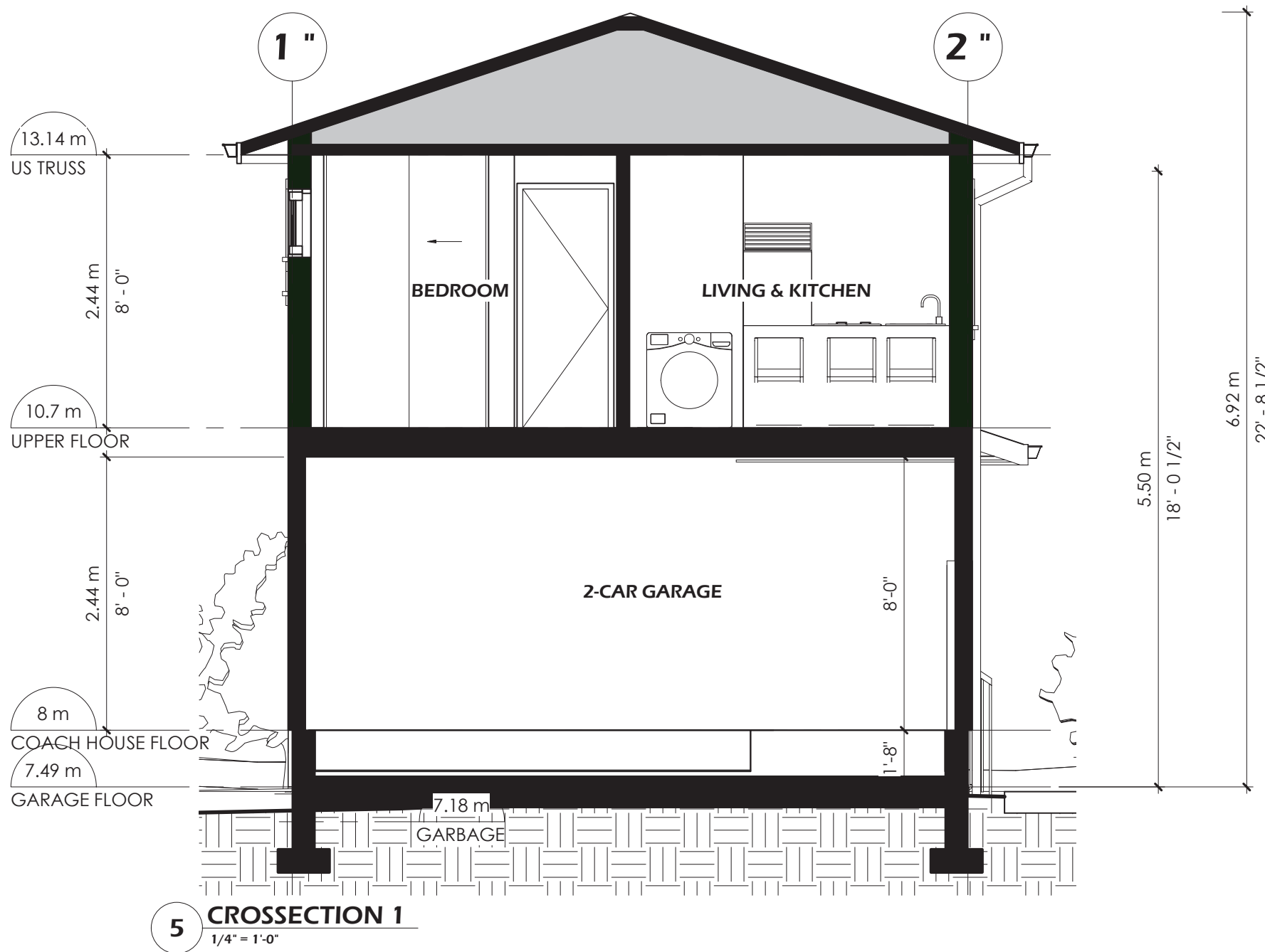
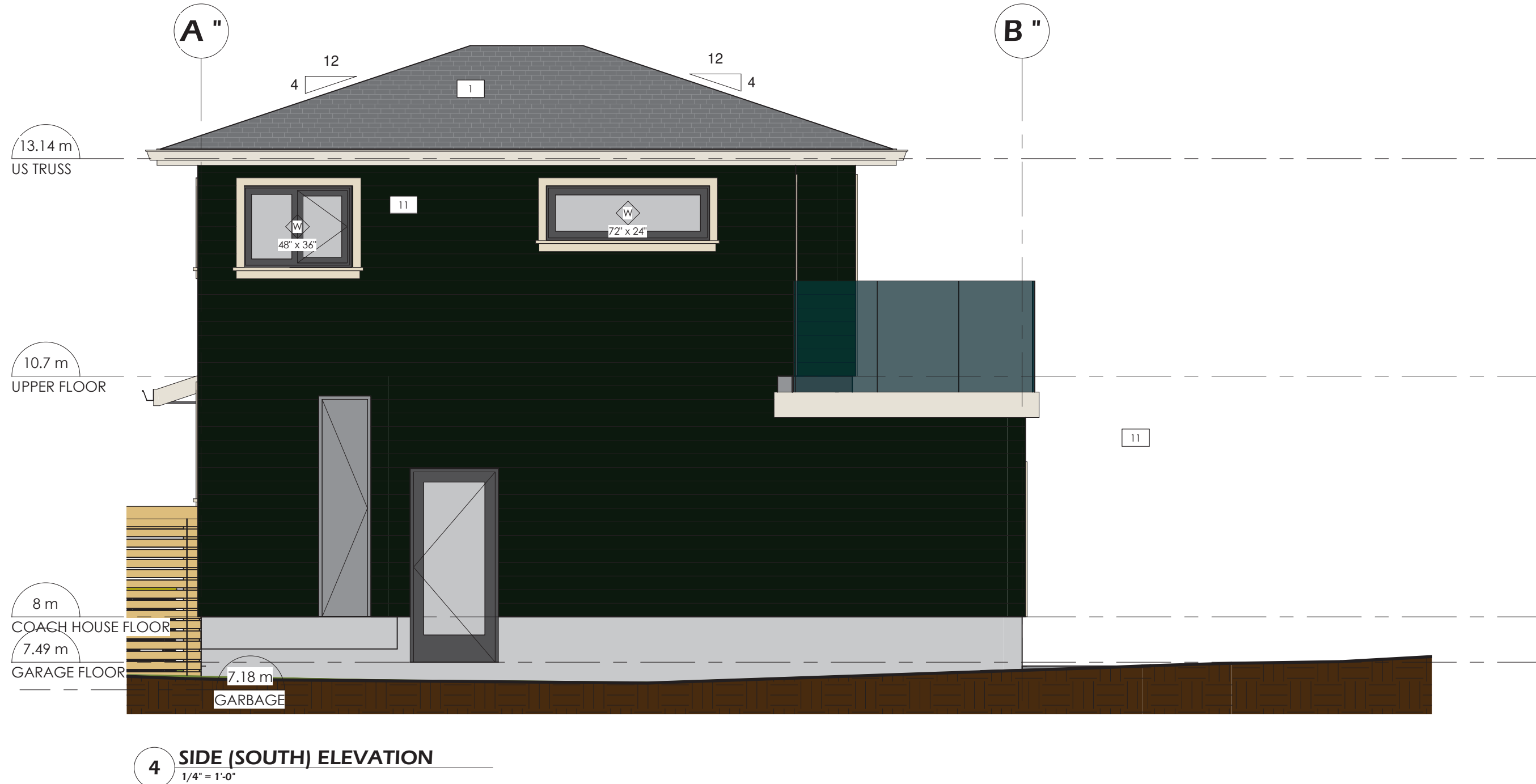
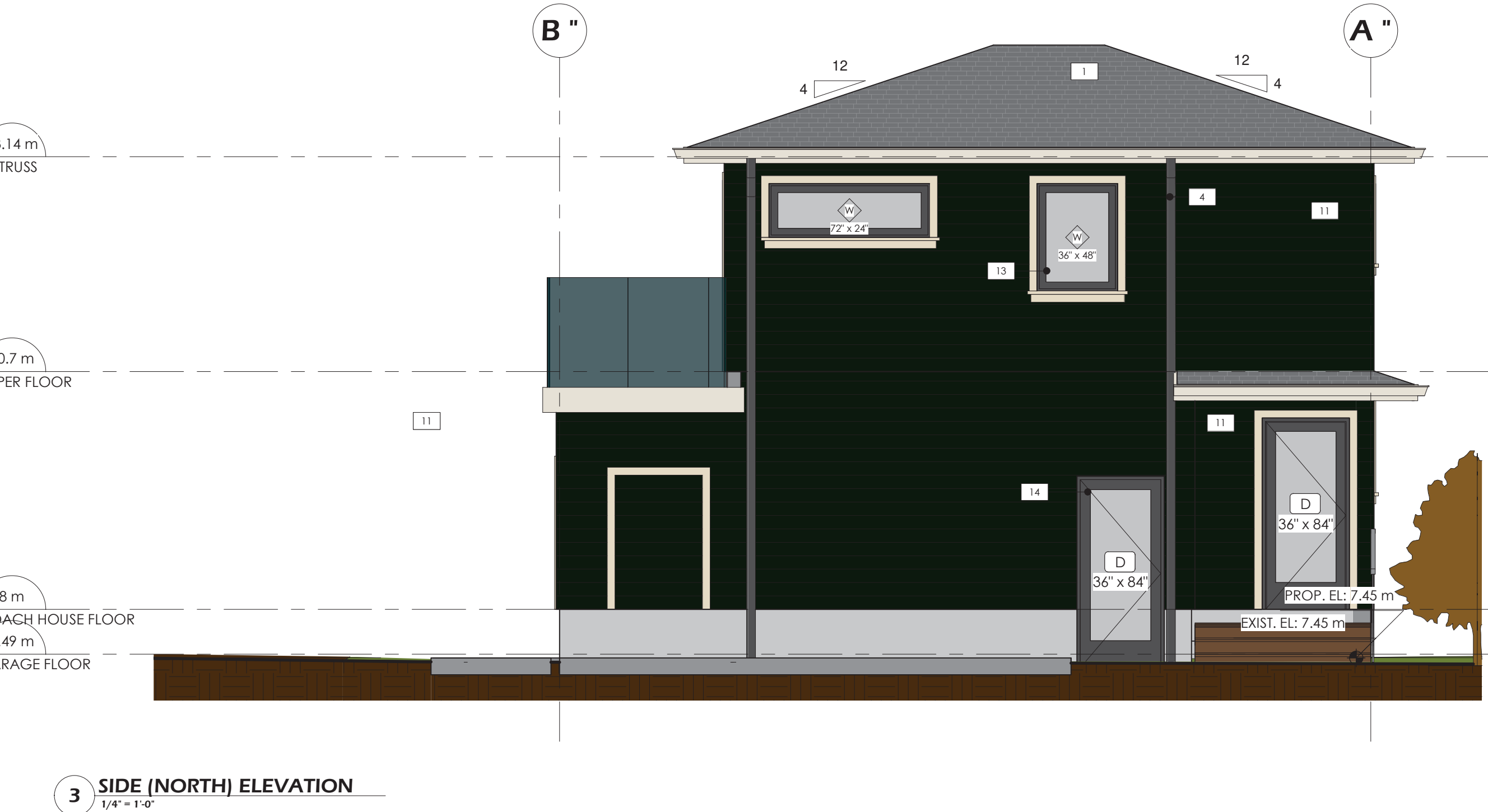
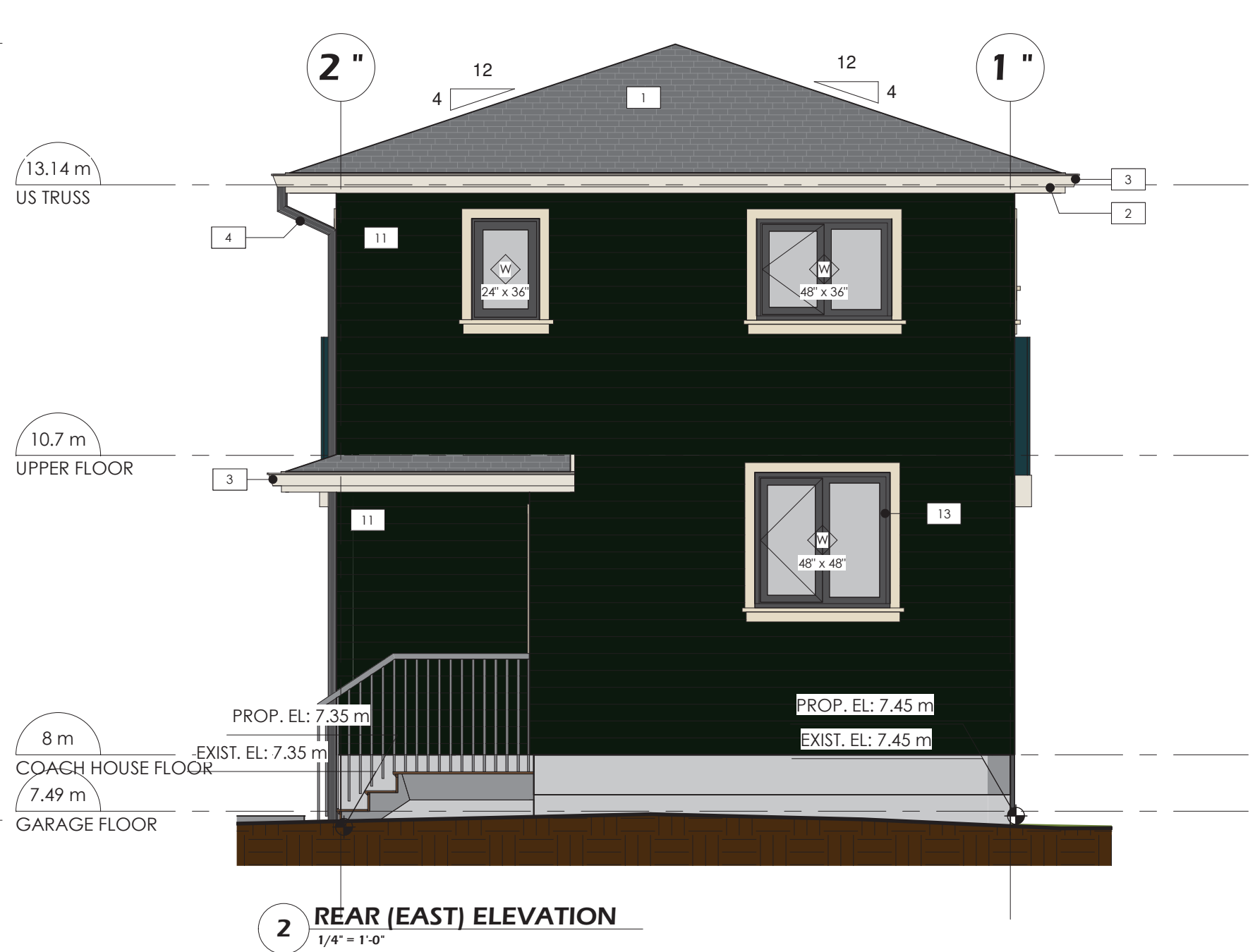
