Coquitlam

For Committee

June 11, 2010
Our file: 09-4500-20/10 009881 CP/3180 Dayanee Springs Blvd.
Doc #: 918892

To: City Manager
From: General Manager Planning and Development
Subject: Conservation Permit 10 009881 CP for Tamarack Development at 3180 Dayanee Springs Boulevard
For: Land Use and Economic Development Standing Committee

Recommendation:
That Council approve issuance of Conservation Permit No. 10 009881 CP, with conditions, for Polygon's Tamarack Development located at 3180 Dayanee Springs.

Report Purpose:
To obtain a Council approved Conservation Permit for Polygon Development Ltd. that will allow preliminary earthworks, excavation and drainage controls at 3180 Dayanee Springs Boulevard.

Background:
InterCad Consulting Services, on behalf of Polygon Development Ltd., has applied for a Conservation Permit to allow excavation within the above noted property, to remove and dispose soil materials to approximate building foundation elevation in preparation for the construction of a multi-family low-rise development prior to receiving issuance of a Building Permit.

This site is generally located south of Dayanee Springs Boulevard, north of David Avenue and west of Pipeline Road as shown on the attached site plan and is currently proceeding with a Development Permit application. This is also one of the last remaining development sites within Polygon's "Dayanee Springs Development" and captured within the Dayanee Springs Development Agreement area.

The volume of the proposed material to be removed is estimated at approximately 61,000 cubic metres. The removal of the soil is expected to commence in June 2010 (subject to Permit authorization) and be completed in October 2010. As noted, the Development Permit (DP) has not been approved for this project. The DP application is anticipated to proceed to the Land Use and Economic Development Standing Committee on July 12, 2010 and Council on July 19, 2010 for consideration of approval if all outstanding issues are satisfactorily resolved. The applicant's design submission for Building Permit application is currently being prepared and is expected for submission in October 2010. The applicant would be proceeding at their own risk.

[Signature]

PWS
Conservation Permit Conditions:

It is recommended that Conservation Permit 10 009881 CP be issued to Polygon Development Ltd. with the following conditions:

1. Compliance with the submitted information provided by InterCAD Consulting Engineers Plan "Site Preparation – Erosion and Sediment Control Plan", Drawing AD01-CP3-001 and Davies Geotechnical Inc. Project# G64 Figure 1 to 18.

2. All earthworks are to be monitored, inspected and certified by Davies Geotechnical and InterCad Services Professional Engineers in compliance with their Letter of Undertaking committing to this review and work.

3. Adherence to the City of Coquitlam’s Stream and Drainage Protection Bylaw No. 3447, and appropriate dust control and site maintenance and safety measures are adequately incorporated.

4. Comply with and secure any necessary approvals required by all Federal and Provincial statutes, regulations and policies including, without limitation, all environmental processes and approvals.

5. Owner is proceeding at their own risk as all required and necessary development approvals have not been finalized. This Conservation Permit is issued for earthworks only as outlined with the application and it is the applicant’s responsibility to ensure that any other necessary or required approvals or authorizations are obtained prior to commencement of work.

6. Payment of required fees in an amount $684.00 is required.

Financial Impact:

There are no funding impacts associated with this report.

Conclusion:

While earthworks associated with building construction are typically completed under the Building Permit approval process, the purpose of this Soil Conservation Permit application is to facilitate construction scheduling and commence site preparation works during the drier summer months. The conditions of approval include an understanding that these works are proceeding at the developer’s risk, as not all the required development approvals have been finalized.

J.L. McIntyre, MCIP

This report was prepared by Sein Chan, Subdivision and Development Technologist and reviewed by Jason Cordoni, Supervisor Development Servicing.
Applicant: Polygon Dayanee Springs Development Ltd.
Owner: Polygon Dayanee Springs Development Ltd.
Legal: LT 9 SEC 14 NWD PL BCP34446
PID: 027-399-729
Zoning: RM-6

3180 Dayanee Springs Boulevard

10/06/08