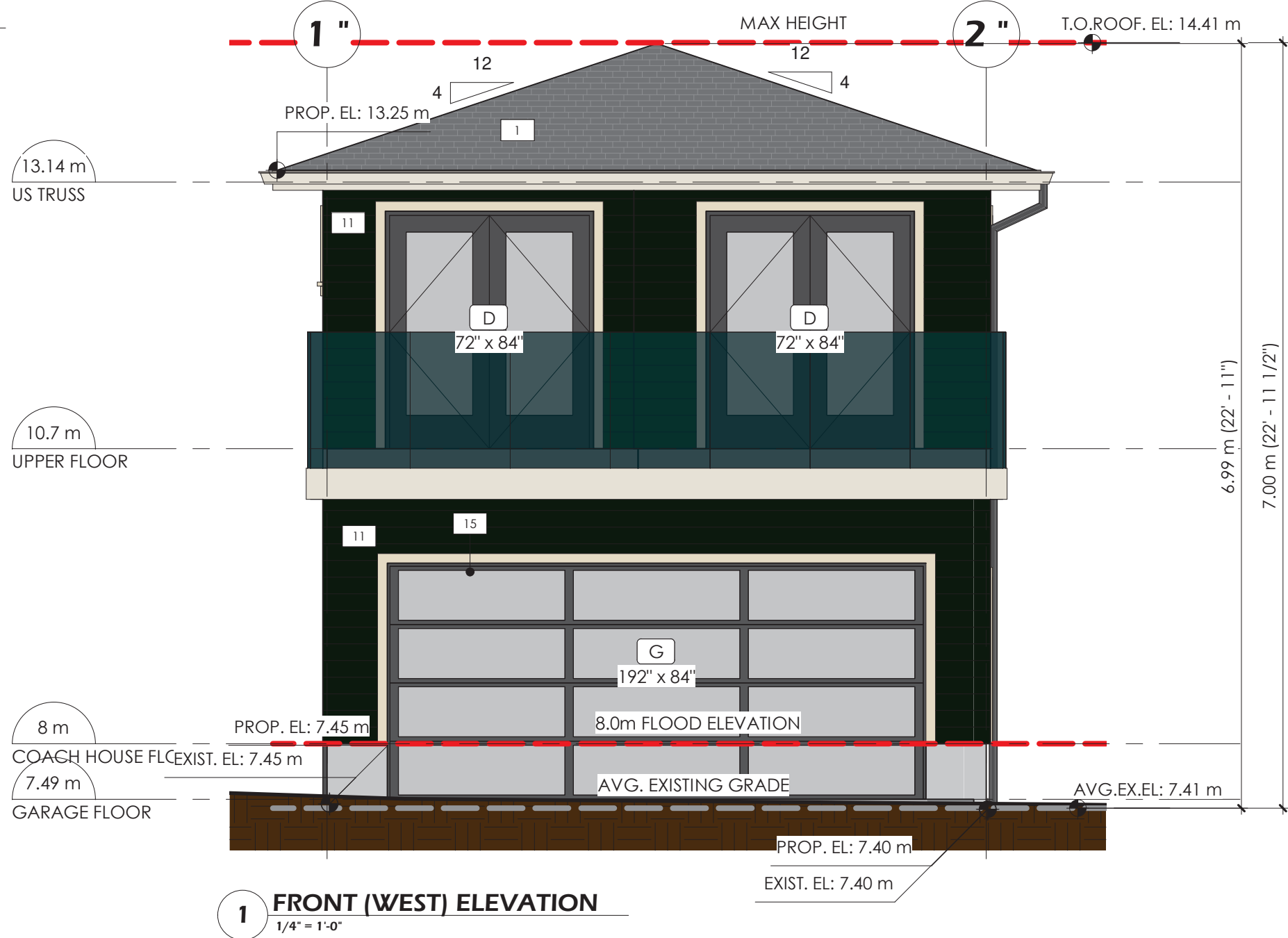
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EXTERIOR MATERIAL SCHEDULE	
#	MATERIAL DESCRIPTION
1	ASHPAULT SHINGLES
2	WOOD FASCIA
3	6" HANG ON GUTTER
4	RAIN WATER LEADER
11	HARDIE SHIPLAP SIDING
13	WINDOWS w/ WOOD TRIM
14	DOORS
15	GARAGE DOORS
16	METAL PICKET RAILING



3/10/2025 2:58:29 PM

PROJECT:  
910 WESTWOOD ST  
COQUITLAM - LOT C

CARRIAGE HOUSE

DRAWING TITLE:  
ELEVATIONS & SECTIONS

DRAWING NO.

DD 4.1

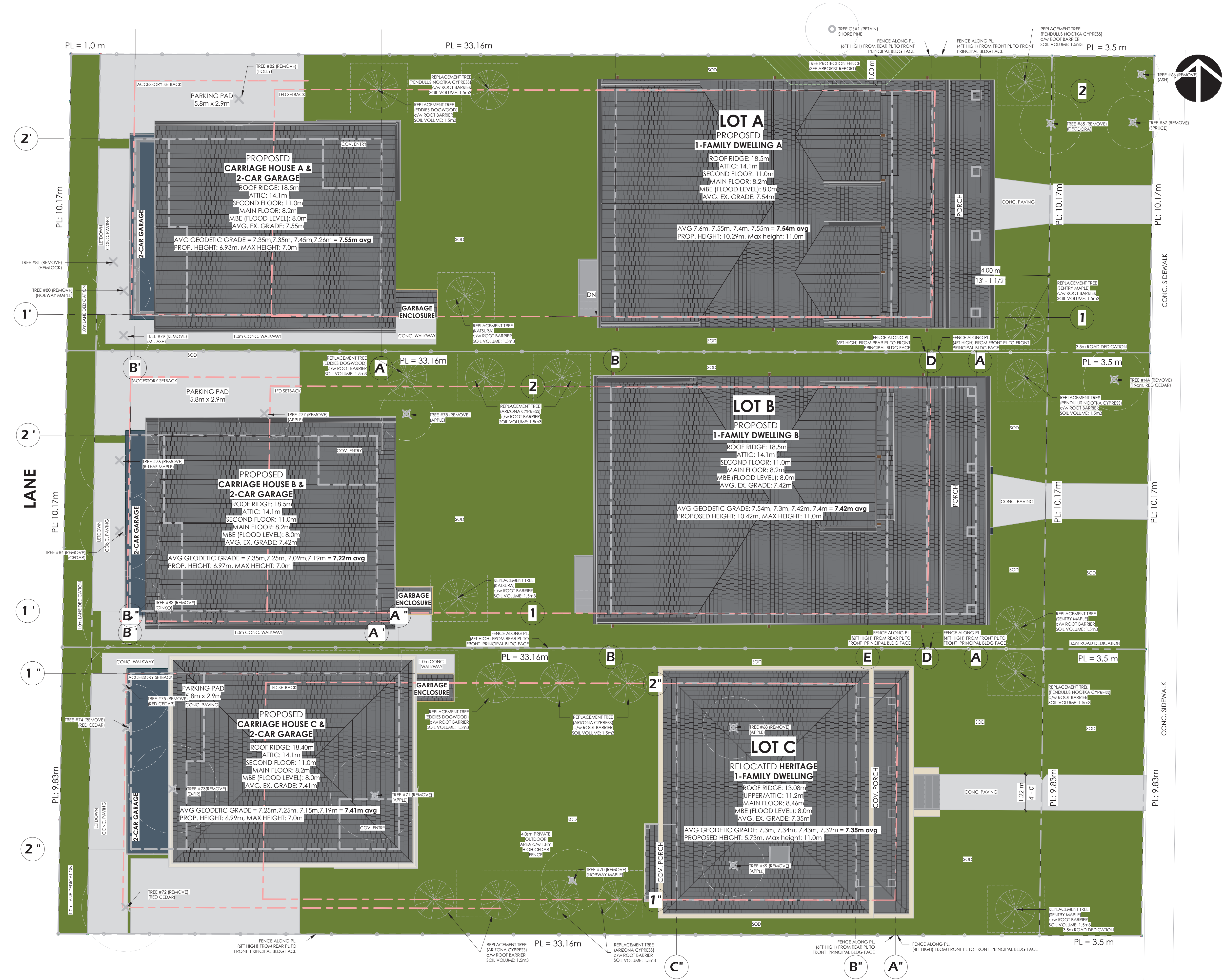
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LANDSCAPE LEGEND

- CEDAR FENCE, 1.8m (6FT) HIGH
- CEDAR FENCE, 1.2m (4FT) HIGH
- REMOVED TREE
- PROPOSED TREE
- PROPOSED TREE WITH ROOT  
BARRIER DEMARCATION
- SOD
- CONCRETE PAVING



LD - LANDSCAPE PLAN  
3/16" = 1'-0"

3/10/2025 4:34:29 PM

PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:  
LANDSCAPE PLAN  
DRAWING NO.






**DD 1.3**

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NO.	DATE	ISSUANCE BY

PLANTING SCHEDULE:

PLANTING SPECIES:	# OF PLANTINGS:	DETAILS:	PLANTING INSTRUCTIONS:
PENDULUS NOOTKA CYPRESS <i>Cupressus nootkatensis pendula</i> 	4	TALL NARROW CONIFER HYBRID OF THE COASTAL YELLOW CEDAR. VERY ATTRACTIVE YEAR ROUND AND NEEDS LITTLE CARE ONCE ESTABLISHED.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT. PROVIDE A GRASS-FREE TREE WELL Ø1m AROUND EACH NEW TREE AND MULCH. PREVENTS MOWER DAMAGE AND BARK STRIPPING
SENTRY MAPLE <i>Acer platanoides "sentry"</i> 	3	AN UPRIGHT SMALL MAPLE WITH RED FOLIAGE GROWS IN A CANDLE-LIKE FORM.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT.  PROVIDE A GRASS-FREE AREA 1 METER IN DIAMETER CALLED A TREE WELL AROUND EACH NEW TREE AND MULCH. THIS PREVENTS MOWER DAMAGE AND BARK STRIPPING FROM WEED EATER CUTS.
EDDIES DOGWOOD <i>Cornus nuttallii, "Eddies White Wonder"</i> 	3	AN EXCELLENT SMALL TREE WITH LARGE CRÈME BLOSSOMS (BRACTS) EACH SPRING. LIKES A SHEDED AREA AND IS MEDIUM SIZE AT MATURITY.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT.  PROVIDE A GRASS-FREE AREA 1 METER IN DIAMETER CALLED A TREE WELL AROUND EACH NEW TREE AND MULCH. THIS PREVENTS MOWER DAMAGE AND BARK STRIPPING FROM WEED EATER CUTS.
KATSURA <i>Katsura, Cercidiphyllum japonica</i> 	2	EXCELLENT DECIDUOUS TREE WITH UPRIGHT NARROW FORM, SMALL CLEAN LEAVES AND ATTRACTIVE COPPER FALL COLOR. PROVIDE SOME SHADE DURING THE SUMMER AND NO INSECT PROBLEMS.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT. PROVIDE A GRASS-FREE TREE WELL Ø1m AROUND EACH NEW TREE AND MULCH. PREVENTS MOWER DAMAGE AND BARK STRIPPING
ARIZONA CYPRESS <i>Cupressus arizonica cv "Blue Ice"</i> 	8	GOOD UPRIGHT CORNIFER WITH BLUISH-GREY FOLIAGE THAT IS BIRD FRIENDLY AND NEEDS NO TRIMMING.	SOURCE TREES SIX MONTHS BEFORE PLANTING. PLANT FOLLOWING INTERNATIONAL SOCIETY OF ARBORICULTURE OR BC LANDSCAPE ASSOCIATION STANDARDS. BOTH ARE SIMILAR, NEW SOIL AND STAKE FOR TWO YEARS. WATER EACH SUMMER TO ASSURE GOOD SURVIVAL AND ESTABLISHMENT.  PROVIDE A GRASS-FREE AREA 1 METER IN DIAMETER CALLED A TREE WELL AROUND EACH NEW TREE AND MULCH. THIS PREVENTS MOWER DAMAGE AND BARK STRIPPING FROM WEED EATER CUTS.

OPTIONAL PLANTINGS & CCEPTABLE SUBSTITUTIONS (SEE ARBORIST REPORT)

HORNBEANS,  
*Carpinus fastigiata*

**OPTIONAL.** EXCELLENT DECIDUOUS TREE PROVIDES SHADE AND FULL PRIVACY IN THE SUMMER. GROWS IN A CANDLE-LIKE FORM AND EASY CARE WITH NO PRUNING.



GREEN PILLAR OAK,  
*QUERCUS PALUSTRIS, "PRINGREEN".*

AN EXCELLENT TOUGH DROUGHT RESISTANT COLUMNAR TREE THAT CAN **SUBSTITUTE FOR THE SENTRY MAPLE.**



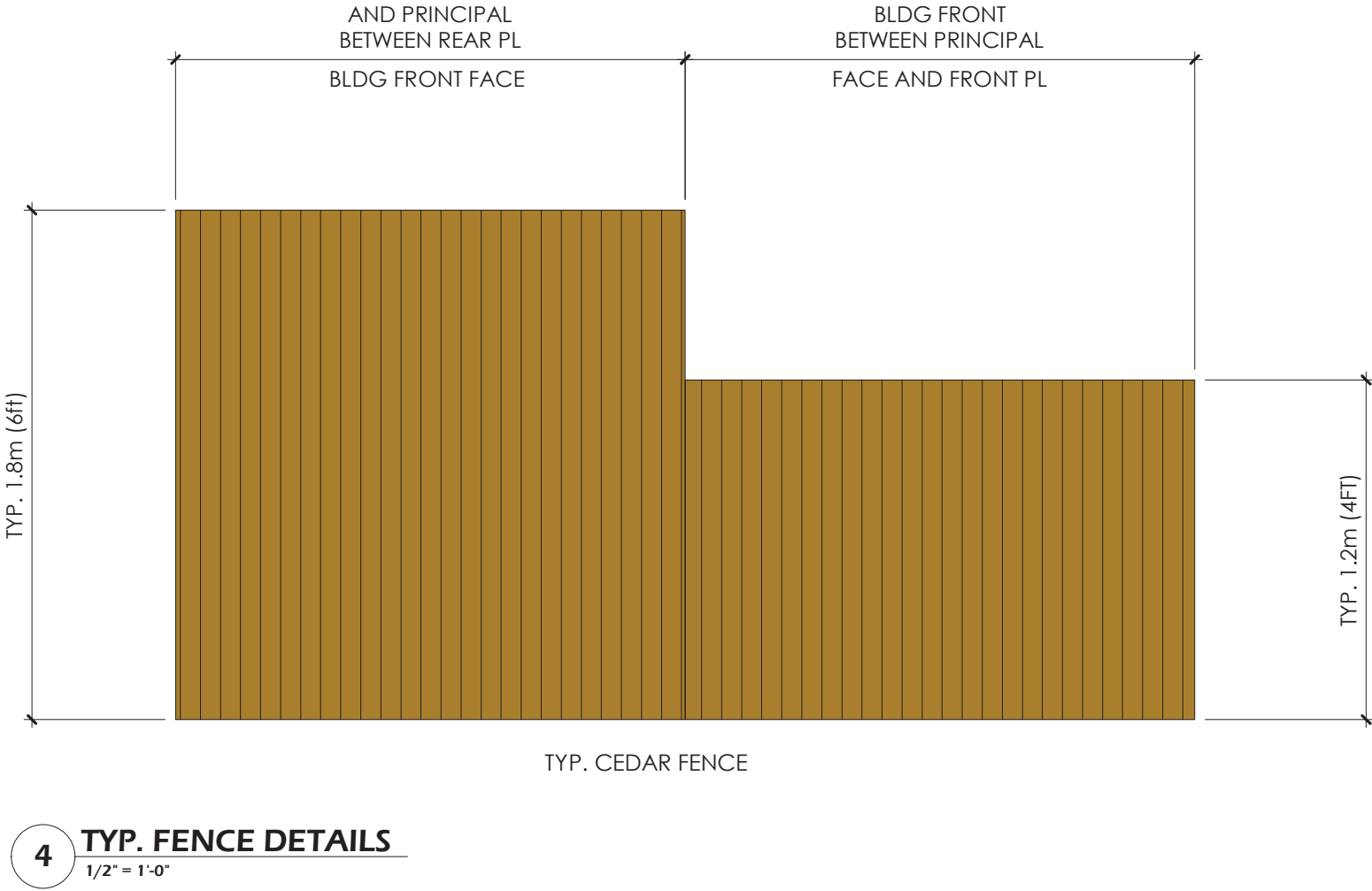
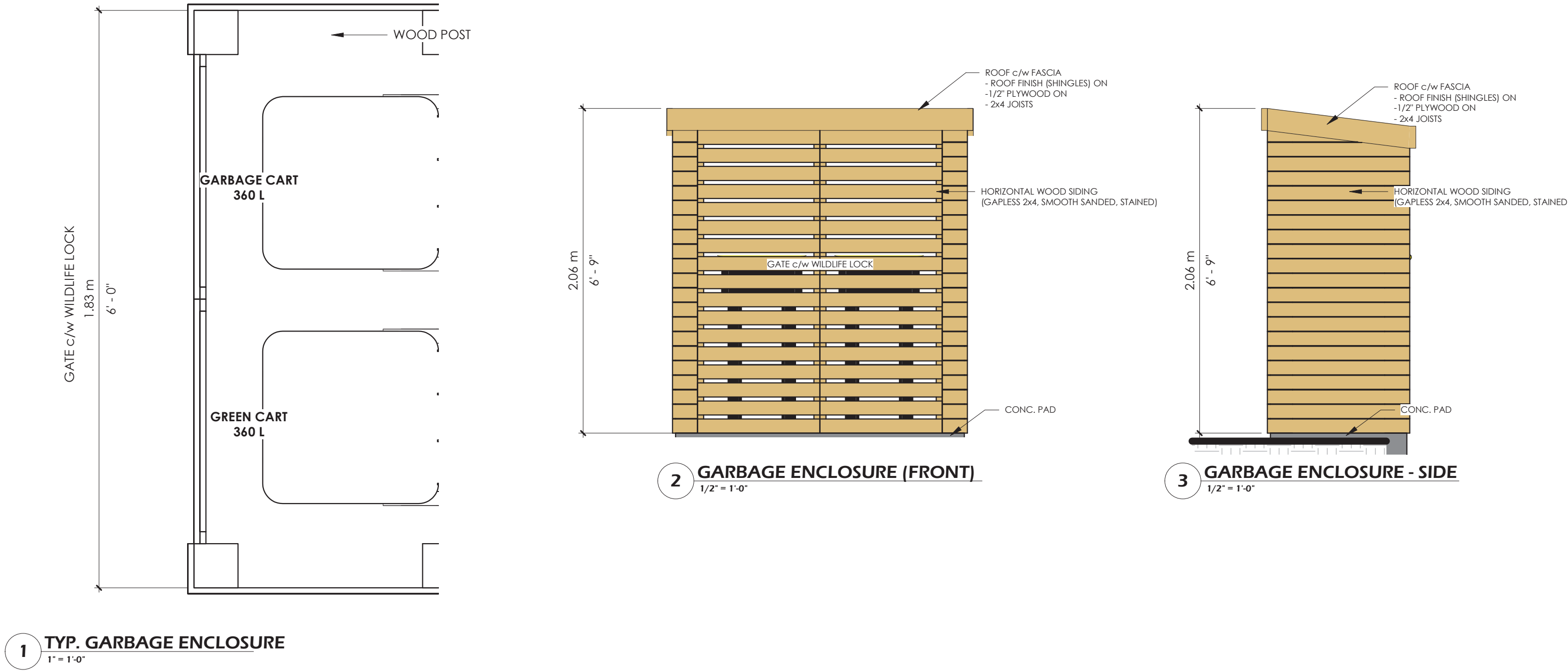
ROCKY MOUNTAIN JUNIPER,  
*JUNIPERUS VIRGINIANA OR SCOPULORUM*

EXCELLENT SMALL DROUGHT RESISTANT CONIFER. **SUITABLE SUBSTITUTE FOR ARIZONA CYPRESS.**



SKYROCKET OAK  
*Quercus robur "Fastigiata"*

**OPTIONAL.** A GOOD UPRIGHT NARROW FORM DECIDUOUS TREE WITH STRONG LIMBS.



3/10/2025 4:34:30 PM

PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

SINGLE FAMILY DWELLING "A"

DRAWING TITLE:  
LANDSCAPE DETAILS

DRAWING NO.

**DD 1.4**

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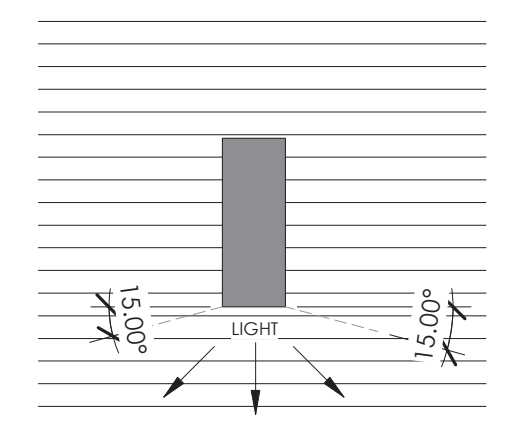
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### LIGHTING LEGEND

WALL MOUNTED LIGHT

## SOFFIT POTLIGHTS

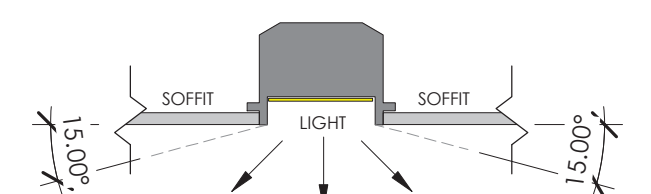
PATHWAY LIGHT



WALL MOUNTED LIGHT

**SPECIFICATIONS:**

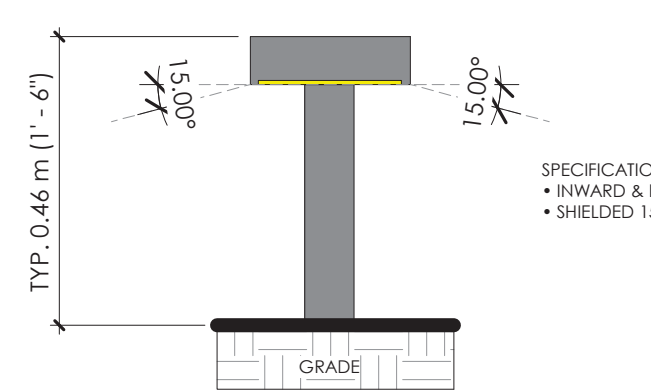
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- SHIELDED 15° BELOW HORIZONTAL



**SOFFIT LIGHT**

SPECIFICATIONS:

- INWARD & DOWNWARD FACING
- SHIELDED 15° BELOW HORIZONTAL



### PATHWAY LIGHT

## 2 LIGHTING FIXTURE DETAILS

$$1^- = 1^+ 0^-$$

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PROJECT:  
**910 WESTWOOD ST,  
COQUITLAM**

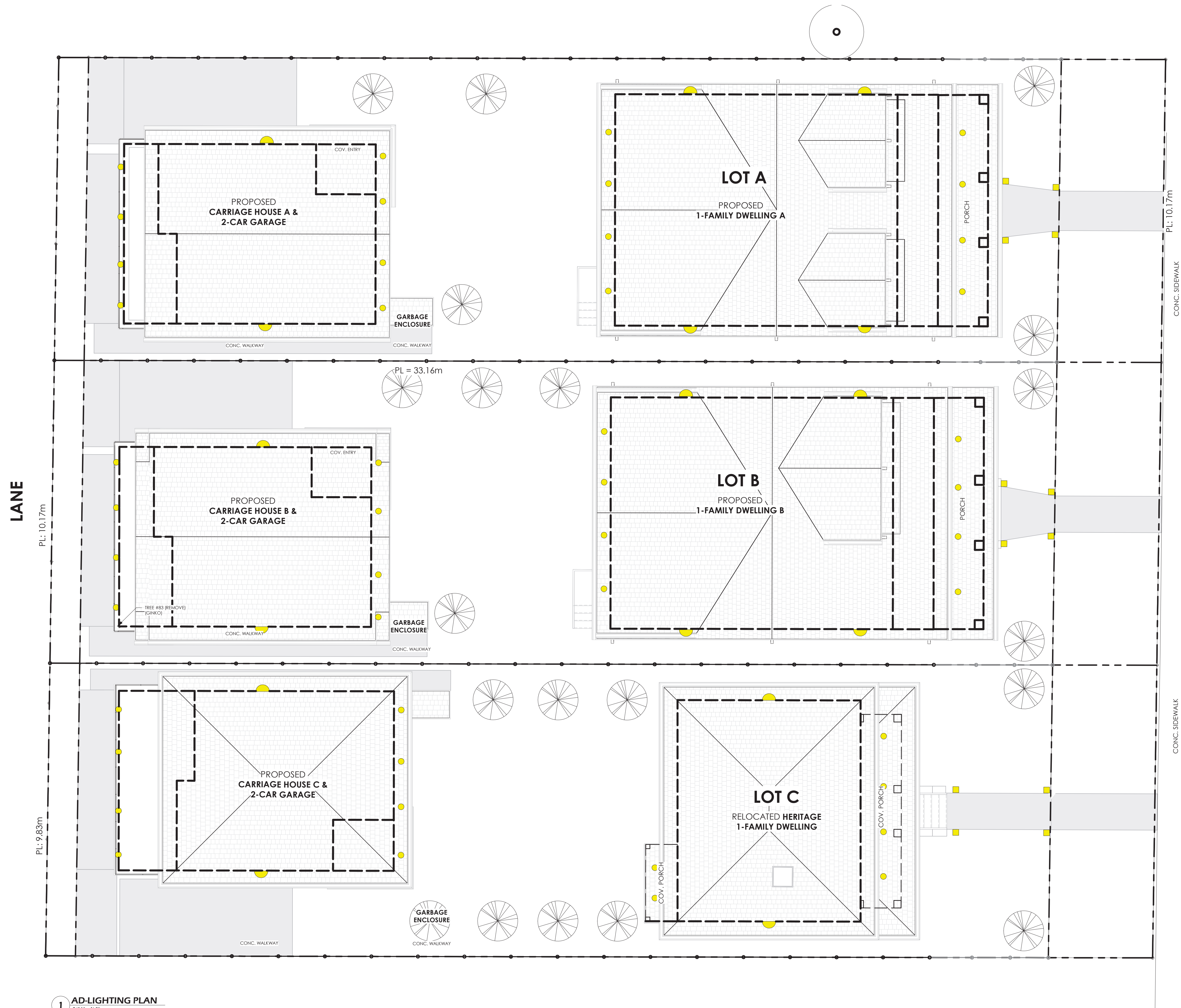
SINGLE FAMILY DWELLING "A"

DRAWING TITLE:

## LIGHTING PLAN

DRAWING NO.

## DD 1.6



## 1 AD-LIGHTING PLAN

$$3/16" = 1'-0"$$

**PROPOSED SUBDIVISION PLAN OF  
LOT "E" (EXPLANATORY PLAN 29095)  
BLOCK 8 DISTRICT LOT 378 GROUP 1  
NEW WESTMINSTER DISTRICT PLAN 2695"A"**

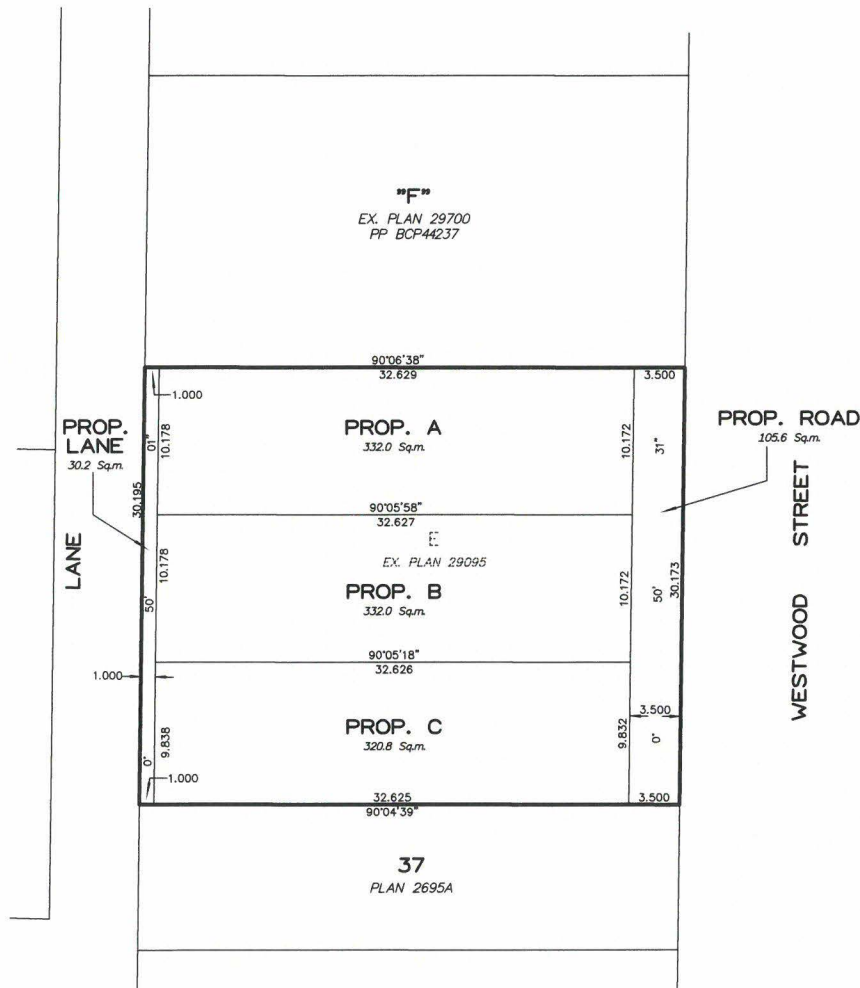
B.C.G.S. 920.0000

SCALE 1 : 250

2.5 0 5 10  
ALL DISTANCES ARE IN METRES

**LEGEND**

Sq.m. DENOTES SQUARE METERS



INTEGRATED SURVEY AREA No. 14 COQUITLAM  
NAD 83 (CSRS) 4.0.0.BC.1.M/RD  
Grid bearings are derived from RTK GNSS observations to  
geodetic control monuments 73H0186 and 93H1004 and are  
referred to the central meridian of UTM Zone 10 N.

The UTM coordinates and estimated absolute accuracy  
achieved are derived from GeoBC Mascot Published Information.

This plan shows horizontal ground-level distances unless  
otherwise specified. To compute grid distances, multiply  
ground-level distances by the average combined factor of  
0.9996047 which has been derived from control monument  
73H0186.



CERTIFIED CORRECT  
DATED THIS 15th DAY OF AUGUST, 2023

Satbir  
Dhami  
GYSWTJ

ccCA, ccrSatbir Dhami  
GYSWTJ, ccBC Land  
Surveyors, ccwvly ID at  
www.jpricet.com  
UKP/zhm/ldc/GYSWTJ  
2023.08.15 08:32:51 -0700

BOLS  
Satbir Dhami

**ELEVATE**  
LAND SURVEYING  
FILE: 23-2401-SITE

**APPENDIX “E”**

**Allowable Density and Permitted Variances**

Heritage Revitalization Agreement Authorization Bylaw No. 5407, 2025 allows for increased density and permits certain variances to the Zoning Bylaw and the Subdivision and Development Servicing Bylaw, all as set out below.

1. The City of Coquitlam Zoning Bylaw No. 3000, 1996, as amended is varied as follows:

**a. Permitted Uses – Accessory Carriage House**

Notwithstanding subsection 1001 (2) in part 10, RS-1 One Family Residential zone, a carriage house is permitted as an accessory use subject to the following conditions:

- i. A carriage house is only permitted in conjunction with a one-family residential use;
- ii. Only one carriage house is permitted per lot; and
- iii. A carriage house must not be subdivided under the provisions of the Land Title Act or the Strata Property Act

**b. Lot Size and Lot Width**

Notwithstanding subsection 1001 (4)(a) in part 10, RS-1 One Family Residential zone, the lot size:

- i. is reduced to 332 m<sup>2</sup> for proposed Lot A and Lot B; and
- ii. is reduced to 320.8 m<sup>2</sup> for proposed Lot C

Notwithstanding subsection 1001 (4)(b) in part 10, RS-1 One Family Residential zone, the lot width:

- i. is reduced to 10.2 m for proposed Lot A and Lot B; and
- ii. is reduced to 9.8 m for proposed Lot C

**c. Setbacks**

Notwithstanding subsection 1001 (8)(a) in part 10, RS-1 One Family Residential zone, the setback:

- i. is reduced to 1.2 m for interior side lot lines for all buildings, except for the carriage house on Lot C which may be sited up to 0.9m from the northern interior lot line;
- ii. is reduced to 4 m for the front lot lines of one-family residential uses, with covered porches permitted to project by up to 1.7 m into the setback provide subject to the following conditions:
  - 1. the porch shall have a usable floor space with dimensions that are no less than 1.5 metres by 3.0 metres

2. the porch shall be unenclosed and protected by guard rails that comply with the British Columbia Building Code
3. the porch is located at the basement or first storey the porch is limited to a single storey in height, and its height does not exceed 4.0 metres, measured from the porch floor to the underside of the porch ceiling.

**d. Siting**

Notwithstanding subsection 1001 (8) in part 10, RS-1 One Family Residential zone, A minimum separation distance of 8.0 metres between the outermost projection of the rear face of the principal building, excluding sun decks or stairs and a building or structure that contains a carriage house use.

## BYLAW NO. 5408, 2025

### A Bylaw to Designate 910 Westwood Street as Protected Heritage Property

WHEREAS by bylaw Council may designate real property, in whole or in part, as protected heritage property on conditions it considers appropriate, in accordance with the *Local Government Act*, R.S.B.C., 2015, c. 1; and

WHEREAS the registered owner of 910 Westwood Street has entered into a heritage revitalization agreement (the “**Agreement**”) in relation to the property authorized by Heritage Revitalization Agreement Authorization Bylaw No. 5407, 2025, and attached as Schedule “A” thereto, and have requested that Council designate the Property and Heritage Home (the “Chine Residence”) as protected heritage property, and have released the City from any obligation to compensate the Owner for the effect of such designation pursuant to section 613 of the *Local Government Act*.

NOW THEREFORE, the Municipal Council of the City of Coquitlam in open meeting assembled, ENACTS AS FOLLOWS:

#### 1. Name of Bylaw

This Bylaw may be cited for all purposes as the “Heritage Designation Bylaw No. 5408, 2025”.

#### 2. Interpretation

- 2.1 In this Bylaw, the terms “heritage value”, “heritage character”, and “alter” have the corresponding meanings given to them in the *Local Government Act*.
- 2.2 Unless otherwise defined in this Bylaw, each capitalized term used in this Heritage Designation Bylaw (including the recitals above) will have the meaning ascribed thereto in the Agreement.

#### 3. Severability

If a portion of this Heritage Designation Bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this Heritage Designation Bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

#### 4. Definitions

In this Heritage Designation Bylaw:

“**Normal Repair**” means the replacement of elements of the structure or finishing materials of a building, improvement or structure with components that are equivalent to those being replaced in material composition, dimensions and quality except where the element being replaced is not original to the building in which case a Heritage Alteration Permit is required and “**Normal Repairs**” shall have a corresponding meaning; and

**“Support Structures”** means soil, earth, rock and any and all structural elements and materials from time to time within the Heritage Home, or on that portion of the Property that contains the building envelope of a Heritage Home which are required to support the Heritage Home including, without limitation, columns, footings, support bearing walls, floors, ceilings, beams, bents, arches, brackets, grade or tie beams, bracings and reinforced concrete structural systems.

**5. Heritage Designation**

5.1 The Property is hereby designated as protected heritage property under the provisions of the *Local Government Act*.

5.2 The above designation applies to the following:

- (a) the Support Structures and roof structures of the Heritage Home;
- (b) the building envelopes, as accepted from time to time by the General Manager Planning and Development, of the Heritage Home;
- (c) the location of the Heritage Home on the Property, or any portion thereof, in accordance with the Agreement; and
- (d) all aspects of the exterior of the Heritage Home including, without limitation, any architectural ornamentations, Heritage Features, siding, historically accurate paint colours, doors and windows forming part of any Heritage Home’s exterior façade.

For certainty, the designation herein shall not apply to the New Townhouse and Apartment Buildings or any part of the Development that is not wholly contained within a Heritage Home.

**6. Heritage Designation Signs**

The City reserves the right to attach to and/or erect on the Heritage Home, the Common Property, the Heritage Strata Lots, or the lands surrounding the Heritage Home, Heritage Designation Signs and to maintain and replace such signs as it deems appropriate, from time to time, in its sole discretion.

**7. Maintenance**

The Heritage Home shall be Maintained to the satisfaction of the City.

**8. Prohibition**

All alterations to the elements and features of the Property referred to in subsection 5.2 require a Heritage Alteration Permit except as expressly permitted by Section 9 “Exemptions to Prohibition” or as authorized by a Heritage Alteration Permit issued by the City.

**9. Exemptions to Prohibition**

Despite Section 8 “Prohibition”, the following actions may be undertaken in relation to a Heritage Home without first obtaining a Heritage Alteration Permit from the City:

- (a) renovations or alterations to any interior component or feature; and
- (b) Normal Repairs and Maintenance that do not alter the exterior appearance or any Support Structure of a Heritage Home.

**10. Heritage Alteration Permits**

10.1 Where a Heritage Alteration Permit is required under this Heritage Designation Bylaw for a proposed action in relation to the Property, application shall be made to the City of Coquitlam in the manner and on the form prescribed, and the applicant shall pay the fee imposed by the City for such a Permit.

10.2 City Council or its authorized delegate is hereby authorized to:

- (a) issue a Heritage Alteration Permit for situations in which the proposed action would be consistent with the heritage protection provided for the Property under this Bylaw and the Heritage Revitalization Agreement;
- (b) withhold the issue of a Heritage Alteration Permit for an action which would not be consistent with the heritage protection provided for the Property under this Bylaw or the Heritage Revitalization Agreement;
- (c) establish and impose terms, requirements and conditions on the issue of a Heritage Alteration Permit that are considered to be consistent with the purpose of heritage protection of the Property provided under this Bylaw and the Heritage Revitalization Agreement; and
- (d) determine whether the terms, requirements and conditions of a Heritage Alteration Permit have been met.

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_\_, 2025.

CONSIDERED AT PUBLIC HEARING this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

READ A THIRD TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

FINAL ADOPTION and the Seal of the Corporation affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER