



## REQUEST FOR DECISION

File # 3900-20, 5040-20

Report To: **Mayor and Council**  
From: **Director of Planning and Engineering**  
Presenter: **Jennifer Decker**  
Subject: **Administration Report No. 0029/24**  
**Seniors Housing Agreement Bylaw No. 2591, 2024**  
Meeting: **Regular Council**  
Meeting Date: **26 Feb 2024**

---

### RECOMMENDATION:

**"THAT, Seniors Housing Agreement Bylaw No. 2591, 2024, substantially in the form attached, be introduced and read for the first, second and third times by title only."**

### CAO'S COMMENTS:

As part of the process of the disposition of the old Hospital Site to create a Senior's Housing Complex with an affordable component, a housing agreement is required to be adopted by bylaw. This is another mechanism to ensure that the resulting housing will be operated as intended and will benefit local seniors by providing pricing stability on accommodations.

**ALTERNATIVE RECOMMENDATION:** "THAT, Administration Report No. 0029/24 - Seniors Housing Agreement Bylaw No. 2591, 2024 be received for information."

---

### KEY ISSUES(S)/ CONCEPTS DEFINED:

As per the Local Government Act, Councils may, by bylaw, enter into a housing agreement for a variety of terms and conditions to assist in approving developments that meets the needs of the community (See relevant policy below for LGA legislation).

This report presents Senior's Housing Agreement Bylaw No. 2591, 2024, between the City of Fort St. John and VRS Communities Society (Inc. No. S-009843), which, if adopted, will allow for the construction of a 4 storey, 114-130 unit independent Senior's Housing Complex. The bylaw establishes that the units will remain purpose built rental units for tenants who are over 55 years of age. There will be 36 units will be rented at or below the affordability threshold. The development will be constructed to BC Building Code and in alignment with the approved development permit DP2023-011 [see attachment 2].

**RELEVANT POLICY:**

Local Government Act [RSBC 2015] Chapter 1 - Part 14 Planning and Land Use Management - Division 1 - General

Housing agreements for affordable housing and special needs housing

- 483** (1) A local government may, by bylaw, enter into a housing agreement under this section.
- (2) A housing agreement may include terms and conditions agreed to by the local government and the owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions respecting one or more of the following:
- (a) the form of tenure of the housing units;
  - (b) the availability of the housing units to classes of persons identified in the agreement or the bylaw under subsection (1) for the agreement;
  - (c) the administration and management of the housing units, including the manner in which the housing units will be made available to persons within a class referred to in paragraph (b);
  - (d) rents and lease, sale or share prices that may be charged, and the rates at which these may be increased over time, as specified in the agreement or as determined in accordance with a formula specified in the agreement.
- (3) A housing agreement may not vary the use or density from that permitted in the applicable zoning bylaw.
- (4) A housing agreement may be amended only by bylaw adopted with the consent of the owner.
- (5) If a housing agreement is entered into or amended, the local government must file in the land title office a notice that the land described in the notice is subject to the housing agreement.

(6) Once a notice is filed under subsection (5), the housing agreement and, if applicable, the amendment to it is binding on all persons who acquire an interest in the land affected by the agreement, as amended if applicable.

(7) On filing under subsection (5), the registrar of land titles must make a note of the filing against the title to the land affected.

(8) In the event of any omission, mistake or misfeasance by the registrar of land titles or the staff of the registrar in relation to the making of a note of the filing under subsection (7),

(a) neither the registrar, nor the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,

(b) neither the assurance fund nor the Land Title and Survey Authority of British Columbia, as a nominal defendant, is liable under Part 19.1 of the *Land Title Act*, and

(c) neither the assurance fund nor the minister charged with the administration of the *Land Title Act*, as a nominal defendant, is liable under Part 20 of the *Land Title Act*.

(9) The Lieutenant Governor in Council may prescribe fees for the filing of notices under subsection (5), and section 386 of the *Land Title Act* applies in respect of those fees.

## **Zoning**

The intent of the Bylaw is to ensure that the lands remain Senior's Rental Housing. The Institutional zoned parcel that this Bylaw will affect, permits the use proposed, and will provide lands for seniors housing, with a potential for a proposed co-located daycare centre to be built at a later date. This Bylaw, if adopted, is in alignment with the direction provided by the Zoning Bylaw.

- ┆ Seniors, Accessible and Indigenous Housing, both market and affordable, can be seen as required in all communities that helps to serve the aging public, persons with disabilities and Elders to keep people close to or within their communities.

## **Official Community Plan**

The Official Community Plan (OCP) has goals, objectives, and strategies to support residential development in the City, especially in the downtown core, where it plans to accommodate a larger portion of new residential development, as well as infill. The main goals of the OCP are to support a mix of housing tenures, prices and types to foster diverse development and provide affordable and inclusive housing opportunities for all residents. This Bylaw, if adopted, is in alignment with the direction provided by the Official Community Plan.

## **Housing Needs Assessment and Housing Strategy**

The City's Housing Needs Assessment and subsequent Housing Strategy identified gaps that exist in the housing

market, potential opportunities to fill those needs and the future housing needs of the City. This Bylaw, if adopted, will assist the City in meeting the recommendations of the Housing Strategy to assist in meeting the current and future housing needs of Fort St. John residents, specifically for our Seniors, People with Disabilities and our Indigenous Peoples.

The Housing Strategy identified the number of units to meet those needs, noting they are not exclusive uses, but inclusive so a unit may cover multiple needs, such as seniors housing for Indigenous persons, or housing for a person with disabilities who also happens to be a senior. The immediate housing needs noted are as follows:

People with Disabilities: 380 units by 2025 - 1678 units by 2040  
Seniors Housing: 542 units by 2025 - 1699 units by 2040  
Indigenous Peoples: 110 units by 2025 - 410 units by 2040

The Housing Strategy targets, as noted above, were based on a medium growth scenario, and provided the City with an Action Plan for implementation. The action plan contains recommended actions for each of the four key goals to enable the City and community partners to achieve the housing vision for the community over the next ten years. This Bylaw supports Goal 2 of the plan, as noted below, in helping lay out a path of support that can be used to achieve the seniors housing targets.

- 2-3 Continue to encourage the development of supportive housing and housing options for seniors
  - Support the implementation of Official Community Plan policies by continuing to encourage innovative housing options to meet the needs for supportive housing and housing for seniors.

The Bylaw, if adopted, would meet approximately 21% of the projected Senior's Housing that is needed in our community by 2025 and is in alignment with the direction provided by the Housing Strategy.

<b>IMPLICATIONS OF RECOMMENDATION</b>
---------------------------------------

**COMPLIANCE WITH STRATEGIC PILLARS:**  
**Vibrant Community – Invest in community safety, social, cultural, and recreational programs.**

**Relationships & Advocacy – Initiate and foster relationships and advocate to decision makers on the issues that impact our community and our neighbours.**

**Economic Development – Enhance community economic development to provide opportunities and sustainability for Fort St. John.**

**Managing Assets – Build and manage assets that support the current and future needs of the community.**

**COMPLIANCE WITH STRATEGIC PRIORITIES:**

As this Bylaw relates to the Economic Development Pillar, in part the goal is to generate growth, employment, and investment opportunities through community economic development. The addition of housing directed at seniors and the accessible community provides an opportunity to add density to parcels that would otherwise remain partially vacant or undeveloped, and also through the variety of permitted uses added, the creation of jobs within the housing developments themselves, as well as through complimentary commercial uses to support the seniors housing development, leads to the potential for significant economic development while addressing the lack of social housing supports within our community.

As this amendment relates to the Relationship and Advocacy Pillar, Council is in a leadership position to facilitate partnerships between the City and other public organizations, in this instance to provide support to our Senior population. There have been past and current presentations from multiple community groups seeking to develop housing. Council sits at the helm of the decision making process whereby they can make decisions as a whole to ensure that we have a well planned and regulated community that provides for managed growth and development.

**GENERAL:**

A range of housing choices are required to accommodate the diversity of seniors, accessible and Indigenous housing and supports needed across Fort St. John. Supporting the incorporation of these types of housing will ensure a diversity of land uses and housing stock spread across the City.

The City has made efforts to support and facilitate the development and diversification of housing supply across the City and to provide a variety of opportunities and choices that are inclusive of all residents. The Housing Strategy supports the City's current initiatives to provide a cohesive framework to integrate existing and new approaches into an actionable plan, providing all levels of government, private and nonprofit sectors and community organizations with a tool to address anticipated housing needs and gaps in Fort St. John. This Bylaw provides the support for the needed Seniors Housing.

**ORGANIZATIONAL:** None.

**FINANCIAL:** This agreement supports the City's sale of this property below market value for the purposes of a non profit organization to construct seniors housing.

**FOLLOW UP ACTION:**

**Should Council give the first three readings, the Bylaw will be presented for adoption at a Special Council Meeting on February 28, 2024.**

**COMMUNITY CONSULTATION:**

**COMMUNICATION:**

**DEPARTMENTS CONSULTED ON THIS REPORT:** Planning & Development, Legislative Services

---

**Attachments:**

**Attachment 1: Seniors Housing Agreement Bylaw No. 2591, 2024**

**Attachment 2: DP2023-011 9636 100 Avenue Approved Permit**

**RESPECTFULLY SUBMITTED:**

**Jennifer Decker, Director of Planning and Engineering**

**14 Feb 2024**

**CITY OF FORT ST. JOHN**

**SENIORS HOUSING AGREEMENT BYLAW NO. 2591, 2024**

**A BYLAW TO ENTER INTO A SENIORS HOUSING AGREEMENT  
UNDER SECTION 483 OF *THE LOCAL GOVERNMENT ACT***

**The Council of the City of Fort St. John enacts as follows:**

**Citation**

1. This Bylaw may be cited for all purposes as "Seniors Housing Agreement Bylaw No. 2591, 2024".

**Administration**

2. Council hereby authorizes the City to enter into the *Local Government Act* section 483 housing agreement attached to this Bylaw as Schedule A (the "Housing Agreement").
3. The Mayor and the Corporate Officer are authorized to execute the Housing Agreement substantially in the form of the document attached to and forming part of this Bylaw as Schedule A, between the City of Fort St. John and VRS Communities Society (Inc. No. S-009843).
4. The Housing Agreement is in respect to proposed seniors housing units to be located on the lands with the civic address 9636 100 Avenue, and legally described as:

LOT 1 SECTION 6 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN  
PEACE RIVER DISTRICT PLAN EPP133410  
P.I.D: 032-102-275

READ FOR A FIRST TIME THIS	DAY OF	2024
READ FOR A SECOND TIME THIS	DAY OF	2024
READ FOR A THIRD TIME THIS	DAY OF	2024
ADOPTED ON THE	DAY OF	2024

---

LILIA HANSEN  
MAYOR

---

BONNIE MCCUE  
CORPORATE OFFICER



**Seniors Housing Agreement Bylaw No. 2591, 2024**

**Page 2**

**Schedule A**

**HOUSING AGREEMENT**  
(Section 483, *Local Government Act*)

THIS AGREEMENT dated for reference February 20, 2023,

**BETWEEN:**

**VRS COMMUNITIES SOCIETY (Inc. No. S-009843)**

#310 – 2006 West 10<sup>th</sup> Avenue  
Vancouver, British Columbia V6J 2B3

(the “**Owner**”)

**AND:**

**CITY OF FORT ST. JOHN**

10631 – 100<sup>th</sup> Street  
Fort St. John, British Columbia V1J 3Z5

(the “**City**”)

**WHEREAS:**

- A. Capitalized terms used in these recitals have the meanings set out in section 1.1 below;
- B. The Owner is the registered and beneficial owner of the Lands;
- C. The City was the registered and beneficial owner of the Lands and sold the Lands to the Owner on the understanding that the Owner would construct and operate on the Lands a 115-to-130 Dwelling Unit independent seniors housing project whereby all Dwelling Units would be available for Eligible Tenants to rent with 36 of such units rented at a rental rate that is at or below the Affordability Threshold (collectively, the “**Affordable Designated Seniors Units**”) and the balance of the Designated Seniors Units (the “**Market Rental Units**”) at rental market rates established by the Owner in its sole discretion (the “**Development Project**”);
- D. Section 483 of the *Local Government Act* permits the City to enter into housing agreements for the provision of affordable and special needs housing, which may include conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units; and
- E. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for the construction, development and management of the Development Project on the terms and conditions set out in this Agreement and agree that this Agreement shall have effect as a housing agreement under section 483 of the *Local Government Act*.

**NOW THEREFORE**, for \$10.00 and other good and valuable consideration paid by the City to the Owner to the other in consideration of the promises exchanged below (the receipt and sufficiency of which is

Housing Agreement  
VRS & City of Fort St. John  
PID: 024-568-643  
V.3

acknowledged by the Developer), the parties covenant and agree with each other as follows, as a Housing Agreement under Section 483 of the *Local Government Act* (British Columbia) and as a contract and a deed under seal between the parties and the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this covenant as follows:

## ARTICLE 1 - DEFINITIONS AND INTERPRETATION

### 1.1 DEFINITIONS

In this Agreement:

- (a) **"Affordability Threshold"** means a rental rate that is eighty percent (80%) of the Median Market Rental Rate;
- (b) **"Affordable Designated Seniors Units"** are Designated Seniors Units which shall be rented at a rental rate that is at or below the Affordability Threshold;
- (c) **"Agreement"** means this Housing Agreement, together with all schedules, amendments and attachments hereto;
- (d) **"Building"** means a building, structure or other premises on the Lands;
- (e) **"Building Permit"** means a building permit, or multiple building permits, as the case may be, authorizing construction on the Lands, or any portion(s) thereof;
- (f) **"Business Day"** means a day that is not a Saturday, Sunday or holiday in the Province of British Columbia or, if applicable to the transaction, a day on which the Land Title Office is physically closed to the public;
- (g) **"City Council"** means the mayor and council for the City of Fort St. John;
- (h) **"City Personnel"** means any and all of the elected and appointed officials, and officers, employees, agents, nominees, delegates, permittees, contractors subcontractors, and volunteers of the City from time to time;
- (i) **"CMHC"** means Canada Mortgage and Housing Corporation;
- (j) **"Commencement Date"** means the date on which the City enacts the Housing Agreement Bylaw;
- (k) **"Designated Seniors Units"** means those units designated for at least one (1) Eligible Tenant per Designated Seniors Unit and **"Designated Seniors Unit"** means any one (1) such unit and includes Affordable Designated Seniors Units;
- (l) **"Development Permit"** means the development permit authorizing the development of the Lands, or any portion(s) thereof;

Housing Agreement  
VRS & City of Fort St. John  
PID: 024-568-643  
V.3

- (m) **“Development Project”** has the meaning set out in Recital C;
- (n) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, a Designated Seniors Unit;
- (o) **“Eligible Tenant”** means:
  - (i) a person who is age fifty-five (55) years or older; or
  - (ii) a person who is under the age of fifty-five (55) years old and is living with a disability, as determined by the Owner in its sole discretion;
- (p) **“Housing Agreement Bylaw”** means the bylaw required for the City to enter into this Agreement with the Owner in respect of the Lands under section 483(1) of the *Local Government Act*;
- (q) **“Land Title Act”** means the *Land Title Act*, R.S.B.C., 1996, c. 250, as amended, replaced, restated, or re-enacted from time to time;
- (r) **“Land Title Office”** means the land title office in which title to the Lands is currently registered;
- (s) **“Lands”** means the lands legally described as PID: 032-102-275, Lot 1 Section 6 Township 84 Range 18 West of the 6th Meridian Peace River District Plan EPP133410;
- (t) **“Local Government Act”** means the *Local Government Act*, R.S.B.C., 2015, c. 1, as amended, replaced, restated, or re-enacted from time to time;
- (u) **“Market Rental Units”** has the meaning set out in Recital C;
- (v) **“Median Market Rental Rate”** means the median market rental rate for the regional market and unit type of the Project as described in CMHC’s rental market survey or any successor publication published from time to time;
- (w) **“Notice of Housing Agreement”** means a notice of housing agreement required to be filed in the Land Title Office pursuant to section 483(5) of the *Local Government Act*;
- (x) **“Occupancy Certificate”** means a certificate issued by the City authorizing the use and occupation of any Building or portion thereof;
- (y) **“Owner Personnel”** means any owner, shareholder, volunteer, employee, contractor, subcontractor, partner or affiliate of the Owner;

- (z) **“parties”** means the City and the Owner, and **“party”** means either one of them;
- (aa) **“Permanent Residence”** means the usual, main, regular, habitual, principal residence, abode or home of an individual;
- (bb) **“Residential Tenancy Act”** means the *Residential Tenancy Act*, S.B.C. 2002, c. 78, as amended, replaced, restated, or re-enacted from time to time;
- (cc) **“Residential Tenancy Regulation”** means the *Residential Tenancy Regulation* B.C. Reg. 477/2003, as amended, replaced, restated, or re-enacted from time to time;
- (dd) **“Tenancy Agreement”** means a tenancy agreement, lease, license or other agreement between the Owner and one or more Tenants granting a right to occupy a Designated Seniors Unit;
- (ee) **“Tenant”** means a person or entity occupying the Lands pursuant to a Tenancy Agreement and includes Eligible Tenants; and
- (ff) **“Term”** has the meaning set out in section 2.1.

## 1.2 Interpretation

In this Agreement:

- (a) any reference to a party herein will be deemed to include the heirs, executors, administrators, successors, assigns, employees, servants, agents, officers, contractors, licensees and invitees of such parties wherever the context so permits or requires;
- (b) a reference to a single gender shall be construed as a reference to all genders, the plural or body corporate or politic and vice versa as the context or parties so requires;
- (c) the captions and headings appearing in this Agreement have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any of the provisions hereof;
- (d) references to the or this “Agreement” and the words “hereof”, “herein” and similar words refer to this Agreement as a whole and not to any section or subsection or other subdivision hereof and any reference in this Agreement to a designated Recital, Article, Section or subsection is a reference to the designated Recital, Article, Section or subsection hereof; and
- (e) schedules attached hereto form part of this Agreement.

## ARTICLE 2 - TERM

### 2.1 Term

The term of this Agreement (the “**Term**”) will commence on the Commencement Date and will end on the later of the date:

- (a) which is twenty (20) years from the Commencement Date;
- (b) on which the Owner, acting reasonably, determines that it is not economical to repair or restore the Designated Seniors Units or to keep and maintain the Designated Seniors Units, or a Building containing Designated Seniors Units, in a tenantable condition to the standard required by this Agreement, based on the remainder of the useful life of the Designated Seniors Units or aforementioned Buildings, as determined by a professional engineer or architect who is at arm’s length to the Owner, and the Owner has delivered to the City a copy of the engineer's or architect's report; and
- (c) on which the Owner, acting reasonably, determines that the Owner is no longer able to qualify for or obtain funding in order to maintain the Designated Seniors Units, or Building containing Designated Seniors Units, in a tenantable condition to the standard required by this Agreement.

## ARTICLE 3 - RESTRICTIONS ON USE AND OCCUPANCY OF LANDS

### 3.1 Occupancy Restrictions

The Owner covenants and agrees with the City, in respect of the occupancy of the Dwelling Units on the Lands that:

- (a) not less than one hundred and fifteen (115) Dwelling Units shall be Designated Seniors Units;
- (b) not less than thirty-six (36) of the Dwelling Units shall be Affordable Designated Seniors Units;
- (c) each Designated Seniors Unit:
  - (i) may only be used as a Permanent Residence; and
  - (ii) must be used and occupied by at least one (1) Eligible Tenant pursuant to a Tenancy Agreement and in accordance with the requirements of this Agreement;
- (d) each Affordable Designated Seniors Unit:

- (i) must meet the requirements of a Designated Seniors Unit set out in section 3.1(c); and
  - (ii) must only be rented at a rental rate at or below the Affordability Threshold, subject to section 3.1(e);
- (e) the Owner will set the rental rates for the Affordable Designated Seniors Units at or below the Affordability Threshold, provided that such rental rates will be exclusive of costs for utilities servicing the Affordable Designated Seniors Units and any optional Hospitality Services used by the Tenant(s) of such Affordable Designated Seniors Units, notwithstanding that such exclusive costs may be characterized as rent in the Applicable Tenancy Agreement;
- (f) a Designated Seniors Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as an Eligible Tenant), or any Tenant or guest of the Owner, other than an Eligible Tenant;
- (g) it will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Designated Seniors Unit for a term of less than one (1) month at a time;
- (h) notwithstanding that the Owner may otherwise be entitled, the Owner shall not occupy, nor permit any person to occupy any Dwelling Unit or any portion of any Building, in part or in whole, constructed on the Lands and the City will not be obligated to permit final or provisional occupancy of any Dwelling Unit or Building constructed on the Lands until all of the following conditions are satisfied:
- (i) the Designated Seniors Units have received Occupancy Certificates; and
  - (ii) the Owner is not otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the development of the Lands; and
- (i) without limiting the generality of Article 9, the Owner does hereby waive, remise, and release absolutely any and all claims against the City and City Personnel for any losses, claims or damages that may derive from the withholding of an Occupancy Certificate until there is compliance with the provisions of this section 3.1.

### **3.2 Market Rental Units**

The City agrees that, notwithstanding any term of this Agreement, the rental rate for the Market Rental Units is not required to be set at or below the Affordability Threshold and that the Owner may, in its sole discretion, establish the rental rate for the Market Rental Units.

### **3.3 Additional Tenants**

The City agrees that so long as a Designated Seniors Unit is occupied by at least one (1) Eligible Tenant who is a party to a Tenancy Agreement for such unit, the Owner may permit such unit to be occupied by person(s) who are not Eligible Tenants.

### **3.4 Application of Residential Tenancy Act**

Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the Owner will, for so long as the Designated Seniors Units remain located on the Lands, comply with sections 41 [*Rent increases*], 42 [*Timing and notice of rent increases*] and 43 [*Amount of rent increase*] of the *Residential Tenancy Act*, as such sections may be amended or replaced from time to time, with respect to rent increases for Eligible Tenants.

## **ARTICLE 4 - ACKNOWLEDGEMENTS**

### **4.1 Notice of Housing Agreement**

The Owner acknowledges and agrees that:

- (a) this Agreement constitutes a housing agreement entered into under section 483 of the *Local Government Act*; and
- (b) the City shall file a Notice of Housing Agreement in the Land Title Office against title to the Lands in accordance with section 483(5) of the *Local Government Act*.

### **4.2 Agreement for Benefit of City Only**

The Owner and City acknowledge and agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or Buildings or any portion thereof, including any Designated Seniors Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

### **4.3 Agreement to be First Charge**

The Owner agrees to cause, at its sole cost and expense, the registrable interests in land expressly agreed to be granted pursuant to this Agreement to be registered in priority to any financial charge granted by the Owner that is registered against the title to the Lands, save only for any reservations, liens, charges or encumbrances:

Housing Agreement  
VRS & City of Fort St. John  
PID: 024-568-643  
V.3

- (a) contained in any grant from His Majesty the King in Right of the Province of British Columbia respecting the Lands or imposed by statute; and
- (b) legal notations evidencing the Notice of Housing Agreement and the Owner's registration of a Notice Of Interest pursuant to the *Builder's Lien Act* (British Columbia); and
- (c) the legal notations, charges, liens and interests shown in Schedule 'A' attached hereto; and such other non-financial encumbrances granted by the Owner to the City.

#### **4.4 Agreement Runs with the Lands**

Following the filing of the Notice of Housing Agreement in the Land Title Office, this Agreement and, if applicable, any amendments thereto, will be binding on all persons who acquire an interest in the land affected by this Agreement, as amended if applicable. It is further expressly agreed that this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by City Council and thereafter if an amendment is signed by the City and the Owner.

### **ARTICLE 5 - DISPOSITION OF DESIGNATED SENIORS UNITS**

#### **5.1 Assignment and Subleases**

The Owner will not permit a Designated Seniors Unit to be subleased, or a Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act* or any other Act or regulation that may operate to permit, govern, restrict or otherwise relate to the rental of the Designated Seniors Units. and provided that, for the avoidance of doubt, the Owner shall not exercise any discretion afforded to it under the *Residential Tenancy Act* to consent to any sublease or assignment which would result in the occupation or use of a Designated Seniors Unit in a manner which is prohibited by or inconsistent with the terms and conditions of this Agreement or which would preclude the Owner from otherwise being able to comply with the terms and conditions of this Agreement.

#### **5.2 Notice of Sale or Transfer**

If the Owner sells or transfers the Lands, the Owner will notify the City of the sale or transfer within three (3) Business Days of the effective date of sale or transfer.

#### **5.3 No Compensation**

The Owner is not entitled and will not claim any compensation from the City for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly by operation of this Agreement.

## ARTICLE 6 - MANAGEMENT OF DESIGNATED SENIORS UNITS

### 6.1 Management of Designated Seniors Units

During the Term, the Owner covenants and agrees that it will:

- (a) operate and manage all of the Designated Seniors Units in accordance with the terms of this Agreement;
- (b) carry out good and efficient management of the Designated Seniors Units;
- (c) keep and maintain the Building, including without limitation the Designated Seniors Units, in good repair and in a safe, clean, neat and tidy condition, reasonable wear and tear excepted, and fit for human habitation and consistent with the general standards required by the *Residential Tenancy Act* and all other applicable statutes, regulations, bylaws, and rules in effect from time to time and will comply with the same, including health and safety standards applicable to the Building and the Designated Seniors Units; and
- (d) insure, or cause to be insured, the Designated Seniors Units and all parts thereof, to the full replacement cost against perils normally insured against reasonable and prudent owners of similar premises and lands.

### 6.2 Tenancy Agreements

The Owner shall ensure that:

- (a) any form of Tenancy Agreement to be used by the Owner in renting a Designated Seniors Unit has received prior written approval from the City, acting reasonably;
- (b) every form of Tenancy Agreement requires the Tenant to represent and warrant as to their eligibility as an Eligible Tenant and that at least one (1) Tenant party to the Tenancy Agreement is an Eligible Tenant;
- (c) every form of Tenancy Agreement reserves the Owner's right to terminate the Tenancy Agreement if:
  - (i) the Designated Seniors Unit is not occupied by at least one Eligible Tenant;
  - (ii) the Designated Seniors Unit is occupied by more than the number of people the City determines can reside in the Designated Seniors Unit given the number and size of bedrooms in the Designated Seniors Unit and in light of any relevant standards set by the City in any bylaws of the City;

- (iii) the Designated Seniors Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; or
- (iv) subject to section 5.1, the Tenant subleases the Designated Seniors Unit or assigns the Tenancy Agreement in whole or in part.

### **6.3 Termination of Tenancy**

In the case of a breach by a Tenant of a term or condition of its Tenancy Agreement relating to the matters set out in sections 6.2(b) and 6.2(c), the Owner hereby agrees with the City:

- (a) to forthwith provide to the Tenant a notice of termination; and
- (b) if the Tenancy Agreement is terminated for any reason, to use commercially reasonable efforts to cause the Tenant and all other persons that may be in occupation of the Designated Seniors Unit to vacate the Designated Seniors Unit on the effective date of termination.

## **ARTICLE 7 - RECORD-KEEPING**

### **7.1 General**

The Owner will keep current and accurate records pertaining to:

- (a) the number of Eligible Tenants occupying each Designated Seniors Unit and will annually deliver to the City a copy of such records, certified by the executive director, a director or officer of the Owner; and
- (b) the rental rates charged in respect of the Affordable Designated Seniors Units and will annually deliver to the City a copy of the annual rent roll for the Affordable Designated Seniors Units, certified by the executive director, a director or officer of the Owner.

## **ARTICLE 8 - DEFAULT, REMEDIES AND ENFORCEMENT**

### **8.1 Default**

The Owner agrees that, it shall be a default under this Agreement if:

- (a) the Owner uses or occupies, or permits to be used occupied, any Designated Seniors Units in breach of this Agreement;
- (b) the Owner permits the rental rate charged for any Affordable Designated Seniors Units to be greater than the amount of the Affordability Threshold;

- (c) a Designated Seniors Unit is operated and maintained by an entity that is not the Owner or an affiliate of the Owner; or
- (d) the Owner is otherwise in material breach of any of its obligations under this Agreement,

(each, an “Event of Default”).

## **8.2 Remedies**

The Owner covenants and agrees with the City that, in addition to any other remedies available to the City under this Agreement or at law or equity, if an Event of Default has occurred the Owner shall rectify such material default within forty-five (45) days after receipt from the City of written notice of such Event of Default setting out the particulars of such Event of Default, provided that if as a result of the nature of the Event of Default the Owner is, using commercially reasonable efforts, unable to rectify such default within this time period, the time period shall be extended for such period of the delay as may be reasonable in the circumstances, provided the Owner is diligently proceeding to rectify the default as determined by the City acting reasonably.

## **8.3 Cumulative Remedies**

No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit, or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise), or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

## **8.4 Additional Remedies**

The Owner agrees that, without affecting any other rights or remedies the City may have in respect of an Event of Default that continues beyond any cure period, the City is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Owner of this Agreement that continues beyond the Cure Period or, in the case of a material default, the period to rectify material defaults referenced in section 8.2. The Owner agrees that this is reasonable given the public interest in ensuring the provision of Designated Seniors Units.

## **8.5 Enforcement and Costs**

This Agreement may be enforced by mandatory, prohibitory or such other order(s) of the court. In any action to enforce this Agreement if either party is entitled to court costs, it will be entitled to court costs on a solicitor and own client basis.

## **ARTICLE 9 - RELEASE AND INDEMNITY**

### **9.1 Indemnity**

Except in the case of losses that are the result of any negligent acts or omissions on the part of the City or the City Personnel, the Owner covenants and agrees to indemnify and save harmless the City and City Personnel from and against all claims, demands, actions, losses, damages, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) the use or occupancy of any Designated Seniors Unit;
- (b) any negligent act or omission of the Owner or the Owner Personnel in connection with this Agreement, including the Owner's ownership, operation, management or financing of the Development Project;
- (c) any default in the due observance and performance of the obligations and responsibilities of the Owner under this Agreement;
- (d) the enforcement of this Agreement or any Tenancy Agreement entered into by the Owner; and
- (e) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner of any Tenancy Agreement.

### **9.2 Release**

Except in the case of losses that are the result of any negligent acts or omissions on the part of the City or the City Personnel, the Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) the use or occupancy of any Designated Seniors Unit;
- (b) any negligent act or omission of the Owner or the Owner Personnel in connection with this Agreement, including the Owner's ownership, operation, management or financing of the Development Project;
- (c) any default in the due observance and performance of the obligations and responsibilities of the Owner under this Agreement;
- (d) the enforcement of this Agreement or any Tenancy Agreement entered into by the Owner; and

- (e) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner of any Tenancy Agreement.

### **9.3 Survival of Release and Indemnity**

The release and indemnity in this Article 9 will remain effective, and will survive any modification, discharge or partial discharge of any or all of the covenants created by this Agreement, and the termination of this Agreement, whether by fulfillment of the covenants contained in this Agreement or otherwise.

### **ARTICLE 10 - NOTICES**

Any demand, notice or other communication to be made or given hereunder will be in writing and may be made or given by personal delivery, prepaid registered mail, email or by courier delivery addressed to the respective parties as follows:

- (a) to the Owner:

at the address on page 1 of this Agreement or by email to the following address:  
Attention: Ken Fraser, Executive Director  
Email: ken@vrs.org

- (b) to the City:

at the address on page 1 of this Agreement or by email to the following address:  
Attention: Jennifer Decker  
Email: JDecker@fortstjohn.ca

or to such other address as any party may from time to time notify to the other party in accordance with this Article 10. Any demand, notice or communication made or given by personal delivery or courier delivery will be conclusively deemed to have been made or given on the day of actual delivery thereof. Any notice sent by prepaid registered mail will be deemed to have been given or made and received on the third Business Day after the day of mailing thereof.

Any such notice transmitted by PDF email transmission will be deemed to have been given or made and received on the day on which it is transmitted; but if such notice is transmitted on a day that is not a Business Day or after 5:00 p.m. (Vancouver Time) on a Business Day, that notice will be deemed to have been given or made and received on the next Business Day.

### **ARTICLE 11 - REPRESENTATIONS AND WARRANTIES**

The Owner represents and warrants to and covenants and agrees with the City that:

- (a) the Owner has the full and complete power, authority, and capacity to enter into, execute, and deliver this Agreement and to bind its interest in the Lands with the interests in land created hereby;
- (b) upon execution and delivery of this Agreement and the filing of the Notice of Housing Agreement, the interests in land created hereby will encumber the Owner's interest in the Lands;
- (c) this Agreement will be fully and completely binding upon the Owner in accordance with its terms and the Owner will perform all of its obligations under this Agreement in accordance with its terms; and
- (d) the foregoing representations, warranties, covenants and agreement will have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of the Owner with regard to the Lands or any other matter whatsoever.

## **ARTICLE 12 – MISCELLANEOUS**

### **12.1 Contractual Obligations**

The covenants and agreements on the part of the Owner have been made by the Owner as contractual obligations as well as being made pursuant to Section 483 of the *Local Government Act* (British Columbia) and as such will be binding on the Owner.

### **12.2 Legislation**

Any reference to a law or statute herein includes and is a reference to such law or statute and to the regulations made pursuant thereto, with all amendments made thereto and as in force from time to time, and to any law or statute or applicable regulation amending, replacing, or superseding any of the same.

### **12.3 Time**

Time shall be of the essence of this Agreement and each part of it. If any party expressly or impliedly waives this requirement, that part may reinstate it by delivering notice to the other party(ies). If a time is specified in this Agreement for observing or performing any obligation, such time shall be Vancouver Time.

### **12.4 No Effect on Rights**

The parties agree this Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City in the exercise of its functions under any enactment, public and private statute, bylaw, order and regulation, including in relation to the use or subdivision of the Lands, all of which may be fully and

Housing Agreement  
VRS & City of Fort St. John  
PID: 024-568-643  
V.3

effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner;

- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

#### **12.5 Limitation on Owner's Obligations**

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands or such applicable portions thereof, provided however that notwithstanding that the Owner is no longer the registered owner of the Lands or any portion thereof, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands or such portions thereof, as the case may be.

#### **12.6 Enurement**

This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

#### **12.7 Further Assurances**

The parties will do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement including all acts necessary to ensure that this Agreement is noted on title to the Lands as a housing agreement pursuant to section 483(5) of the *Local Government Act*.

#### **12.8 Governing Law**

This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in British Columbia.

#### **12.9 Severability**

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.

**12.10 Waiver**

An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

**12.11 No Fiduciary Relationship**

Nothing contained in this Agreement will be deemed in any way, or for any purpose, to constitute the City a partner, agent or legal representative of the Owner in the conduct of any business or otherwise, or a member of a joint venture or joint enterprise with the Owner, or to create any fiduciary relationship between the City and the Owner.

**12.12 Joint and Several**

If the Owner consists of more than one person, firm, or corporation, from time to time, the Owner's obligations under this Agreement shall be joint and several.

**12.13 Survival**

Notwithstanding anything contained herein, the Owner covenants and agrees that the obligations of the Owner, including without limitation those set out in Article 9, shall survive termination or release of this Agreement.

**12.14 Counterparts and Electronic Delivery**

This Agreement may be executed and delivered by the parties hereto in one or more counterparts, each of which will be an original, and each of which may be delivered by facsimile, e-mail or other functionally equivalent electronic means of transmission.

**IN WITNESS WHEREOF** the parties have executed this Agreement as of the date and year first written above.

**VRS COMMUNITIES SOCIETY**, by its authorized signatory(ies):

**CITY OF FORT ST. JOHN**, by its authorized signatory(ies):

Per: \_\_\_\_\_  
Name:

Per: \_\_\_\_\_  
Name:

Per: \_\_\_\_\_  
Name:

Per: \_\_\_\_\_  
Name:



City of Fort St. John  
10631 100 Street | Fort St. John, BC | V1J 3Z5  
(250) 787 8150 City Hall  
(250) 787 8181 Facsimile

**Development Permit  
DP2023-011**

Brad Tone and Myron Dirks  
**c/o VRS Communities Society**  
310 - 2006 West 10 Ave  
Vancouver, BC V6J 2B3

Phone: Brad Tone: 1-604-987-6123  
Myron Dirks: 1-778-971-1722  
Email: Brad Tone: btone@telus.net  
Myron Dirks: myron\_dirks@hotmail.com

**Address: 9636 100th Ave, Fort St. John, BC**

1. This Development Permit is issued subject to compliance with all of the bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to, and only to, those lands within the City described below, and to any and all buildings, structures and other development thereon:

**Legal Description:** LOT 1 SECTION 6 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN  
PEACE RIVER DISTRICT PLAN PGP44511 EXCEPT PLAN EPP28543  
**PID:** 024-568-643  
**Owner:** City of Fort St. John

3. **Current Zoning:** INS-1 Institutional Zone
4. **Description of Proposed Development:**

115 unit Seniors Housing Complex – 115 Studio, 1 and 2 bedroom suites with on-site amenities including underground parking, Bistro/Café, Dining Room & Lounge, Commercial Kitchen, Games Room, Craft Room and Fitness Centre, covered patio, fenced greenspace, concrete walkways, and fully landscaped grounds with vehicular access/egress onto 100<sup>th</sup> Ave and 101<sup>st</sup> Ave.

5. **Conditions of Approval:**

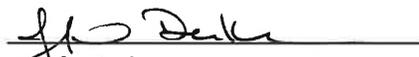
Form and character of this development is to be as depicted on the renderings and drawings submitted with the development permit application; see attached final approved stamped development permit drawings.

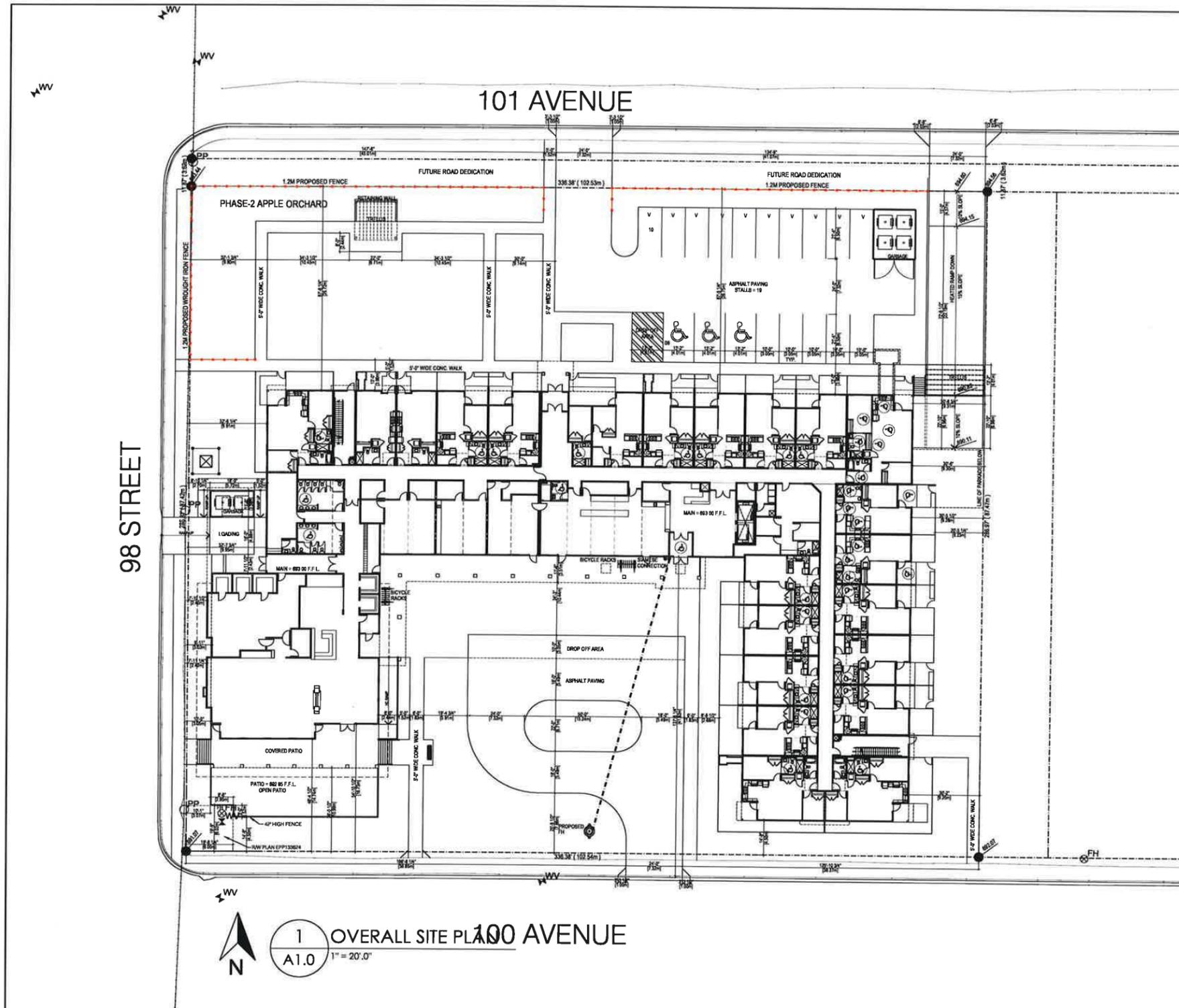
The abovementioned project may be subject to the approval of the City's Building Inspection Division for building permits and if applicable, plumbing permits. The applicant must comply with the permit conditions and the current edition of the British Columbia Building Code.

Landscaping will be limited to grassed areas on all municipal right of ways.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
7. If the Permittee does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
8. Landscape securities in the amount of **\$134,987.00** will be collected at time of building permit issuance.
9. This Permit is not a Building Permit.

**DP2023-011 ISSUED THIS 18 DAY OF DECEMBER, 2023**

  
Jennifer Decker  
Director of Planning & Engineering



**ADDRESS**

9710 100 AVENUE  
FORT ST. JOHN, B.C.

**LEGAL DESCRIPTION**

LOT-1  
PLAN - PGP 44511 EXCEPT PLAN EPP 28543

**SITE AREA**

TOTAL AREA: 96,468 S.F. = 8,962m<sup>2</sup> = 2.21 ACRES = .897ha

**ZONING INS-1 AND MAJOR CORRIDOR DEVELOPMENT**

**PROJECT # DP2023-011**

- STUDIO -A = 08 ( 525 S.F. ) = 48.77m<sup>2</sup>
- 1 BEDROOM -B = 72 ( 645 S.F. ) = 59.92m<sup>2</sup>
- 1 BEDROOM -B1 = 08 ( 645 S.F. ) = 59.92m<sup>2</sup> HC
- 1 BEDROOM -B2 = 07 ( 645 S.F. ) = 59.92m<sup>2</sup>
- 2 BEDROOM -B3 = 01 ( 897 S.F. ) = 83.33m<sup>2</sup>
- 2 BEDROOM -C = 05 ( 900 S.F. ) = 83.61m<sup>2</sup>
- 2 BEDROOM -C1 = 04 ( 1,032 S.F. ) = 95.87m<sup>2</sup> HC
- 2 BEDROOM -C2 = 02 ( 983 S.F. ) = 91.32m<sup>2</sup>
- 2 BEDROOM -C3 = 04 ( 999 S.F. ) = 92.81m<sup>2</sup>
- 2 BEDROOM -C4 = 04 ( 916 S.F. ) = 85.10m<sup>2</sup>

TOTAL = 115

ALL UNITS NOT NOTED AS HANDICAP ARE DESIGNED TO MEET AND EXCEED UNIVERSAL DESIGN GUIDELINES.

**BUILDING AREA**

- MAIN FLOOR = 31,422 S.F. ( 2,908.42m<sup>2</sup> )
- SECOND FLOOR = 25,842 S.F. ( 2,398.29m<sup>2</sup> )
- THIRD FLOOR = 25,842 S.F. ( 2,398.29m<sup>2</sup> )
- FOURTH FLOOR = 25,765 S.F. ( 2,390.76m<sup>2</sup> )
- TOTAL = 108,871 S.F. ( 10,114.44m<sup>2</sup> )

PARKADE = 34,583 S.F. ( 3,212.86m<sup>2</sup> )

**AMENITY AREA PROVIDED**

AMENITY AREA PROVIDED = 9,687 S.F. ( 900m<sup>2</sup> )  
( BISTRO, MEETING ROOM, CRAFT ROOM, FITNESS ROOM AND CLUB HOUSE )

**SITE COVERAGE**

- MAIN FLOOR = 36,982 S.F.
- SITE AREA = 108,857 S.F. = 33.97%

**F.A.R.**

- BUILDING AREA = 108,871 S.F.
- SITE AREA = 108,857 S.F. = 1.01

**PARKING**

- PARKING REQUIRED
- 116 UNITS x 1.0 = 116.00
- VISITOR = 116/7 = 16.57
- TOTAL REQUIRED = 132.57
- PARKING PROVIDED
- SURFACE PARKING = 19
- U/GROUND/ PARKING = 75
- TOTAL PROVIDED = 94

**AVG. GRADE**

693.14+694.56+692.07+691.07 = 2770.84/4 = 692.71

**LEGEND**

- EXISTING GRADE(m)
- NEW GRADE(m)
- FIRE HYDRANT

**DEVELOPMENT PERMIT APPROVED**

**HARDSURFACE AREAS**

ALL ROADS AND PARKING AREAS ARE ASPHALT PAVING

CITY OF FORT ST. JOHN



9834-105 Street  
Edmonton, AB T5K 1A6  
Office: (780) 423-3424

Seal:



DISCLAIMER  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED OR ADVISED IN WRITING BY THE CONSULTANT.  
THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client:

Notes:

THE HARLEQUIN

City Pass Number:  
Project Address:  
9710 100 AVENUE  
FORT ST. JOHN, BC

ISSUED:  
01-10/10/23 ISSUED FOR DP

Project No. Version:  
EG1352A V1

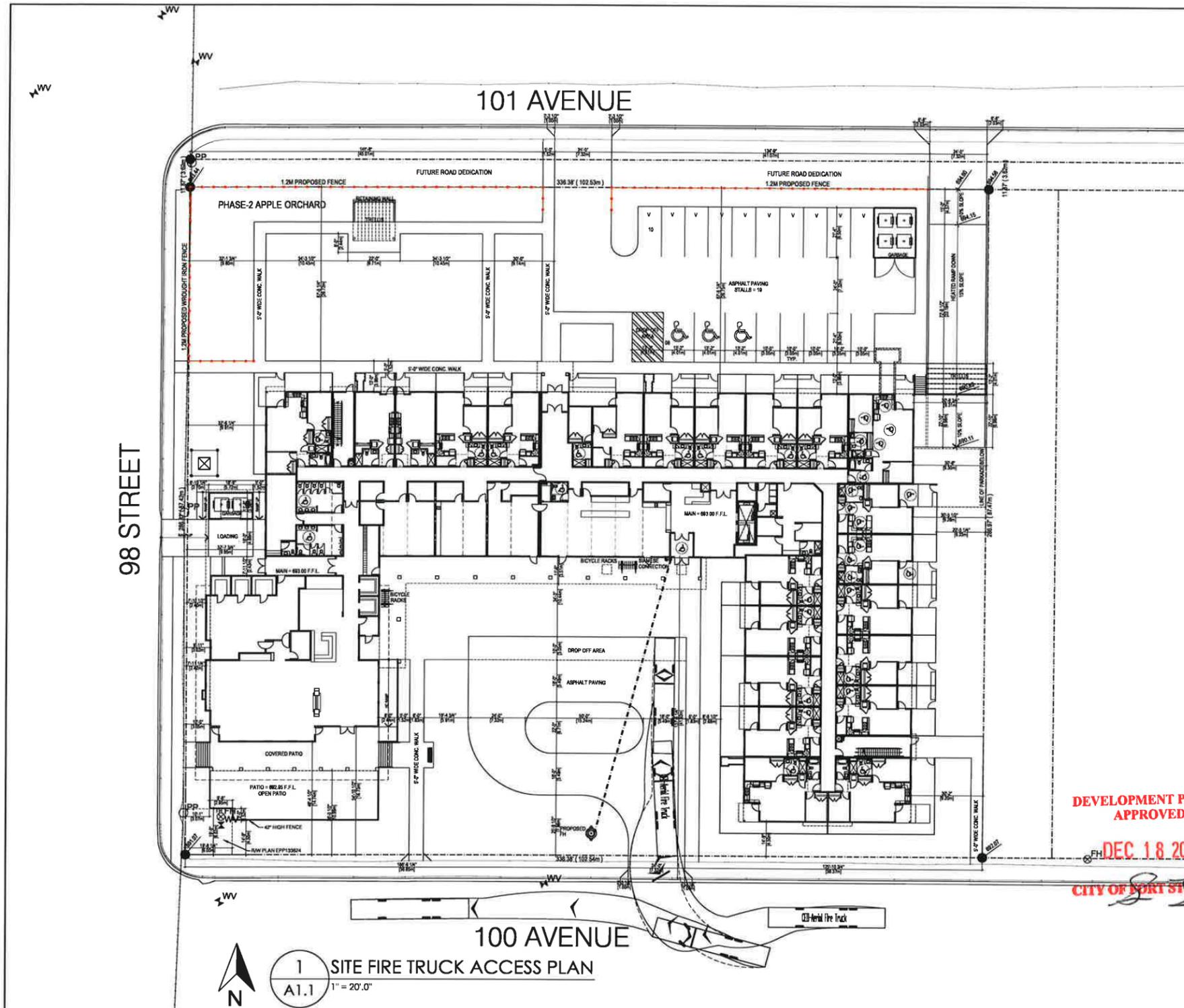
Date:  
11/21/2023

Drawing Title

OVERALL SITE PLAN

Drawing No.

A1.0



1 SITE FIRE TRUCK ACCESS PLAN  
A.1.1 1" = 20' 0"

**ADDRESS**  
9710 100 AVENUE  
FORT ST. JOHN, B.C.

**LEGAL DESCRIPTION**  
LOT-1  
PLAN - PGP 44511 EXCEPT PLAN EPP 28543

**SITE AREA**  
TOTAL AREA: 96,468 S.F. = 8,962m<sup>2</sup> = 2.21 ACRES = .897ha

**ZONING INS-1 AND MAJOR CORRIDOR DEVELOPMENT**

**PROJECT # DP2023-011**

STUDIO - A = 08 ( 525 S.F. ) = 48.77m<sup>2</sup>  
 1 BEDROOM - B = 72 ( 645 S.F. ) = 59.92m<sup>2</sup>  
 1 BEDROOM - B1 = 08 ( 645 S.F. ) = 59.92m<sup>2</sup> HC  
 1 BEDROOM - B2 = 07 ( 645 S.F. ) = 59.92m<sup>2</sup>  
 2 BEDROOM - B3 = 01 ( 897 S.F. ) = 83.33m<sup>2</sup>  
 2 BEDROOM - C = 05 ( 900 S.F. ) = 83.61m<sup>2</sup>  
 2 BEDROOM - C1 = 04 ( 1,032 S.F. ) = 95.87m<sup>2</sup> HC  
 2 BEDROOM - C2 = 02 ( 983 S.F. ) = 91.32m<sup>2</sup>  
 2 BEDROOM - C3 = 04 ( 999 S.F. ) = 92.81m<sup>2</sup>  
 2 BEDROOM - C4 = 04 ( 916 S.F. ) = 85.10m<sup>2</sup>  
**TOTAL = 115**

**DEVELOPMENT PERMIT APPROVED**  
**DEC 1 8 2023**  
**CITY OF FORT ST. JOHN**

**efg**  
architects inc.  
9834-105 Street  
Edmonton, AB T5K 1A6  
Office: (780) 423-3424

Seal:  
November 27 2023

DISCLAIMER:  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADMITTED IN WRITING BY THE CONSULTANT.  
THIS DRAWING SUPERSEDES ALL PREVIOUS ISSUES.

Client:

**THE HARLEQUIN**

City Pass Number:  
Project Address:  
9710 100 AVENUE  
FORT ST. JOHN, BC

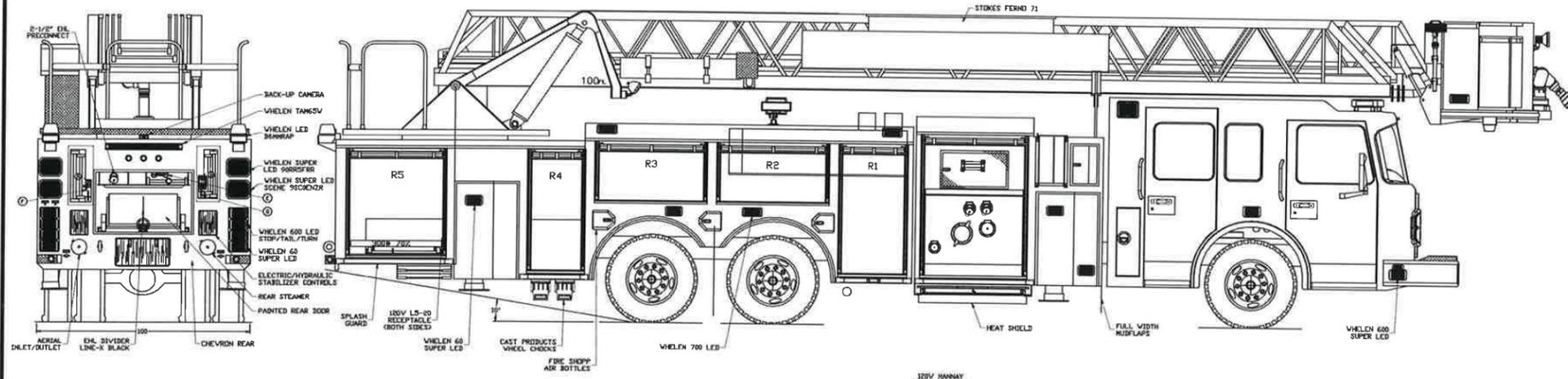
ISSUED:  
01-10/13/23-ISSUED FOR DP

Project No. Version:  
EG1352A V1

Date:  
11/21/2023

Drawing Title:  
**SITE FIRE TRUCK ACCESS PLAN**

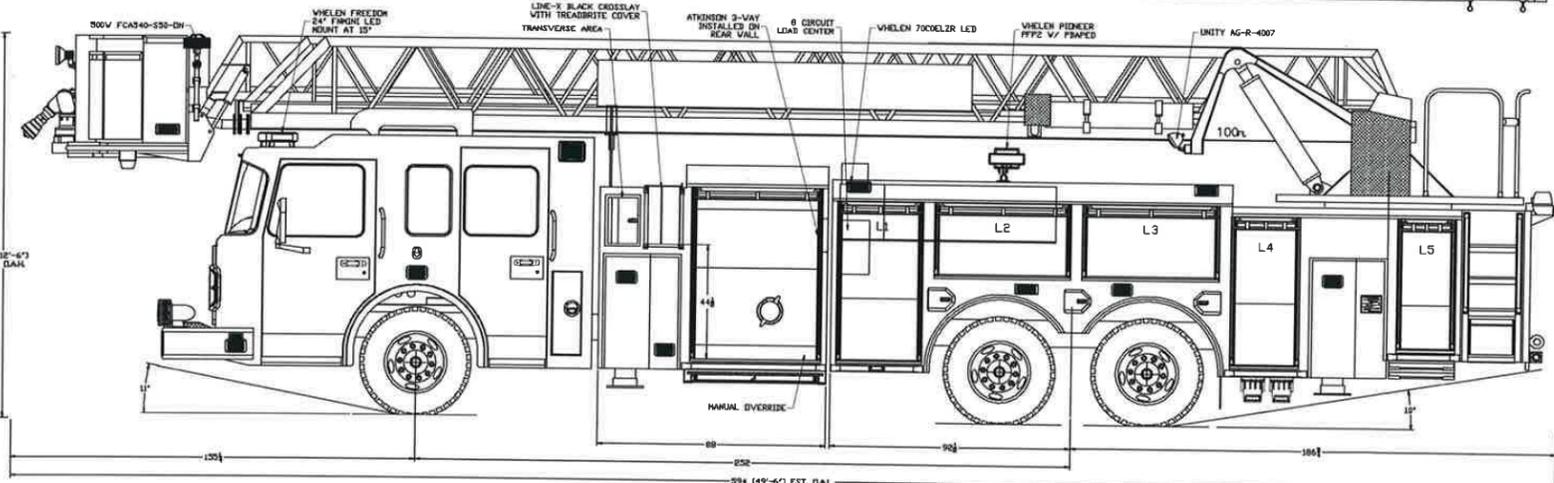
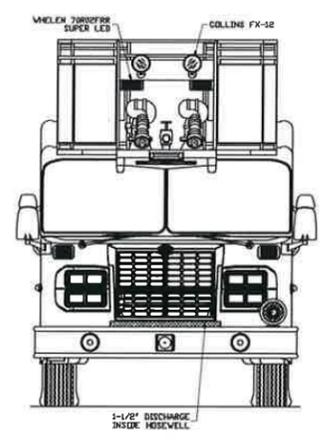
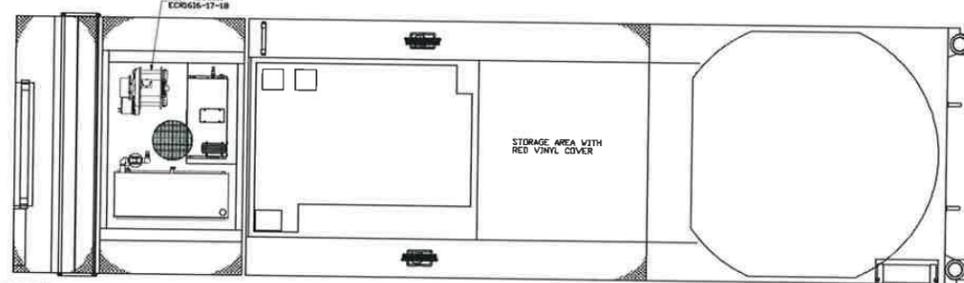
Drawing No.  
**A1.1**



**GROUND LADDERS & PIKE POLES**

ITEM	DESCRIPTION	MODEL	QTY
A	35' 2 SEC	1200A	1
B	24' 2 SEC	900A	1
C	16' RDOF	875A	1
D	10' ATTIC	585A	1
E	8' PIKE POLE	FP8	2
F	12' PIKE POLE	FP12	2
G	14' PIKE POLE	FP14	1

COMPT.	OPENING	UPPER DEPTH	LOWER
L1	29W x 56H	14	23
L2/L3	49W x 23H	14	-
L4	23W x 50H	14	23
L5	19W x 44H	14	22
R1	29W x 56H	14	14
R2/R3	49W x 23H	14	-
R4	23W x 50H	14	23
R5	43W x 43H	14	22
INTERMEDIATE DIVIDE HEIGHT			
L1	24	L4/R4	24
LS/R5	17	-	-



**ADDRESS**  
 9710 100 AVENUE  
 FORT ST. JOHN, B.C.  
**LEGAL DESCRIPTION**  
 LOT-1  
 PLAN - PGP 44511 EXCEPT PLAN EPP 28543  
**SITE AREA**  
 TOTAL AREA: 96,468 S.F. = 8,962m<sup>2</sup> = 2.21 ACRES = .897ha

**efg**  
 architects inc.  
 9834-105 Street  
 Edmonton, AB T5K 1A6  
 Office: (780) 423-3424  
 Seal:  
 November 27 2023

**DISCLAIMER**  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION.  
 DO NOT SCALE THIS DRAWING.  
 REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADVISED IN WRITING BY THE CONSULTANT.  
 THIS DRAWING SUPERSEDES PREVIOUS ISSUES.  
 Client:

Notes:

**THE HARLEQUIN**  
 City Possess Number:  
 Project Address:  
 9710 100 AVENUE  
 FORT ST. JOHN, BC

Issued:  
 01-10/13/23-ISSUED FOR DP

Project No. Version:  
 EG1352A V1  
 Date:  
 11/21/2023  
 Drawing Title:  
 FIRE TRUCK DETAILS  
 Drawing No.:

**NOTE:**  
 DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS MAY BE FOUND NECESSARY DURING CONSTRUCTION. MINOR DETAILS MAY NOT BE SHOWN.  
 THE DRAWING IS FOR REFERENCE PURPOSES ONLY. SOME ITEMS MAY OR MAY NOT APPEAR ON THE DRAWING THAT MAY OR MAY NOT BE INCLUDED IN THE SPECIFICATIONS. SPECIFICATIONS SHALL BE THE FINAL AUTHORITY TO BE DETERMINED WHAT IS SUPPLIED ON THE APPARATUS.

CHASSIS: SPARTAN, LFD 5' RAISED  
 PUMP: WATERLOUS CSUC20 2250 GPM  
 WATER TANK: 300 GAL  
 FDIAM TANK: (2) 30 GAL  
 HOSE LOAD: EHL 1000' DF 5"  
 GENERATOR: DNAN 10RBA8 10kW  
 COMPARTMENTS: 190 CUFT  
 EXTRA PENETRATION OUTRIGGERS  
 AUTOMATIC LEVELING SYSTEM  
 ON SCENE COMPARTMENT LIGHTING

**FINAL APPROVAL**

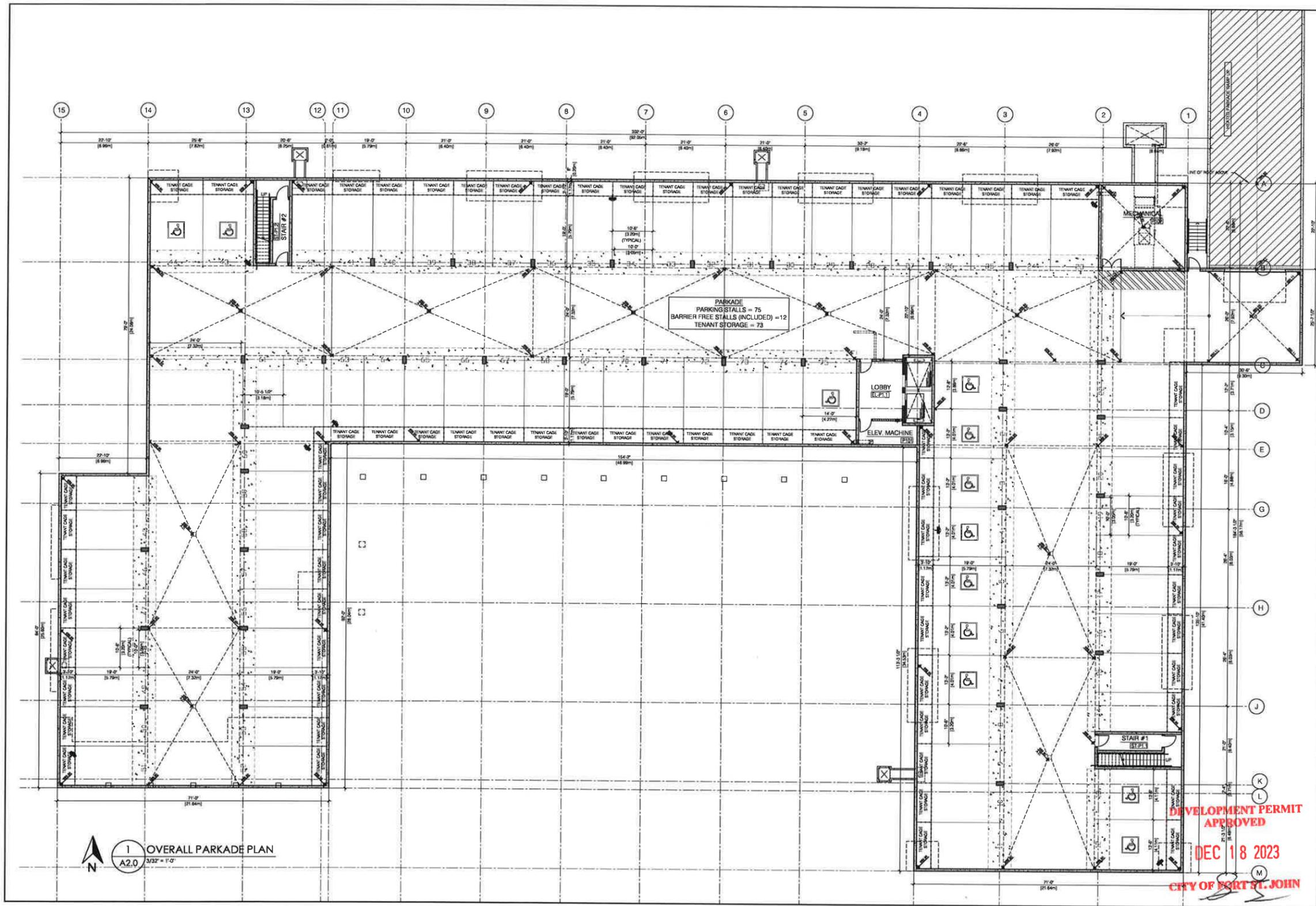
Date	Approval Signatures	Revisions
	DEALER	
	FIRE CHIEF	
	SALES AD.	
	PRODUCTION	
	ENGINEER	



Revisions  
 KS REVISOR 12/08/11  
 SMEAL FIRE APPARATUS  
 SNYDER, NE 68664  
 FORT ST. JOHN, BC  
 100' PLATFORM  
 Scale: 3/8"=1'  
 Date: 07/05/11  
 Drawing No: 4066  
 18 x 24  
**DEVELOPMENT PERMIT APPROVED**  
**DEC 18 2023**  
 CITY OF FORT ST. JOHN

**1** FIRE TRUCK DETAILS  
 A1.2 N.T.S.

A1.2



efg  
 architects inc.  
 9834-105 Street  
 Edmonton, AB T5K 1A6  
 Office: (780) 423-3424

Seal:  
 November 27 2023  
 DISCLAIMER:  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR RERIVED WITHOUT WRITTEN PERMISSION.  
 DO NOT SCALE THIS DRAWING. REPORT DISCREPANCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADMISED IN WRITING BY THE CONSULTANT.  
 THIS DRAWING SUPERSEDES PREVIOUS ISSUES.  
 Client:

Notes:

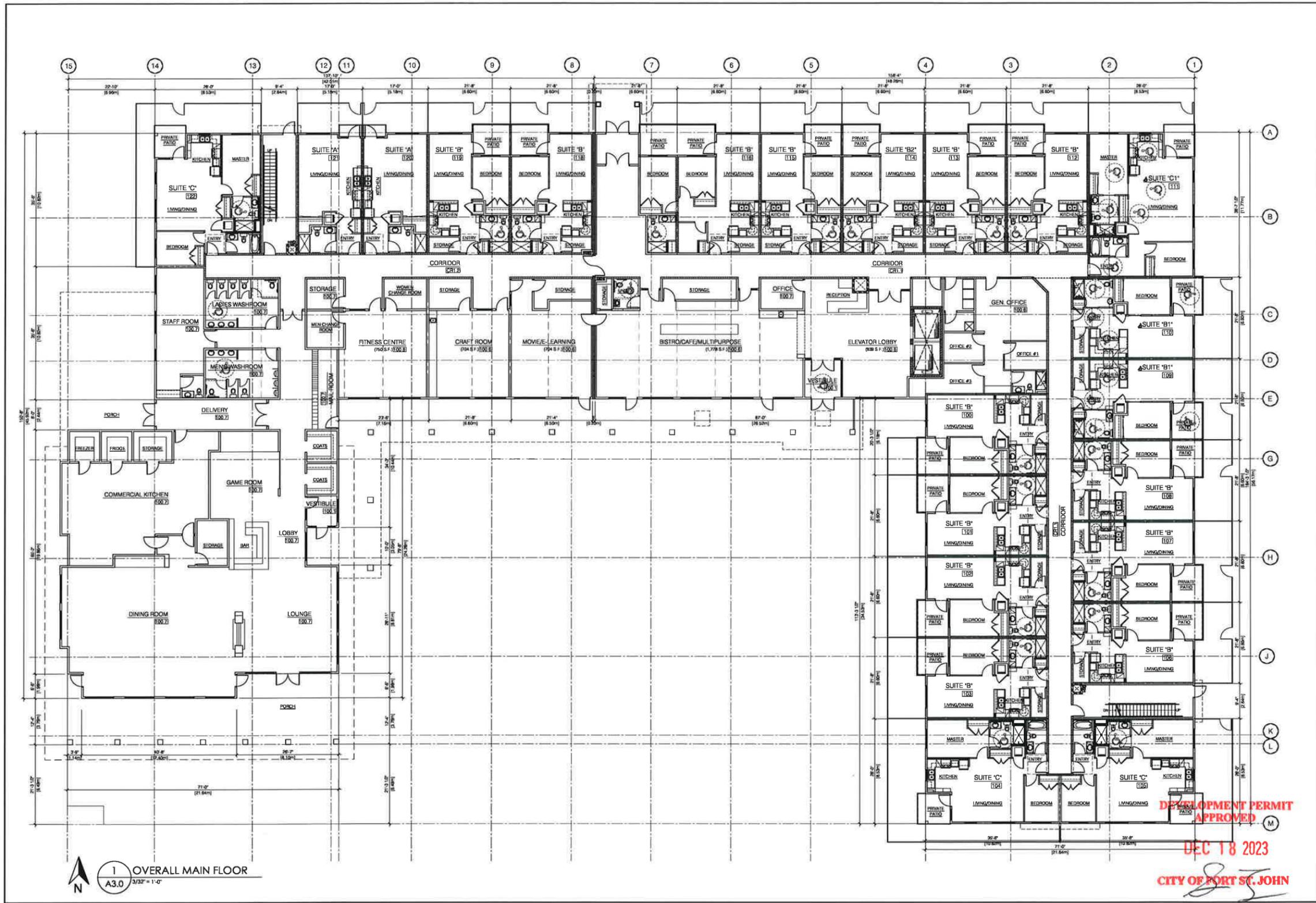
**THE HARLEQUIN**  
 City Posses Number:  
 Project Address:  
 9710 100 AVENUE  
 FORT ST. JOHN, BC

ISSUED:  
 01-10/13/23 ISSUED FOR DP

Project No. Version:  
 EG1352A V1  
 Date:  
 11/21/2023  
 Drawing Title:  
 OVERALL PARKADE PLAN

**DEVELOPMENT PERMIT APPROVED**  
**DEC 18 2023**  
**CITY OF FORT ST. JOHN**

Drawing No.  
**A2.0**



1 OVERALL MAIN FLOOR  
A3.0 3/32" = 1'-0"



architects inc.  
9834-105 Street  
Edmonton, AB T5K 1A6  
Office: (780) 423-3424

Seal:



November 27 2023

DISCLAIMER:  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADVISED IN WRITING BY THE CONSULTANT.  
THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client:

Notes:

THE HARLEQUIN

City Posses Number:  
Project Address:  
9710 100 AVENUE  
FORT ST. JOHN, BC

ISSUED:  
01-10/10/23 ISSUED FOR DP

Project No. Version:  
EG1352A V1  
Date  
11/21/2023  
Drawing Title  
OVERALL MAIN FLOOR

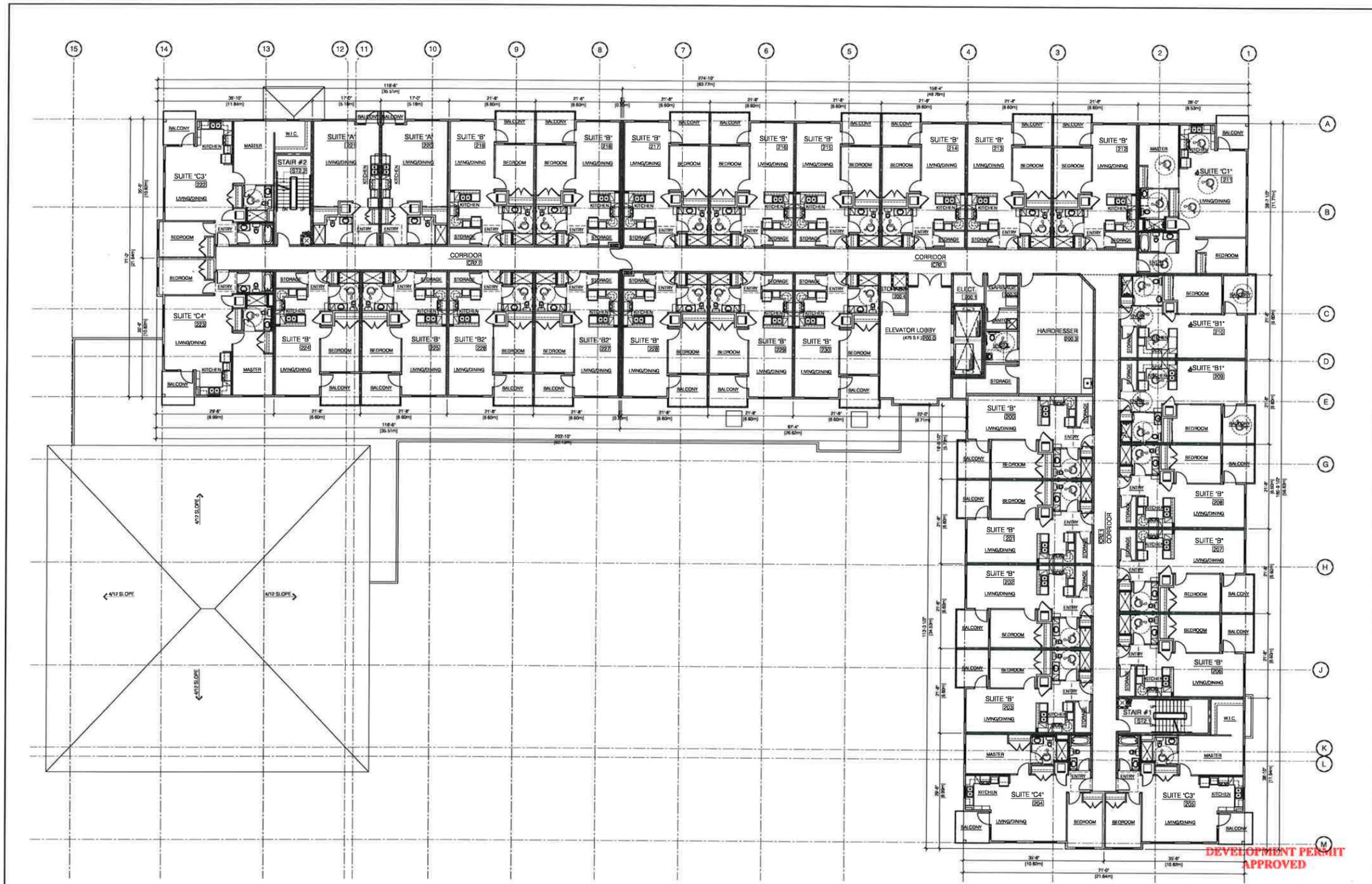
Drawing No.

A3.0

DEVELOPMENT PERMIT APPROVED

DEC 18 2023

CITY OF FORT ST. JOHN



efg  
 architects inc.  
 9834-105 Street  
 Edmonton, AB T5K 1A6  
 Office: (780) 423-3424



November 27 2023  
 DISCLAIMER:  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
 DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADVISED IN WRITING BY THE CONSULTANT.  
 THIS DRAWING SUPERSEDES PREVIOUS ISSUES.  
 Client:

Notes:

THE HARLEQUIN  
 Project Address:  
 9710 100 AVENUE  
 FORT ST. JOHN, BC  
 City Pass Number:

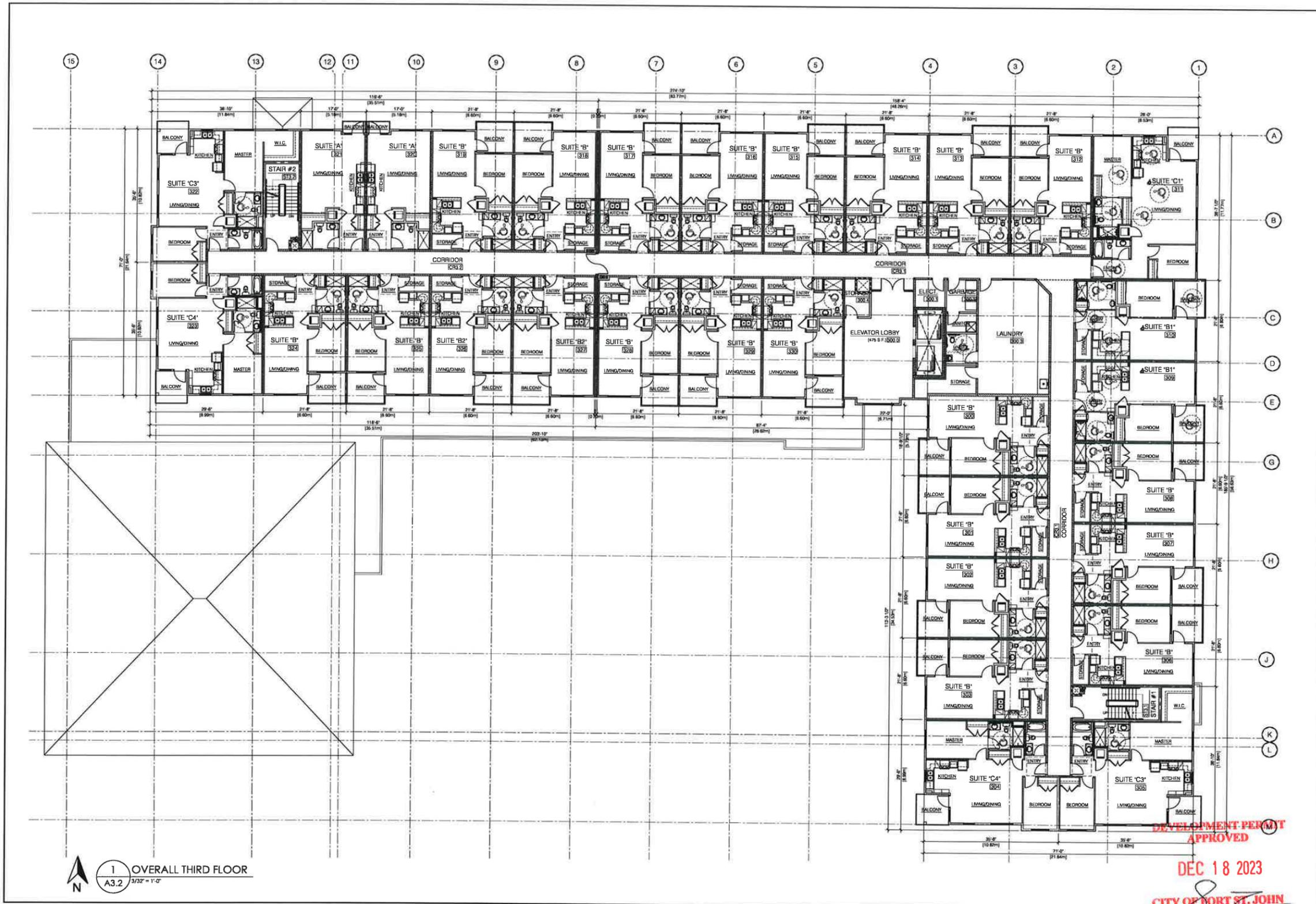
Issued:  
 01-10/13/23 ISSUED FOR DP

Project No. Version:  
 EG1352A V1  
 Date  
 11/21/2023  
 Drawing Title  
 OVERALL SECOND FLOOR

Drawing No.  
 A3.1

1 OVERALL SECOND FLOOR  
 A3.1 3/32" = 1'-0"

DEVELOPMENT PERMIT  
 APPROVED  
 DEC 18 2023  
 CITY OF FORT ST. JOHN



1 OVERALL THIRD FLOOR  
A3.2 3/32" = 1'-0"



architects inc.  
9834-105 Street  
Edmonton, AB T5K 1A6  
Office: (780) 423-3424

Seal:



November 27 2023

DISCLAIMER:  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADVISED IN WRITING BY THE CONSULTANT.

THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client:

Notes:

THE HARLEQUIN

City Pass Number:  
Project Address:  
9710 100 AVENUE  
FORT ST. JOHN, BC

Issued:  
01-10/13/23- ISSUED FOR DP

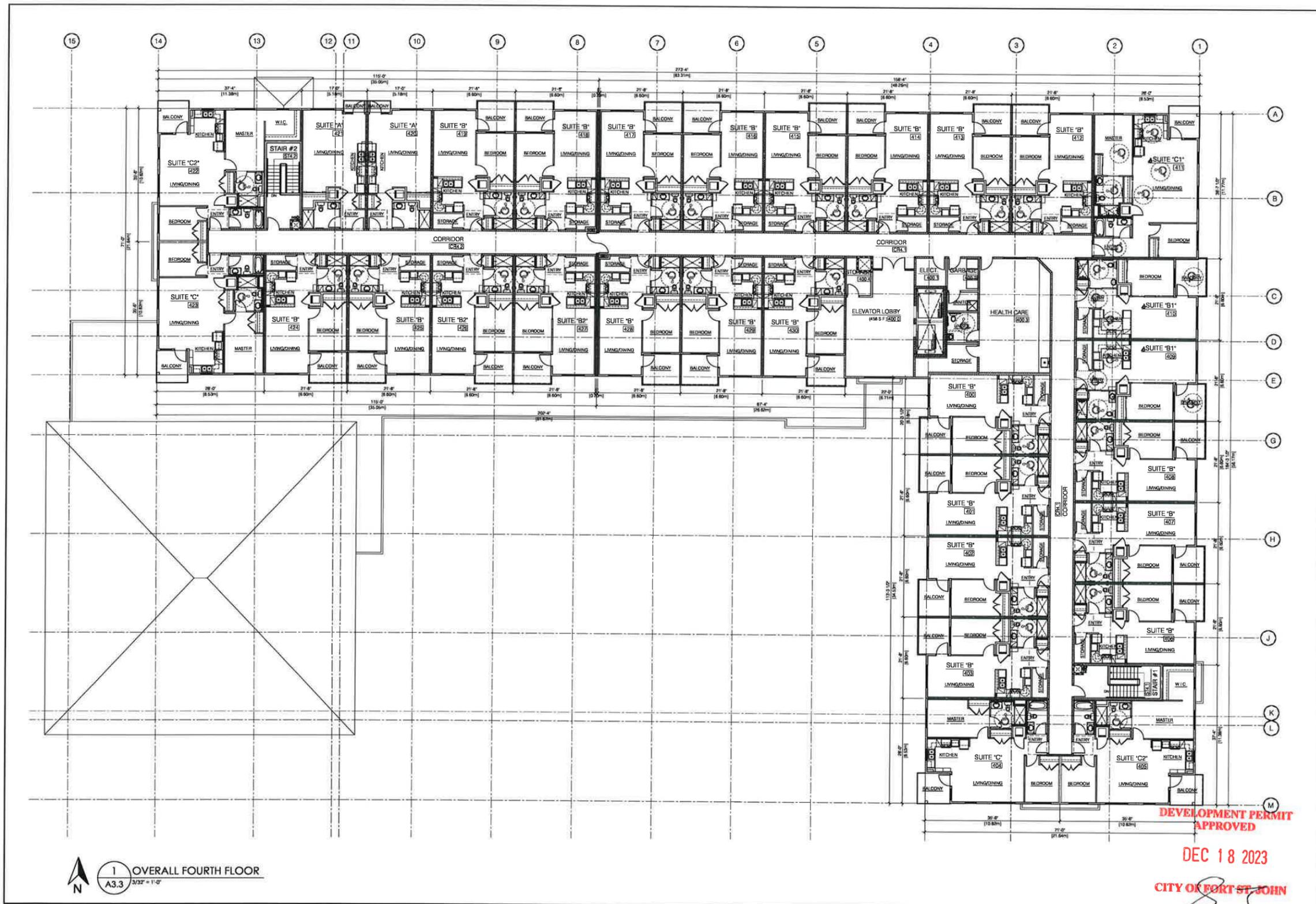
Project No. Version:  
EG1352A V1

Date  
11/21/2023

Drawing Title  
OVERALL THIRD FLOOR

Drawing No.

A3.2



efg  
 architects inc.  
 9834-105 Street  
 Edmonton, AB T5K 1A6  
 Office: (780) 423-3424



Seal:  
 November 27 2023  
 DISCLAIMER:  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
 DO NOT SCALE THIS DRAWING.  
 REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED OR ADVISED IN WRITING BY THE CONSULTANT.  
 THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client:

Notes:

THE HARLEQUIN  
 Project Address:  
 9710 100 AVENUE  
 FORT ST. JOHN, BC  
 City Psease Number:

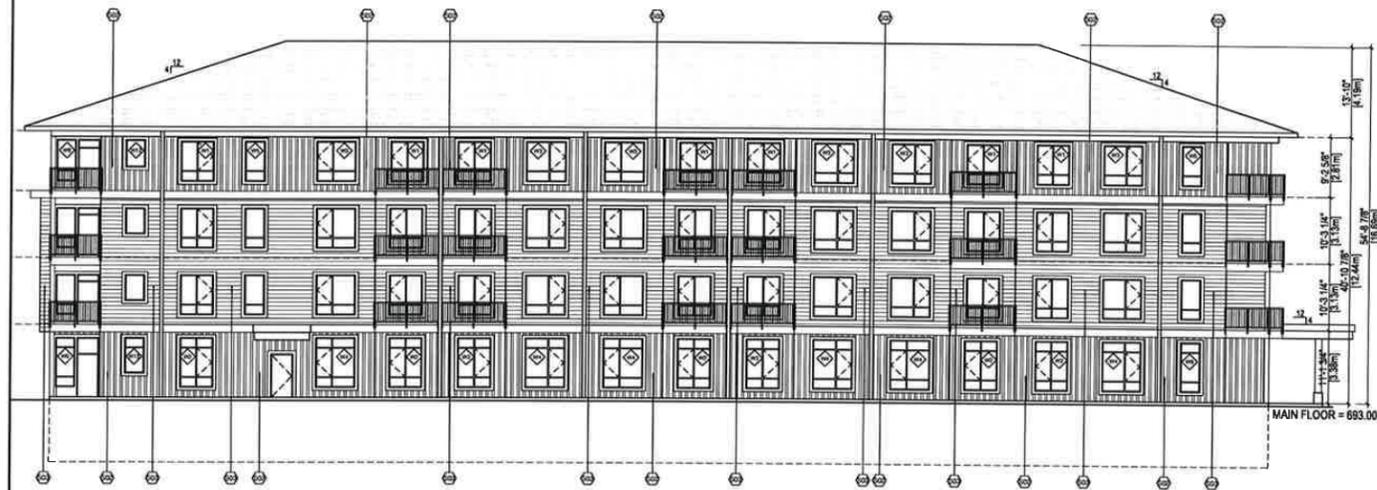
Issued:  
 01-10/13/23 ISSUED FOR DP

Project No. Version:  
 EG1352A V1  
 Date  
 11/21/2023  
 Drawing Title  
 OVERALL FOURTH FLOOR

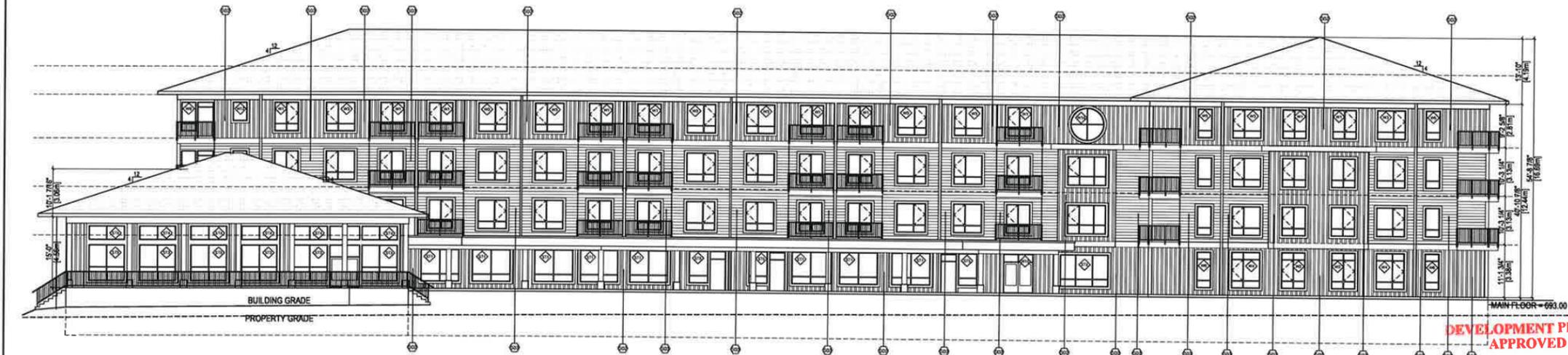
Drawing No.

A3.3

1 OVERALL FOURTH FLOOR  
 A3.3 3/32" = 1'-0"

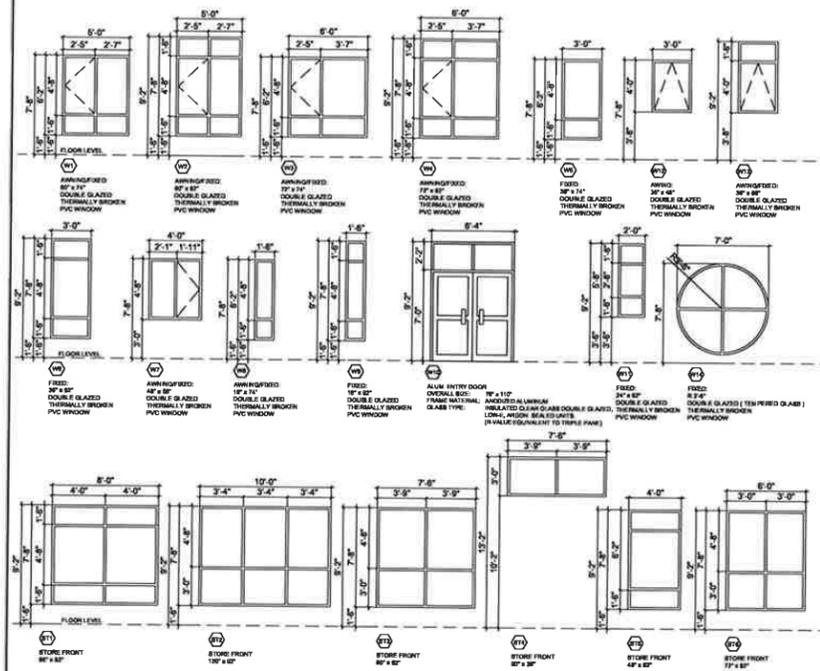


1 EAST ELEVATION  
A4.0 3/32"=1'-0"



2 SOUTH ELEVATION  
A4.0 3/32"=1'-0"

WINDOW TYPES (SCALE 3/16"=1'-0")



(ALL WINDOWS ARE CONSIDERED TO BE GUARDS AND MUST COMPLY BCBC 2018)

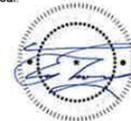
EXTERIOR FINISH SCHEDULE

601	JAMES HARDIE BOARD AND BATTEN (VERTICAL) - ARCTIC WHITE
602	JAMES HARDIE LAP SIDING - TIMBER BARK
	ROOF - IKO CHARCOAL GREY
RAIN WATER LEADERS-BLACK TO MATCH ALUMINUM RAILING AND WINDOWS	
METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM	
RAILINGS - BLACK ALUMINUM RAILING	
WINDOWS - BLACK VINYL, DOUBLE INSULATED GLAZING	
METAL EXIT DOORS- PAINT MATCH WALL COLOR	
SEE A- FOR FULL DOOR SCHEDULE AND DETAILS	



architects inc.  
9834-105 Street  
Edmonton, AB T5K 1A6  
Office: (780) 423-3424

Seal:



November 27 2023

DISCLAIMER:  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED OR ADVISED IN WRITING BY THE CONSULTANT.

THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client:

Notes:

THE HARLEQUIN

City Posses Number:

Project Address:  
9710 100 AVENUE  
FORT ST. JOHN, BC

Issued:  
01-10/13/23-ISSUED FOR DP

Project No. Version:  
EG1352A V1

Date:  
11/21/2023

Drawing Title

ELEVATIONS

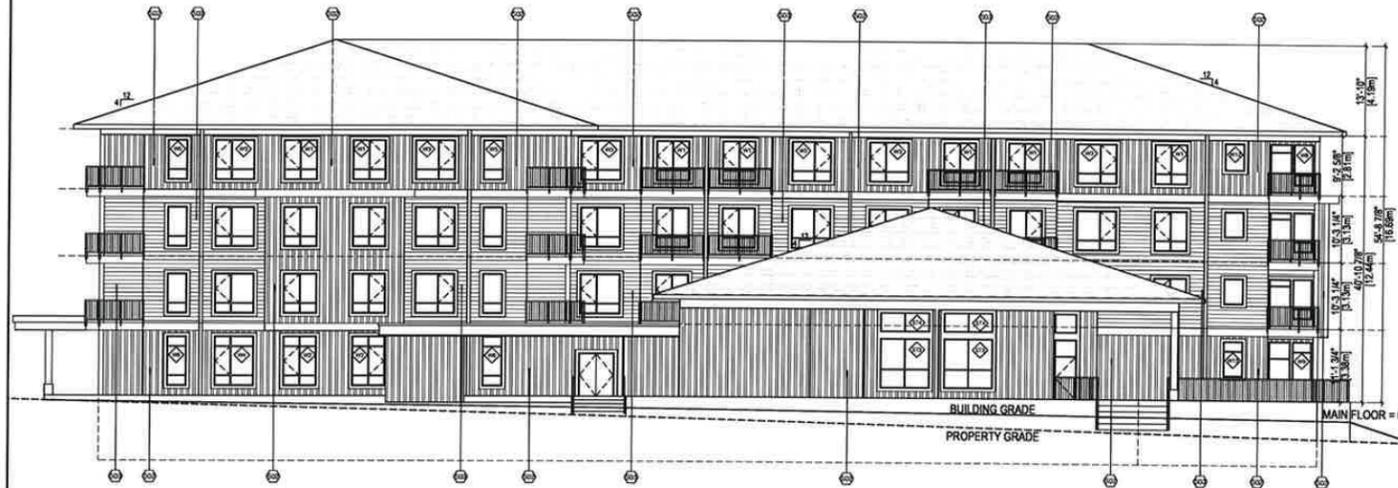
Drawing No.

A4.0

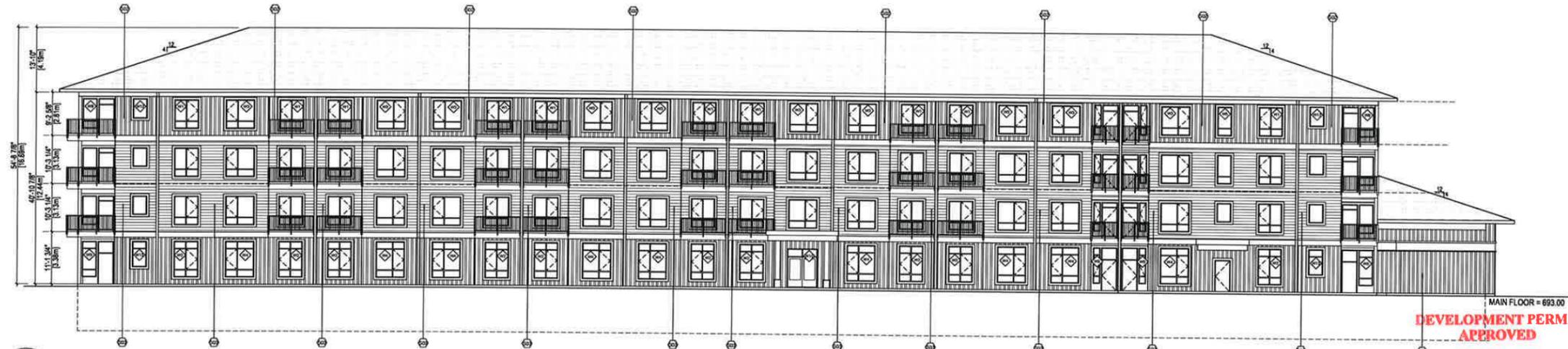
DEVELOPMENT PERMIT  
APPROVED

DEC 18 2023

CITY OF FORT ST. JOHN



1 WEST ELEVATION  
A4.1 3/32"=1'-0"



2 NORTH ELEVATION  
A4.1 3/32"=1'-0"

**WINDOW TYPES (SCALE 3/16"=1'-0")**

(ALL WINDOWS ARE CONSIDERED TO BE GUARDS AND MUST COMPLY BCBC 2018)

**EXTERIOR FINISH SCHEDULE**

001	JAMES HARDIE BOARD AND BATTEN (VERTICAL) - ARCTIC WHITE
002	JAMES HARDIE LAP SIDING - TIMBER BARK
003	ROOF - KO CHARCOAL GREY

RAIN WATER LEADERS-BLACK TO MATCH ALUMINUM RAILING AND WINDOWS  
 METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM  
 RAILINGS - BLACK ALUMINUM RAILING  
 WINDOWS - BLACK VINYL, DOUBLE INSULATED GLAZING  
 METAL EXIT DOORS- PAINT MATCH WALL COLOR  
 SEE A- FOR FULL DOOR SCHEDULE AND DETAILS

**efg**  
 architects inc.  
 9834-105 Street  
 Edmonton, AB T5K 1A6  
 Office: (780) 423-3424

Seal:  
  
 November 27 2023

DISCLAIMER:  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE REPRODUCED, COPIED, OR REUSED WITHOUT WRITTEN PERMISSION.  
 DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED OR ADVISED IN WRITING BY THE CONSULTANT.  
 THIS DRAWING SUPERSEDES PREVIOUS ISSUES

Client:

Notes:

**THE HARLEQUIN**  
 City Posses Number:  
 Project Address:  
 9710 100 AVENUE  
 FORT ST. JOHN, BC

Issued:  
 01-10/13/23-ISSUED FOR DP

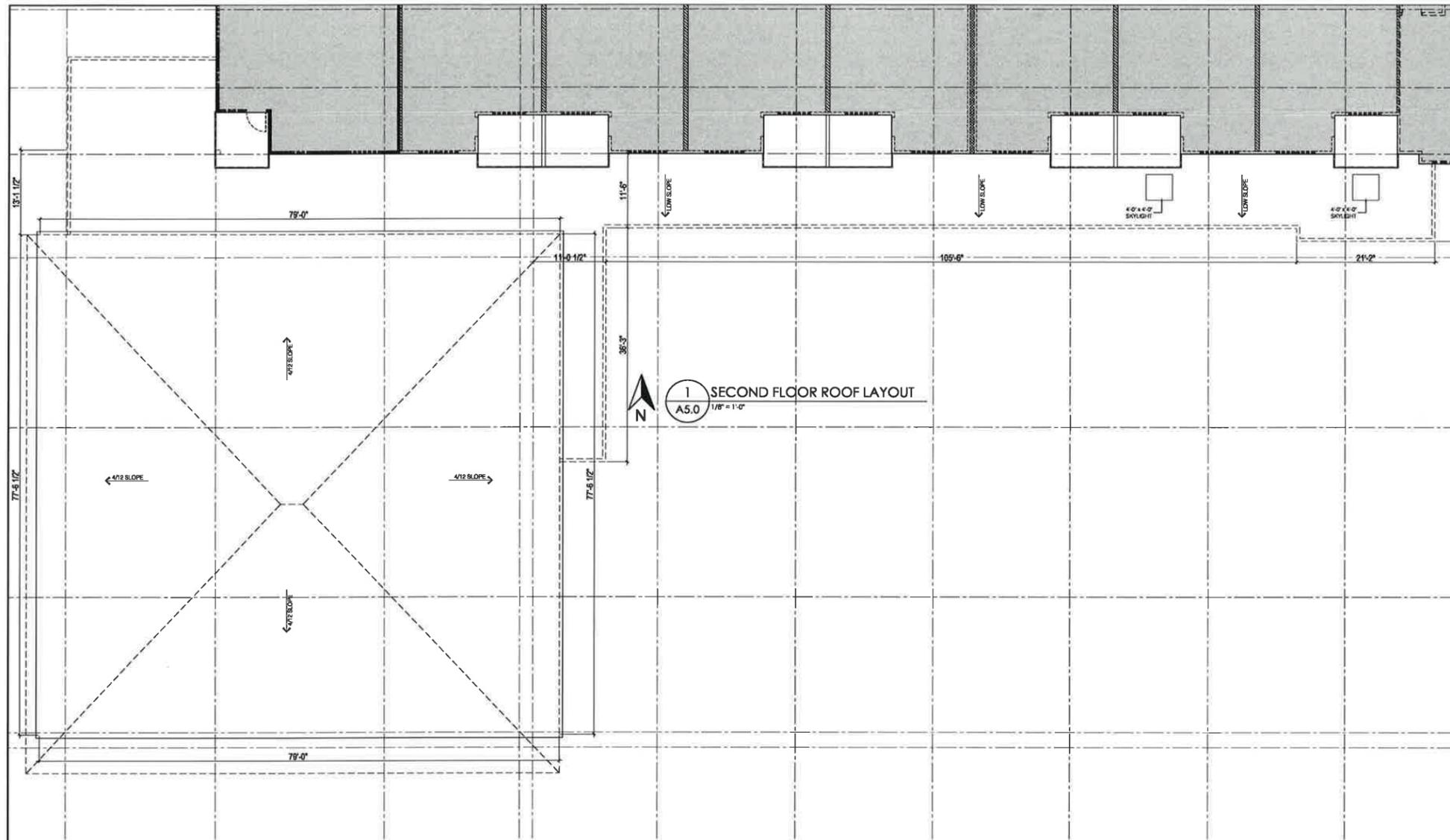
Project No. Version:  
 EG1352A V1  
 Date:  
 11/21/2023

Drawing Title:  
 ELEVATIONS

Drawing No.:

**DEVELOPMENT PERMIT  
 APPROVED**  
**DEC 18 2023**  
**CITY OF FORT ST. JOHN**

A4.1



<p><b>ROOF LEGEND</b></p> <p>TYPICAL ROOF - (SPRINKLER)          FIRE RATING: 1 HOUR - SBCE 2018 (D-2.3.12)</p> <ul style="list-style-type: none"> <li>- ASPHALT SHINGLES</li> <li>- SYNTHETIC ROOFING MEMBRANE</li> <li>- EXTERIOR GRADE SHEATHING</li> <li>- PRE-ENGINEERED WOOD TRUSSES</li> <li>- R60 BLOW-IN INSULATION</li> <li>- 6mil POLY VAPOR BARRIER</li> <li>- 5/8" TYPE X GYPSUM CEILING BOARD</li> <li>- 5/8" TYPE X GYPSUM CEILING BOARD</li> <li>(REFER TO STRUCTURAL / TRUSS SUPPLIER FOR DETAILS)</li> </ul> <p>ROOF TOP DECK - LOW SLOPED          FIRE RATING: 1HR - SBCE 2018 (D-2.3.12)</p> <ul style="list-style-type: none"> <li>- TREX DECKING (BY SUPPLIER)</li> <li>- 2x4 DECK SUPPORTS (AS PER SUPPLIER)</li> <li>- SBS WATERPROOFING MEMBRANE ON SLOPED SLEEPER SYSTEM (SLOPED TO DRAIN)</li> <li>- ROOF AIR/VAPOR BARRIER</li> <li>- EXTERIOR GRADE SHEATHING (AS PER STRUCTURAL)</li> <li>- ENGINEERED WOOD I-JOISTS FILL CAVITY W/ (AS PER STRUCTURAL)</li> <li>- R30 (MIN) SPRAY FOAM (AIRTIGHT)</li> <li>- 5/8" TYPE X GYPSUM BOARD</li> <li>- 5/8" TYPE X GYPSUM BOARD</li> </ul> <p>ENTRY CANOPY - LOW SLOPED</p> <ul style="list-style-type: none"> <li>- ROOF MEMBRANE (EXTEND 1" MIN UP WALL)</li> <li>- EXTERIOR GRADE SHEATHING (AS PER STRUCTURAL)</li> <li>- SLOPED WOOD JOISTS (AS PER STRUCTURAL (OVERALL DEPTH TO MATCH ELEVATIONS))</li> <li>- PREFINISHED VENTED ALUMINUM SOFFIT (REFER TO STRUCTURAL FOR DETAILS)</li> </ul>
<p><b>NOTES</b></p> <p>ROOF SLOPES:          ① MAIN ROOF SLOPE = 4/12          HIPS AND GABLE ROOF SLOPES = 8/12 UNLESS NOTED OTHERWISE</p> <p>② TYPICAL OVERHANG TO BE 4" UNLESS NOTED OTHERWISE.</p> <p>③ SPRINKLERED TO NFPA 13</p> <p>④ PROVIDE 4-2x10 PLANK WALK-WAY IN ATTIC, MOUNTED ABOVE INSULATION CONTINUOUS FROM ATTIC ACCESS TO ATTIC ACCESS</p> <p>⑤ 1 HOUR FIRE RATE ATTIC HATCHES:          2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD          1HR SBCE 2018 D2.3.12          ON 3/4" PLYWOOD SECURE IN PLACE WITH SCREWS OR LATCHES.</p> <p>SADDLES:          ⑥ CONSTRUCT SADDLES MINIMUM SLOPE 1/12 TO DRAIN ROOF AREAS WITH LEVEL VALLEYS. FLASH SADDLES UNDER SHINGLES WITH ICE AND WATERSHIELD MEMBRANE. EXTEND 24" VERTICALLY MINIMUM ON ALL SURFACES VALLEYS AND JUNCTIONS WITH WALLS ABOVE ROOF</p> <p>⑦ SOFFIT TO BE LEVEL WITH TOP OF WALL PLATE. PROVIDE VENTED SOFFIT UNLESS OTHERWISE NOTED. USE ATTIC INSULATION TOPS FOR DECKS &amp; LOW CUT SHEATHING ON MAIN ROOF UNDER GABLES.</p>
<p><b>LEGEND</b></p> <p>22x24 ATTIC HATCH (PER DETAILS)</p> <p>RAIN WATER LEADER</p>



efg  
 architects inc.  
 9834-105 Street  
 Edmonton, AB T5K 1A8  
 Office: (780) 423-3424

---



Seal:  
 November 27 2023

---

DISCLAIMER:  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED OR ADVISED IN WRITING BY THE CONSULTANT. THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client: \_\_\_\_\_

Notes: \_\_\_\_\_

---

THE HARLEQUIN  
 City Press Number: \_\_\_\_\_  
 Project Address: 9710, 100 AVENUE FORT ST. JOHN, BC

---

ISSUED:  
 01 - 10/13/23 ISSUED FOR DP

---

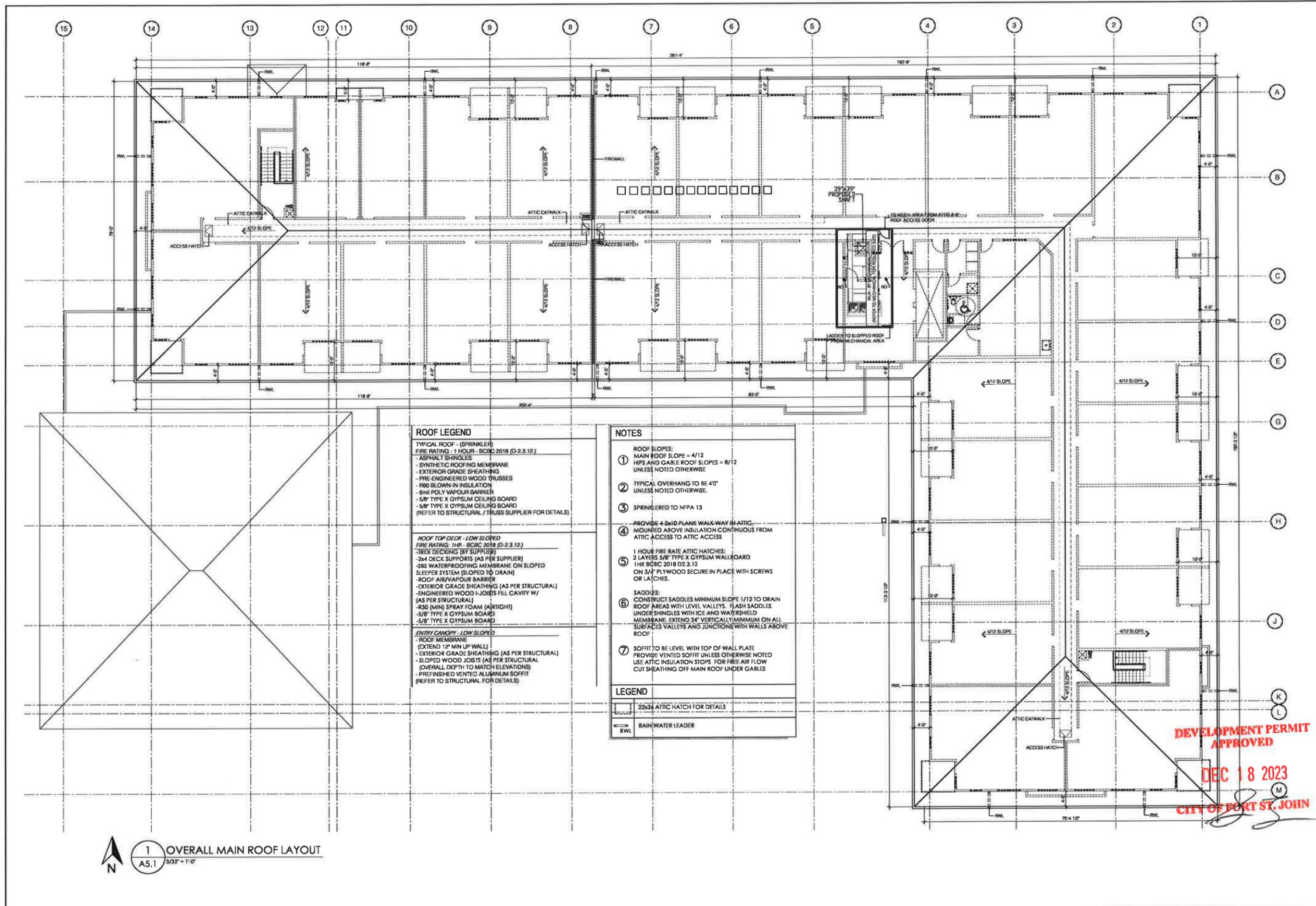
Project No.    Version:  
 EG1352A    V1

Date:  
 11/21/2023

Drawing Title:  
 ROOF LAYOUT

---

Drawing No.  
A5.0



**ROOF LEGEND**

**TYPICAL ROOF - (SPRINKLER)**  
 FIRE RATING: 1 HOUR - BCBC 2018 (D-2.3.12)  
 - ASPHALT SHINGLES  
 - SYNTHETIC ROOFING MEMBRANE  
 - EXTERIOR GRADE SHEATHING  
 - PRE-ENGINEERED WOOD TRUSSES  
 - RIG BLOW-N-IN INSULATION  
 - 6mil POLY VAPOUR BARRIER  
 - 5/8" TYPE X GYPSUM CEILING BOARD  
 - 5/8" TYPE X GYPSUM CEILING BOARD  
 (REFER TO STRUCTURAL / TRUSS SUPPLIER FOR DETAILS)

**ROOF TOP DECK - LOW SLOPED**  
 FIRE RATING: 1HR - BCBC 2018 (D-2.3.12)  
 - TRUSS DECKING (BY SUPPLIER)  
 - 2x4 DECK SUPPORTS (AS PER SUPPLIER)  
 - SBS WATERPROOFING MEMBRANE ON SLOPED SLEEPER SYSTEM (SLOPED TO DRAIN)  
 - ROOF AIR/VAPOUR BARRIER  
 - EXTERIOR GRADE SHEATHING (AS PER STRUCTURAL)  
 - ENGINEERED WOOD JOISTS FILL CAVITY W/ (AS PER STRUCTURAL)  
 - 3/8" (MIN) SPRAY FOAM (AIRTIGHT)  
 - 5/8" TYPE X GYPSUM BOARD  
 - 5/8" TYPE X GYPSUM BOARD

**ENTRY CANOPY - LOW SLOPED**  
 - ROOF MEMBRANE  
 (EXTEND 12" MIN UP WALL)  
 - EXTERIOR GRADE SHEATHING (AS PER STRUCTURAL)  
 - SLOPED WOOD JOISTS (AS PER STRUCTURAL)  
 (OVERALL DEPTH TO MATCH ELEVATIONS)  
 - PRE-FINISHED VENTED ALUMINUM SOFFIT  
 (REFER TO STRUCTURAL FOR DETAILS)

**NOTES**

- ROOF SLOPES:  
 MAIN ROOF SLOPE = 4/12  
 HPS AND GABLE ROOF SLOPES = 8/12  
 UNLESS NOTED OTHERWISE
- TYPICAL OVERHANG TO BE 40"  
 UNLESS NOTED OTHERWISE
- SPRINKLER TO NFPA 13
- PROVIDE 4-2x10 PLANK WALK-WAY IN ATTIC MOUNTED ABOVE INSULATION CONTINUOUS FROM ATTIC ACCESS TO ATTIC ACCESS
- 1 HOUR FIRE RATE ATTIC HATCHES:  
 2 LAYERS 5/8" TYPE X GYPSUM WALLBOARD  
 1HR BCBC 2018 D2.3.12  
 ON 3/4" PLYWOOD SECURE IN PLACE WITH SCREWS OR LATHES.
- SADDLES:  
 CONSTRUCT SADDLES MINIMUM SLOPE 1/12 TO DRAIN ROOF AREAS WITH LEVEL VALLEYS. FLASH SADDLES UNDER SHINGLES WITH ICE AND WATERSHIELD MEMBRANE. EXTEND 24" VERTICALLY MINIMUM ON ALL SURFACES VALLEYS AND JUNCTIONS WITH WALLS ABOVE ROOF.
- SOFFIT TO BE LEVEL WITH TOP OF WALL PLATE  
 PROVIDE VENTED SOFFIT UNLESS OTHERWISE NOTED  
 USE ATTIC INSULATION STOPS FOR FREE AIR FLOW CUT SHEATHING OFF MAIN ROOF UNDER GABLES

**LEGEND**

22x34 ATTIC HATCH FOR DETAILS

RWL RAIN WATER LEADER

1 OVERALL MAIN ROOF LAYOUT  
 A5.1 3/32" = 1'-0"

efg architects inc.  
 9834-105 Street  
 Edmonton, AB T5K 1A6  
 Office: (780) 423-3424



DISCLAIMER:  
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION

DO NOT SCALE THIS DRAWING  
 REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADMISED IN WRITING BY THE CONSULTANT.

THIS DRAWING SUPERSEDES PREVIOUS ISSUES

Client: \_\_\_\_\_

Notes: \_\_\_\_\_

THE HARLEQUIN

City Posses Number: \_\_\_\_\_  
 Project Address: 9710 100 AVENUE FORT ST. JOHN, BC

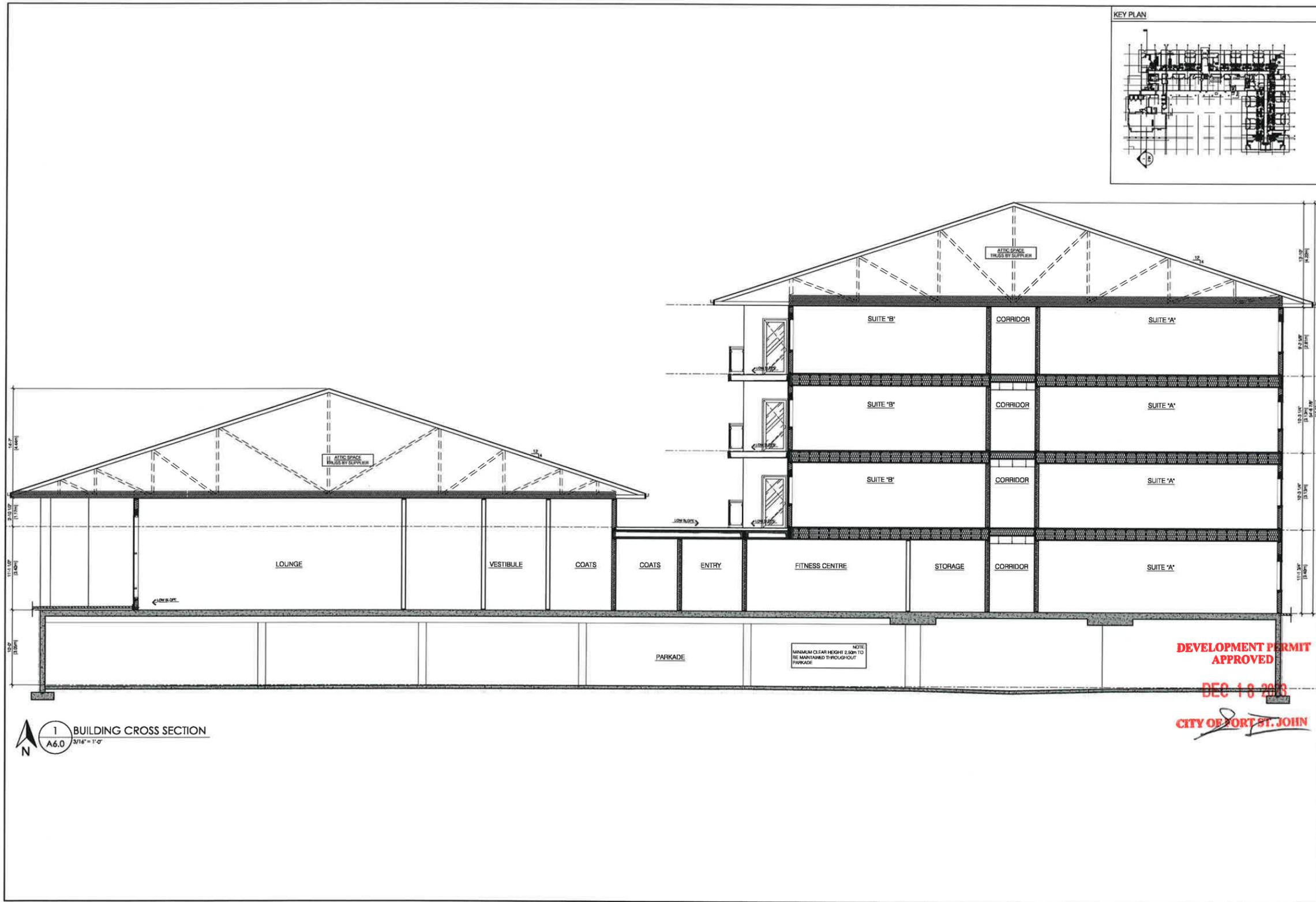
Issued: 01-10/19/23 ISSUED FOR DP

Project No. Version:  
 EG1352A V1  
 Date: 11/21/2023  
 Drawing Title: ROOF LAYOUT

Drawing No. \_\_\_\_\_

A5.1

DEVELOPMENT PERMIT APPROVED  
 DEC 18 2023  
 CITY OF FORT ST. JOHN



**efg**  
architects inc.  
9834-105 Street  
Edmonton, AB T5K 1A6  
Office: (780) 423-3424

Seal:

November 27 2023

**DISCLAIMER**  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REISED WITHOUT WRITTEN PERMISSION.  
DO NOT SCALE THIS DRAWING. BEFORE INCORPORATING AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED OR ADVISED IN WRITING BY THE CONSULTANT.  
THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

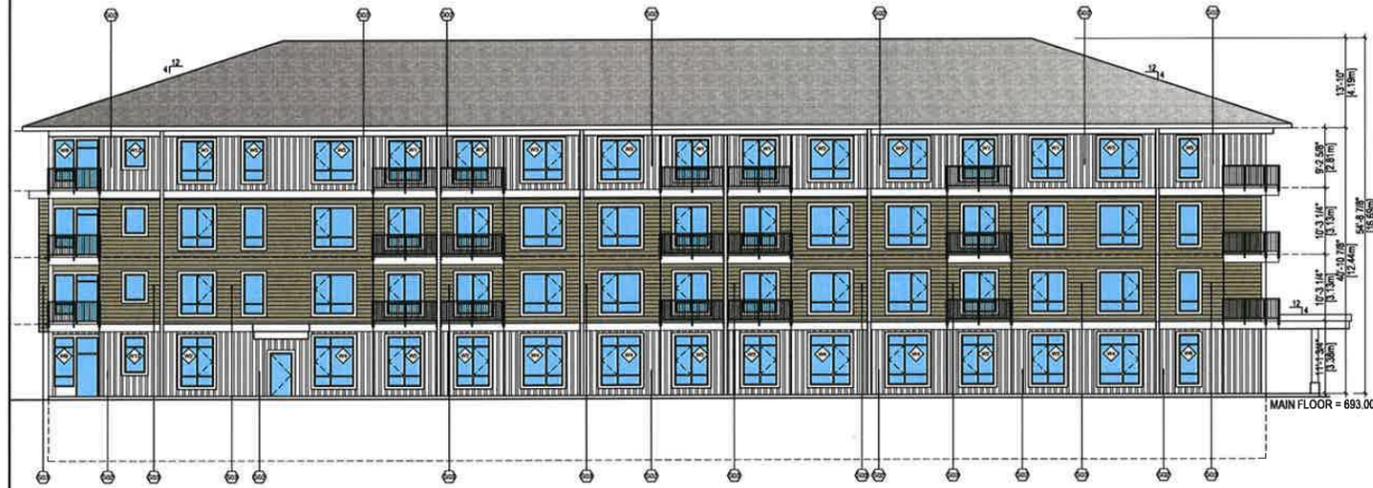
Client:  
  
Notes:

**THE HARLEQUIN**  
Project Address:  
9710 100 AVENUE  
FORT ST. JOHN, BC  
City Pass Number:

Issued:  
01-10/13/23 ISSUED FOR DP

Project No. Version:  
EG1352A V1  
Date  
11/21/2023  
Drawing Title  
CROSS SECTIONS

Drawing No.  
**A6.0**

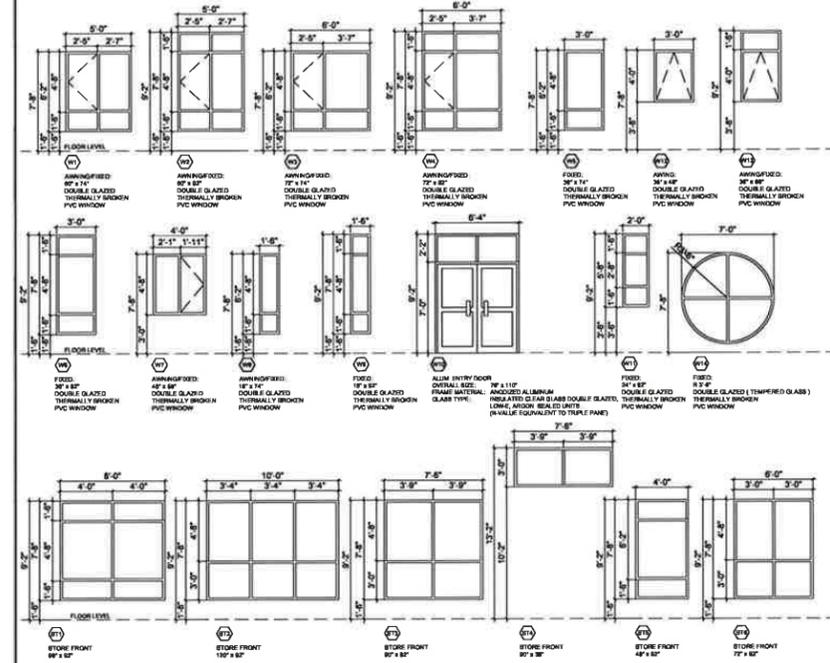


1 EAST ELEVATION  
A4.0 3/32"=1'-0"



2 SOUTH ELEVATION  
A4.0 3/32"=1'-0"

WINDOW TYPES (SCALE 3/16"=1'-0")



(ALL WINDOWS ARE CONSIDERED TO BE GUARDS AND MUST COMPLY BCBC 2018)

EXTERIOR FINISH SCHEDULE	
600	JAMES HARDIE BOARD AND BATTEN (VERTICAL) - ARCTIC WHITE
603	JAMES HARDIE LAP SIDING - TIMBER BARK
ROOF - IKO CHARCOAL GREY	
RAIN WATER LEADERS - BLACK TO MATCH ALUMINUM RAILING AND WINDOWS	
METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM	
RAILINGS - BLACK ALUMINUM RAILING	
WINDOWS - BLACK VINYL, DOUBLE INSULATED GLAZING	
METAL EXIT DOORS - PAINT MATCH WALL COLOR	
SEE A- FOR FULL DOOR SCHEDULE AND DETAILS	



architects inc.  
9834-106 Street  
Edmonton, AB T5K 1A6  
Office: (780) 423-3424

Seat:

DISCLAIMER:  
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.  
DO NOT SCALE THIS DRAWING. REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED OR ADVISED IN WRITING BY THE CONSULTANT.  
THIS DRAWING SUPERSEDES PREVIOUS ISSUES.

Client:

Notes:

VRS INDEPENDENT LIVING

City Posse Number:  
Project Address:  
100 AVENUE 98 STREET  
FORT ST. JOHN, BC

Issued:  
01-10/13/23 ISSUED FOR DP

Project No. Version:  
EG1352A V1

Date:  
10/14/2023

Drawing Title

ELEVATIONS

Drawing No.

A4.0

DEPARTMENT PERMIT APPROVED  
DEC 18 2023  
CITY OF FORT ST. JOHN



1 WEST ELEVATION  
A4.1 3/32"=1'-0"



2 NORTH ELEVATION  
A4.1 3/32"=1'-0"

**WINDOW TYPES (SCALE 3/16"=1'-0")**

(ALL WINDOWS ARE CONSIDERED TO BE GUARDS AND MUST COMPLY BCBC 2018)

**EXTERIOR FINISH SCHEDULE**

001	JAMES HARDIE BOARD AND BATTEN (VERTICAL) - ARCTIC WHITE
002	JAMES HARDIE LAP SIDING - TIMBER BARK
003	ROOF - IKO CHARCOAL GREY

RAIN WATER LEADERS - BLACK TO MATCH ALUMINUM RAILING AND WINDOWS  
 METAL TRIM, SOFFIT & RAINGOODS - BLACK PREFINISHED ALUMINUM  
 RAILINGS - BLACK ALUMINUM RAILING  
 WINDOWS - BLACK VINYL, DOUBLE INSULATED GLAZING  
 METAL EXIT DOORS - PAINT MATCH WALL COLOR  
 SEE A- FOR FULL DOOR SCHEDULE AND DETAILS

**efg**  
 architects inc.  
 9834-105 Street  
 Edmonton, AB T5K 1A6  
 Office: (780) 423-3424

Seal:  
 DISCLAIMER:  
 THE DRAWING IS COPYRIGHTED AND MUST NOT BE REPRODUCED, OR REUSED WITHOUT WRITTEN PERMISSION.  
 DO NOT SCALE THIS DRAWING.  
 REPORT INCONSISTENCIES AND OMISSIONS TO CONSULTANT BEFORE COMMENCING WORK.  
 THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SEALED OR ADMISED IN WRITING BY THE CONSULTANT.  
 THIS DRAWING SUPERSEDES PREVIOUS ISSUES.  
 Client:

Notes:

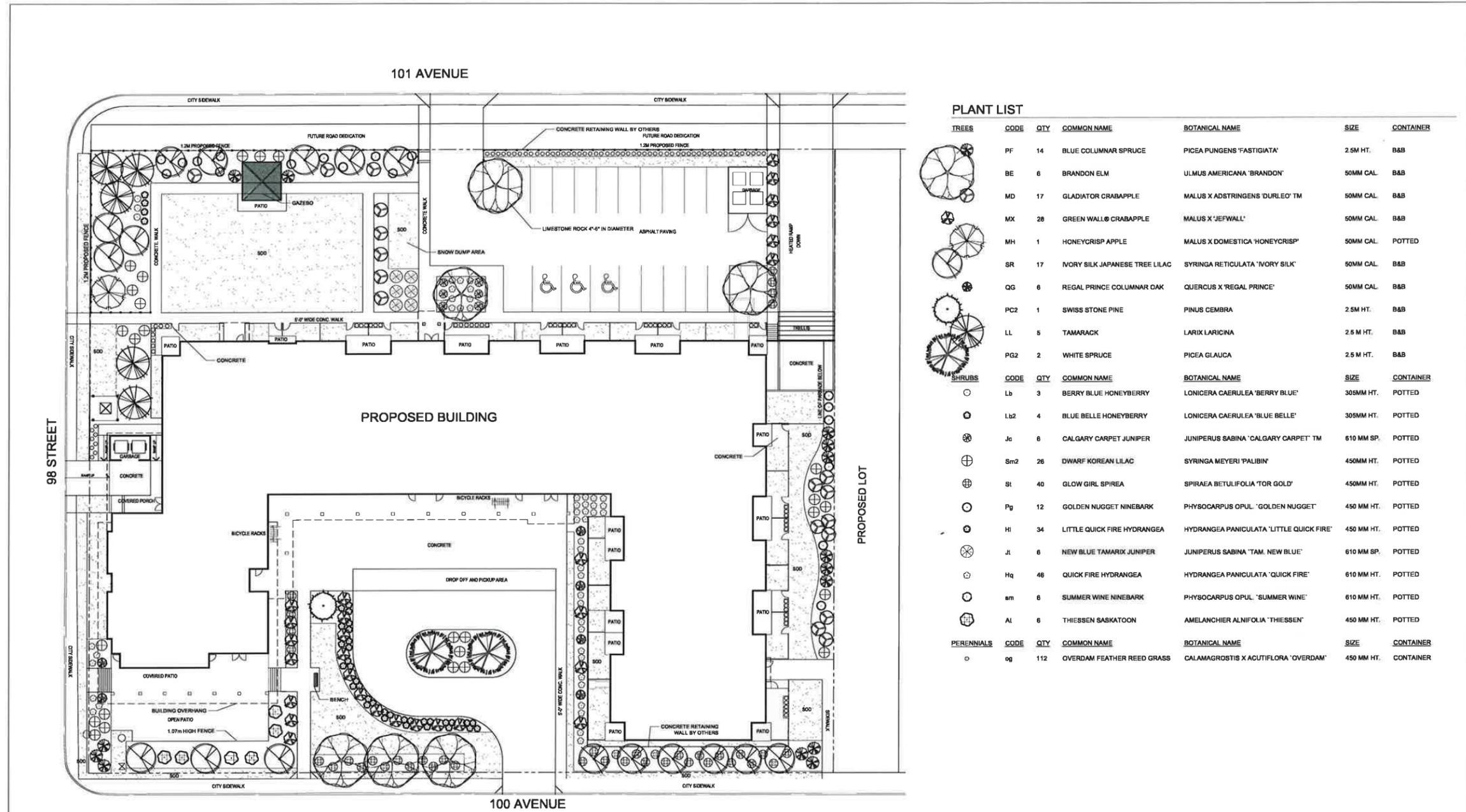
**VRS INDEPENDENT LIVING**

City Pass Number:  
 Project Address:  
 100 AVENUE 98 STREET  
 FORT ST. JOHN, BC

Issued:  
 01-10/13/23-ISSUED FOR DP

Project No. Version:  
 EG1352A V1  
 Date:  
 10/14/2023  
 Drawing Title:  
 ELEVATIONS

Drawing No.  
 A4.1



**PLANT LIST**

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	PF	14	BLUE COLUMNAR SPRUCE	PICEA PUNGENS 'FASTIGIATA'	2.5M HT.	B&B
	BE	6	BRANDON ELM	ULMUS AMERICANA 'BRANDON'	50MM CAL.	B&B
	MD	17	GLADIATOR CRABAPPLE	MALUS X ADSTRINGENS 'DURLEO' TM	50MM CAL.	B&B
	MX	28	GREEN WALL® CRABAPPLE	MALUS X 'JEFWALL'	50MM CAL.	B&B
	MH	1	HONEYCRISP APPLE	MALUS X DOMESTICA 'HONEYCRISP'	50MM CAL.	POTTED
	SR	17	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	50MM CAL.	B&B
	QG	6	REGAL PRINCE COLUMNAR OAK	QUERCUS X 'REGAL PRINCE'	50MM CAL.	B&B
	PC2	1	SWISS STONE PINE	PINUS CEMBRA	2.5M HT.	B&B
	LL	5	TAMARACK	LARIX LARICINA	2.5 M HT.	B&B
	PG2	2	WHITE SPRUCE	PICEA GLAUCA	2.5 M HT.	B&B
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	Lb	3	BERRY BLUE HONEYBERRY	LONICERA CAERULEA 'BERRY BLUE'	305MM HT.	POTTED
	Lb2	4	BLUE BELLE HONEYBERRY	LONICERA CAERULEA 'BLUE BELLE'	305MM HT.	POTTED
	Jc	6	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET' TM	610 MM SP.	POTTED
	Sm2	26	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALUBIN'	450MM HT.	POTTED
	Sl	40	GLOW GIRL SPIREA	SPIRAEA BETULIFOLIA 'TOR GOLD'	450MM HT.	POTTED
	Pg	12	GOLDEN NUGGET NINEBARK	PHYSOCARPUS OPUL. 'GOLDEN NUGGET'	450 MM HT.	POTTED
	Hi	34	LITTLE QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	450 MM HT.	POTTED
	Jt	6	NEW BLUE TAMARIX JUNIPER	JUNIPERUS SABINA 'TAM. NEW BLUE'	610 MM SP.	POTTED
	Hq	46	QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA 'QUICK FIRE'	610 MM HT.	POTTED
	sm	6	SUMMER WINE NINEBARK	PHYSOCARPUS OPUL. 'SUMMER WINE'	610 MM HT.	POTTED
	Al	6	THIESSEN SASKATOON	AMELANCHIER ALNIFOLIA 'THIESSEN'	450 MM HT.	POTTED
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	og	112	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	450 MM HT.	CONTAINER

**DEVELOPMENT PERMIT APPROVED**



NO.	DATE	BY	APPROVED	NO.	REVISIONS	BY	DATE	APPROVED
4				4				
3				3				
2				2				
1				1				



CLIENT  
**VRS COMMUNITIES**

DRAWING SCALE: 1/250 Metric

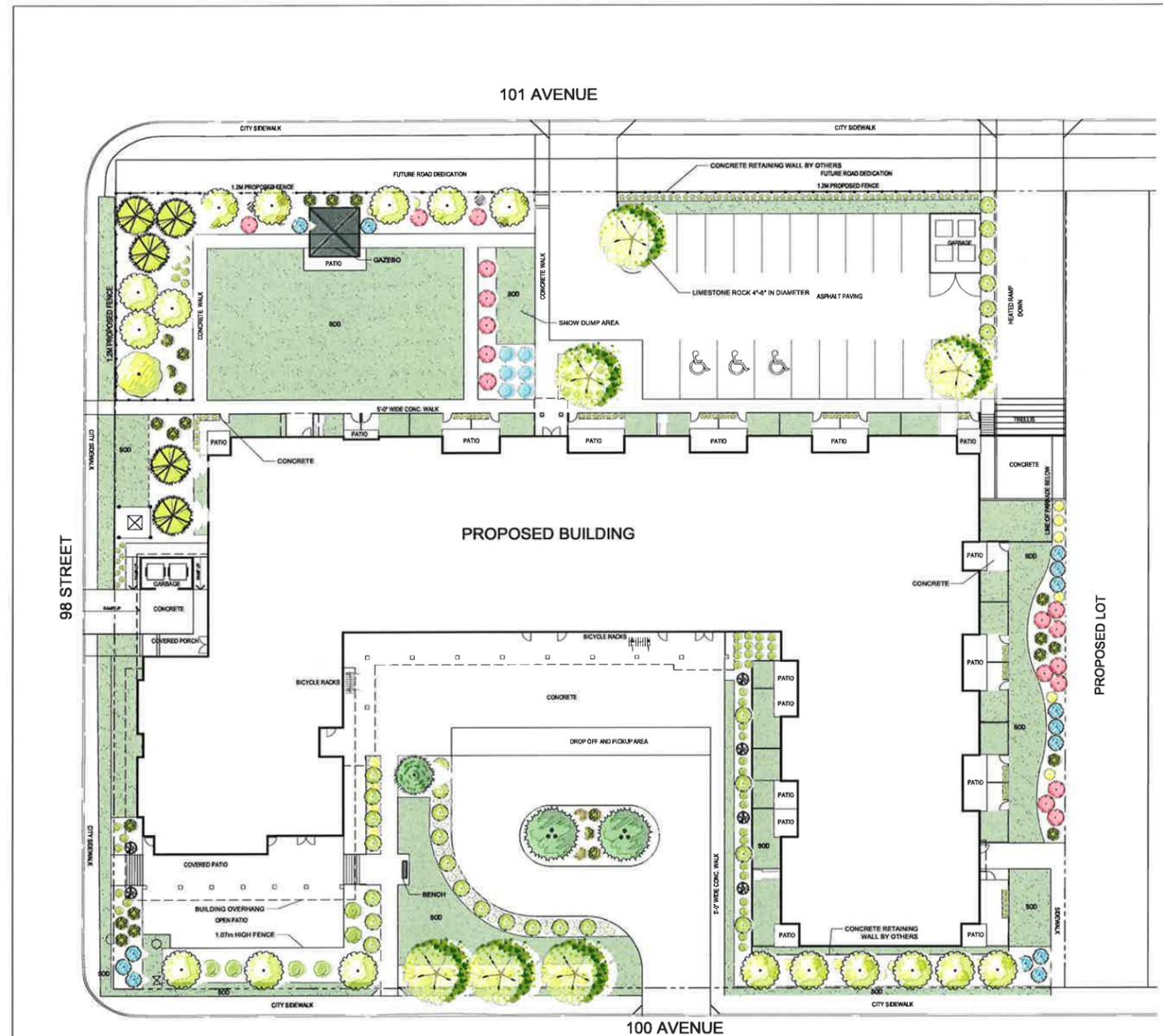
THE REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM J.A. GROUND L.L.B. ANY DISCREPANCY OR OMISSION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. THE DRAWING OR ITS COMPONENTS SHALL NOT BE ADDED.

DESIGNED	DATE
DEW	NOV 20, 2023
CHECKED	DATE
DEW	NOV 20, 2023
ISSUED FOR DEVELOPMENT PERMIT	DATE
ISSUED FOR CONSTRUCTION	DATE

PROJECT  
**THE HARLEQUIN DEC 18 2023**  
FORT ST. JOHN BC.

DRAWING  
**LANDSCAPE PLAN**

DPL-1



**PLANT LIST**

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	PF	14	BLUE COLUMNAR SPRUCE	PICEA PUNGENS 'FASTIGIATA'	2.5M HT.	B&B
	BE	8	BRANDON ELM	ULMUS AMERICANA 'BRANDON'	50MM CAL.	B&B
	MD	17	GLADIATOR CRABAPPLE	MALUS X ADSTRINGENS 'DURLEO' TM	50MM CAL.	B&B
	MX	28	GREEN WALL® CRABAPPLE	MALUS X 'JEFWALL'	50MM CAL.	B&B
	MH	1	HONEYCRISP APPLE	MALUS X DOMESTICA 'HONEYCRISP'	50MM CAL.	POTTED
	SR	17	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	50MM CAL.	B&B
	QG	6	REGAL PRINCE COLUMNAR OAK	QUERCUS X 'REGAL PRINCE'	50MM CAL.	B&B
	PC2	1	SWISS STONE PINE	PINUS CEMBRA	2.5M HT.	B&B
	LL	5	TAMARACK	LARIX LARICINA	2.5 M HT.	B&B
	PG2	2	WHITE SPRUCE	PICEA GLAUCA	2.5 M HT.	B&B
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	Lb	3	BERRY BLUE HONEYBERRY	LONICERA CAERULEA 'BERRY BLUE'	305MM HT.	POTTED
	Lb2	4	BLUE BELLE HONEYBERRY	LONICERA CAERULEA 'BLUE BELLE'	305MM HT.	POTTED
	Jc	6	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET' TM	610 MM SP.	POTTED
	Sm2	26	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	450MM HT.	POTTED
	St	40	GLOW GIRL SPIREA	SPIRAEA BETULIFOLIA 'TOR GOLD'	450MM HT.	POTTED
	Pg	12	GOLDEN NUGGET NINEBARK	PHYSOCARPUS OPUL. 'GOLDEN NUGGET'	450 MM HT.	POTTED
	Hi	34	LITTLE QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE'	450 MM HT.	POTTED
	Jl	6	NEW BLUE TAMARIX JUNIPER	JUNIPERUS SABINA 'TAM. NEW BLUE'	610 MM SP.	POTTED
	Hq	46	QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA 'QUICK FIRE'	610 MM HT.	POTTED
	sm	6	SUMMER WINE NINEBARK	PHYSOCARPUS OPUL. 'SUMMER WINE'	610 MM HT.	POTTED
	Al	6	THIESSEN SASKATOON	AMELANCHIER ALNIFOLIA 'THIESSEN'	450 MM HT.	POTTED
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER
	og	112	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	450 MM HT.	CONTAINER

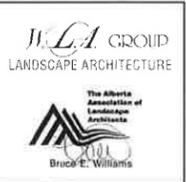
**DEVELOPMENT PERMIT APPROVED**

**DEC 18 2023**

**CITY OF FORT ST. JOHN**



NO.	REV.	BY	DATE	APPROV.	NO.	REVISION	BY	DATE	APPROV.
1					1				
2					2				
3					3				
4					4				



CLIENT	VRS COMMUNITIES
DRAWING SCALE:	1:250 Metric
<small>Use, reproduction or variation of this drawing or its components is strictly prohibited without written permission from W.L.A. Group Ltd. Any development or alterations shall be reported to the Landscape Architect prior to commencement of any work. The drawing or its components shall not be copied.</small>	

DRAWN: KLB NOV 30, 2023 DESIGNED: BEW NOV 30, 2023 CHECKED: BEW NOV 30, 2023	PROJECT: THE HARLEQUIN FORT ST. JOHN BC. DRAWING: LANDSCAPE PLAN DPL-1
--	--



PROPOSED BENCH



PROPOSED TRASH RECEPTACLE



PROPOSED FENCE

**DEVELOPMENT PERMIT  
APPROVED**

**DEC 18 2023**

**CITY OF FORT ST. JOHN**

NO.	REVISIONS	BY	DATE	APPROV.	NO.	REVISIONS	BY	DATE	APPROV.
4					6				
3					7				
2					8				
1					9				

SUB - CONSULTANT
SUB - CONSULTANT

CONSULTANT

W.L.A. GROUP  
LANDSCAPE ARCHITECTURE

13 HOLLOWAY DRIVE Fort Saskatchewan AB T8L 0C2  
P: 780-554-2545 wlagroup@wla.net

CLIENT
DRAWING SCALE:
THE PRESENTATION OF THIS DRAWING AT THE OFFICE OF THE MUNICIPAL ENGINEER OR ANY OTHER AUTHORITY IS SUBJECT TO THE WRITTEN PERMISSION FROM W.L.A. GROUP LTD. ANY ALTERATIONS OR OMISSIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. THE PRESENTER OF THIS DOCUMENT SHALL NOT BE LIABLE.

DRAWN	DATE
KLD	OCT 16, 2023
DESIGNED	DATE
BEW	OCT 16, 2023
DRAWN	DATE
BEW	OCT 16, 2023
ISSUED FOR DEVELOPMENT PERMIT	DATE
ISSUED FOR CONSTRUCTION	DATE

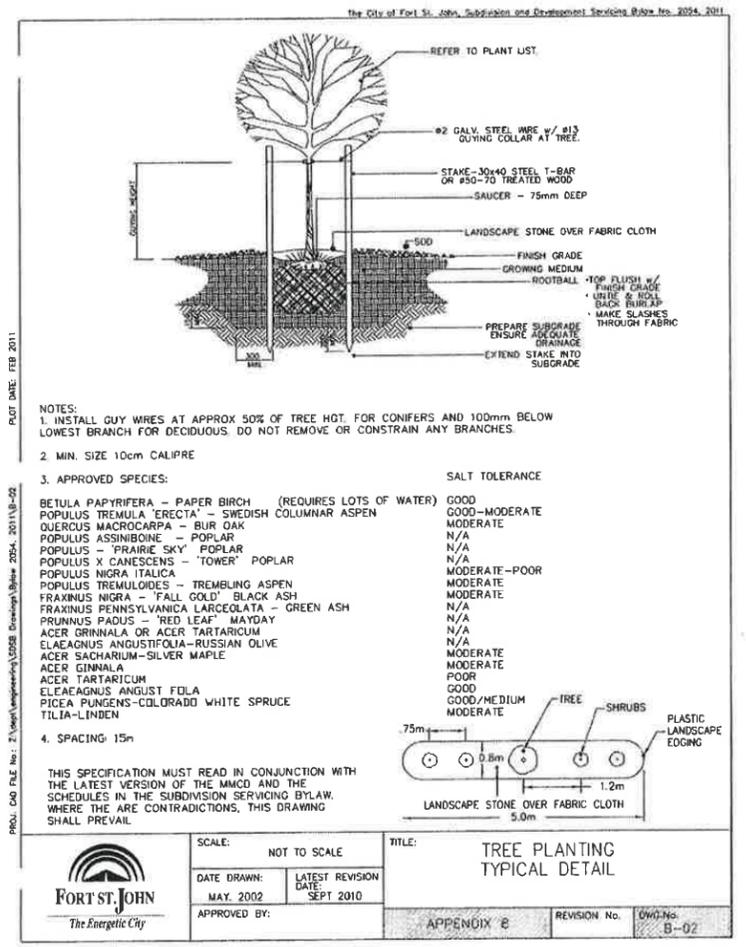
PROJECT	VRS INDEPENDENT LIVING
FORT ST. JOHN BC.	
DRAWING	DETAILS AND NOTES

**UTILITY SETBACKS**

1. 1.0m FROM POWER LINES
2. 3.0m FROM ALL POWER HARDWARE
3. 1.8m FROM WATER MAINS, WATER VALVES AND SERVICES
4. 2.0m FROM SEWER MAINS AND MANHOLES
5. 1.8m FROM SEWER SERVICES
6. 1.5m FROM GAS (NO TREES WITHIN EASEMENT)
7. 7.5m FROM STREET CORNERS
8. 3.5m FROM FIRE HYDRANTS
9. 1.5m FROM DRIVEWAYS
10. 1.0m FROM SIDEWALKS OR AS PER APPROVED ENG. CROSS SECTIONS
11. 5.0m FROM TRANSIT ZONES
12. 3.0m FROM PRIVATE PROPERTY BOUNDARY
13. 1.5m FROM COLLECTOR ROAD CURB FACE
14. 1.25m FROM LOCAL ROAD CURB FACE
15. 2.0m FROM ARTERIAL ROAD CURB FACE
16. 3.5m FROM YIELD AND STOP SIGNS
17. 3.5m FROM BUS STOP SIGNS
18. 2.0m FROM ALL OTHER SIGNS
19. 1.0m FROM OTHER UNDERGROUND UTILITIES
20. 3.5m FROM TELLIS PEDESTALS
21. 2.0m FROM TELLIS DUCT STRUCTURE
22. 1.0m FROM TELLIS CABLE FACILITIES

**PLANTING NOTES:**

1. CONTRACTOR TO CALL FIRST CALL AT 1-800-242-2447 TO HAVE EXISTING UTILITIES LOCATED PRIOR TO START OF ANY CONSTRUCTION.
2. CONTRACTOR TO ENSURE THAT ALL NECESSARY ARRANGEMENTS ARE MADE WITH THE PIPELINE COMPANIES CONCERNING THE MOVEMENT OF MATERIALS AND EQUIPMENT NEAR ANY PIPELINE RIGHT OF WAYS.
3. CONTRACTOR IS RESPONSIBLE FOR THE HOARDING OF ALL TREE WITHIN OR ADJACENT TO CONSTRUCTION AREAS.
4. CONTRACTOR IS RESPONSIBLE FOR HALLING OF ALL EXCESS MATERIALS OFF THE SITE.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPED AREAS AND MUST MAKE ALL NECESSARY RESTORATIONS AND REPAIRS.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
7. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION STARTING.
8. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED.
9. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK AND SHALL MEET OR EXCEED THE SPECS OF THE CAN NURSERY TRADES ASSOC. FOR SIZE, HT, SPREAD, GRADING QUALITY AND METHOD OF CULTIVATION.
10. NO SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
11. AREAS TO RECEIVE 50D TO HAVE TOPSOIL TO A DEPTH OF 100mm, AREAS FOR PLANTING BEDS TO A DEPTH OF 300mm.
12. ALL PLANT MATERIAL AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT ST JOHN BC, DESIGN AND CONSTRUCTION STANDARDS IN ITS MOST RECENT EDITION.
13. EDGER TO BE PRO FVG EDGER COLOR: BLACK.
14. 75mm SHREDDED DARK MULCH IN ALL PLANTING BEDS.



PROJ. CAD FILE No. 2:\Work\Projects\2024\2024-01-18-02

SCALE: NOT TO SCALE  
 DATE DRAWN: MAY 2002  
 LATEST REVISION DATE: SEPT 2010  
 APPROVED BY: [Signature]

TITLE: TREE PLANTING TYPICAL DETAIL

APPENDIX B REVISION No. 007 No. B-02

**DEVELOPMENT PERMIT APPROVED**

**DEC 18 2023**

**CITY OF FORT ST JOHN**

NO. 4				NO. 5				SUB - CONSULTANT		CONSULTANT The Alberta Association of Landscape Architects Brock E. Williams		CLIENT		DRAWN: KLD DATE: OCT 16, 2023		PROJECT: VRS INDEPENDENT LIVING	
NO. 3				NO. 7				SUB - CONSULTANT		W.L.A. GROUP LANDSCAPE ARCHITECTURE		DESIGNED: PEW DATE: OCT 16, 2023		PROJECT: FORT ST. JOHN BC.		DRAWING: DETAILS	
NO. 2				NO. 8								DESIGNED: PEW DATE: OCT 16, 2023					
NO. 1				NO. 9								ISSUED FOR DEVELOPMENT PERMIT					
NO.				NO.								ISSUED FOR CONSTRUCTION					

THE REPRESENTATION OF THE CONTENTS OF THIS DRAWING IS THE SOLE RESPONSIBILITY OF THE CONSULTANT. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONSULTANT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT BY ANY OTHER PARTY.





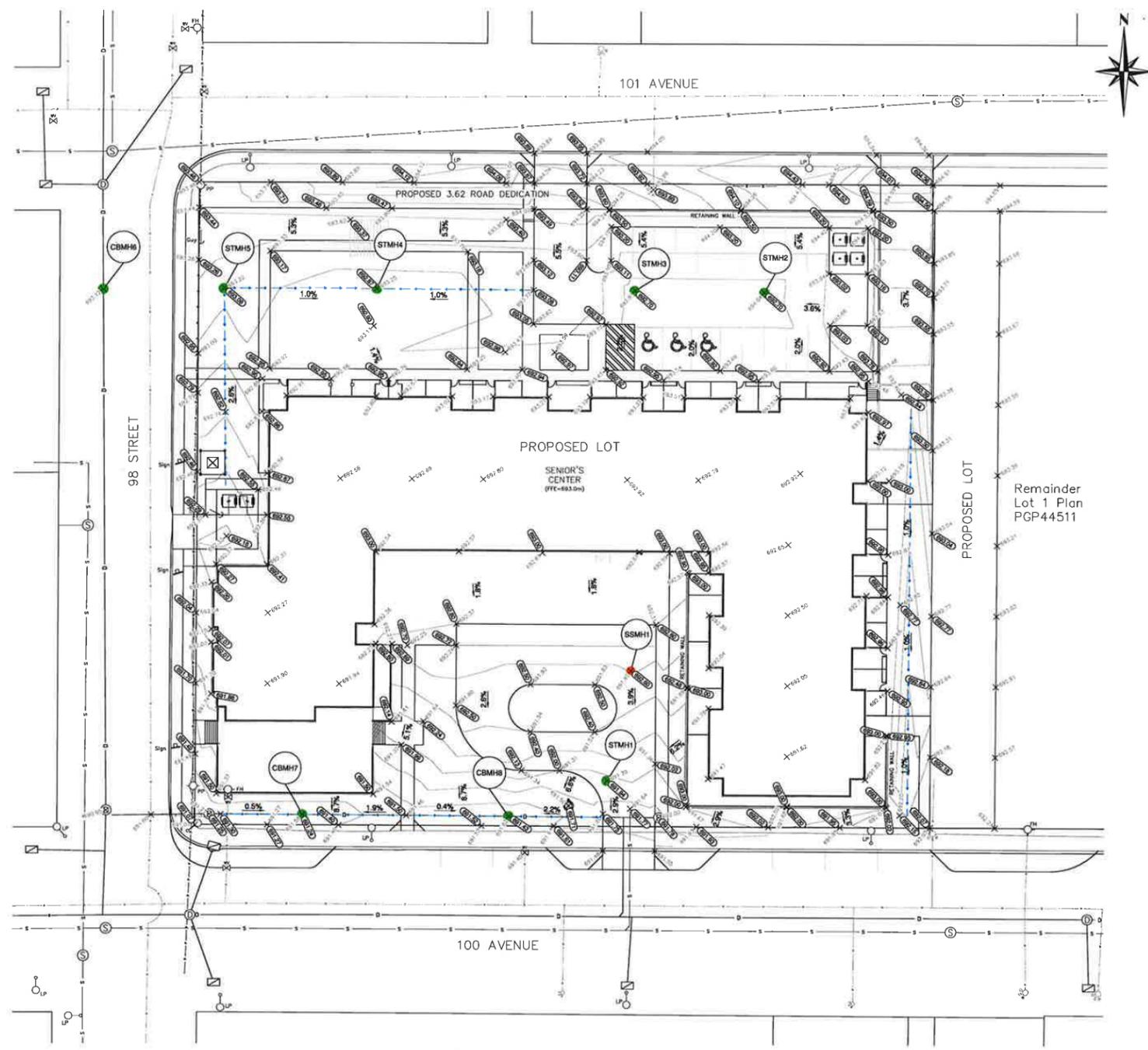






1. GENERAL REQUIREMENTS: 1.1. INTENT: 1.1.1. PROVIDE COMPLETE, FULLY TESTED AND OPERATIONAL ELECTRICAL SYSTEMS TO MEET REQUIREMENTS DESCRIBED HEREIN AND IN COMPLETE ACCORD WITH APPLICABLE CODES AND REGULATIONS. 1.1.2. FOLLOW MANUFACTURER'S RECOMMENDED INSTRUCTIONS AND PROCEDURES FOR THE INSTALLATION OF ALL EQUIPMENT, DEVICES AND FIXTURES SUPPLEMENTED BY REQUIREMENTS OF CONTRACT DOCUMENTS. 1.2. SUBMITTALS: 1.2.1. UPON AWARD OF CONTRACT, SUBMIT A COMPLETE PROCUREMENT SCHEDULE INDICATING MANUFACTURER, MODEL OF EQUIPMENT, PRODUCTION ORDERING, SHOP DRAWING SUBMITTAL DATES AND DELIVERY DATES OF ALL PRODUCTS TO BE MET CONSTRUCTION SCHEDULE. 1.2.2. PRIOR TO ORDERING OF ANY PRODUCT, SUBMIT SHOP DRAWINGS FOR REVIEW AS SPECIFIED. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL EQUIPMENT AS REQUIRED IN EACH SECTION OF SPECIFICATION. 1.2.3. REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMITTING SHOP DRAWINGS TO CONSULTANT. CONTRACTORS REVIEW SHALL CHECK FOR COMPLIANCE WITH CONTRACT DOCUMENTS. 1.2.4. SHOP DRAWINGS SHALL INDICATE MATERIALS, METHODS OF CONSTRUCTION, ATTACHMENT OF SUPPORTING WIRING, DIMENSIONS, CAPACITIES, ELECTRICAL PERFORMANCE CHARACTERISTICS AND OTHER INFORMATION NECESSARY TO COMPLETE THIS WORK. 1.2.5. PROVIDE WIRING, SINGLE LINE AND SCHEMATIC DIAGRAMS FOR ELECTRICAL CONTROL SYSTEMS AND WHERE OTHERWISE APPLICABLE, INCLUDE WIRING DRAWINGS OR DIAGRAMS SHOWING INTERCONNECTION AMONG WORK OF DIFFERENT SECTIONS. 1.2.6. ORDER PRODUCTS TO CONFORM WITH REVISED SHOP DRAWINGS. 1.3. LABELING AND IDENTIFICATION: 1.3.1. IDENTIFY ALL PANELBOARDS, SWITCHGEAR, TRANSFORMERS, DISCONNECTS, CONTACTORS, JUNCTION BOXES, COMMUNICATION EQUIPMENT, FIRE ALARM COMPONENTS, MOTORS, INSTRUMENTS, CONTROL DEVICES, INCOMING SERVICE AND COMMUNICATION CABLES WITH LABELS. LABELS SHALL BE 18mm x 31mm ADHESIVE LAMINATED NAMEPLATES. 1.3.2. PROVIDE WRITTEN PANELBOARD CIRCUIT DIRECTORY INDICATING LOADS, LOCATIONS AND CIRCUIT NUMBERS UTILIZED. PLACE CIRCUIT DIRECTORY IN A METAL HOLDER OR PLASTIC COVER ON THE INSIDE OF PANELBOARD. ALL COMMON AREA RECEPTACLES AND SWITCH COVER PLATES TO BE GW LABELS INDICATING PANEL NAME AND CIRCUIT NUMBER. 1.3.3. ALL RECESSED JUNCTION BOXES TO BE LABELED IN VISIBLE INDELEIBLE INK LABELING AT MINIMUM TO INCLUDE FUNCTION OF JUNCTION BOX (EQUIPMENT NAME, FIRE ALARM, EMERGENCY OR EXIT, PANEL NAME AND CIRCUIT NUMBER). LABELS TO BE LOCATED ON THE SIDE OF JUNCTION BOX AND ON THE COVER PLATE. 1.3.4. PROVIDE LABELING FOR ALL CONDUITS AND CABLES TO BE MINIMUM LABELS TO BE MINIMUM LABELS AT BOTH ENDS, ON EITHER SIDE OF FIRE PENETRATION, AND EVERY 30m OF RUN. LABELING BY READILY VISIBLE COLOUR ON COATED SURFACES. 1.3.5. PROVIDE A LAMINATED LABEL NAMED THE CONSULTING ELECTRICAL ENGINEER. THIS LABEL SHALL BE LOCATED ON THE MAIN DISTRIBUTION EQUIPMENT. 1.3.6. CONDUIT, CONDUIT AND WIRE SHALL BE LABELED IN VISIBLE INDELEIBLE INK AT PANEL AND ALL JUNCTION BOXES INDICATING DEVICE BEEN FED, PANEL NAME AND CIRCUIT NUMBER. 1.3.7. LABELS SHALL CONTAIN IDENTIFYING INFORMATION AND BE IDENTIFIED WITH LABELS IN ACCORDANCE WITH UTILITY COMPANIES REQUIREMENTS AND AS PER TERA 807-A. 1.3.8. TELECOMMUNICATION SYSTEMS SHALL BE PROVIDED WITH LABELS IN ACCORDANCE WITH UTILITY COMPANIES REQUIREMENTS AND AS PER TERA 807-A. 1.4. PROJECT RECORD DRAWINGS: 1.4.1. KEEP ON SITE ELECTRICAL DRAWINGS FOR RECORD PURPOSES. MARK CLEARLY IN RED ALL CHANGES AND DEVIATIONS FROM ORIGINAL DRAWINGS AS THE JOB PROGRESSES. MARK LOCATIONS OF PANELS, BOXES, EQUIPMENT, UNDERGROUND SERVICES AND FEEDERS TO LIGHTING, DISTRIBUTION, COMMUNICATION AND SIGNAL PANELS. 1.4.2. MARK ALL DEVIATIONS FROM BRANCH CIRCUIT NUMBERS SHOWN ON ENGINEER'S DRAWINGS AND/OR REVISIONS COVERED BY AUTHORIZED CHANGES. 1.5. MAINTENANCE MANUAL: 1.5.1. PROVIDE OWNER MAINTENANCE MANUAL WHICH INCLUDES SPECIFICATION, PERFORMANCE AND MAINTENANCE (WEEKLY/MONTHLY/YEARLY) DETAILS FOR ALL ELECTRICAL EQUIPMENT SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. PROVIDE CHARTER FOR CONSULTANT REVIEW AND APPROVAL. HANDBOOKS AND MANUALS PROVIDED BY OTHER PROVIDER THREE(3) COPIES TO OWNER AS REQUIRED. MANUALS ALSO INCLUDE CONTRACTOR/SUPPLIER CONTACT INFORMATION, WARRANTY DOCUMENTS, WORKS INSPECTION CERTIFICATES AS PROVIDED BY INSPECTION AUTHORITIES, AND INSTALLED EQUIPMENT TESTING RESULT AND CERTIFICATION DOCUMENTS. ORGANIZE MANUAL BY SYSTEM AND APPROPRIATE TABBED SECTIONS (E - SHOP DRAWINGS, TEST RESULTS, MAINTENANCE). 1.6. REGULATORY REQUIREMENTS: 1.6.1. COMPLY WITH SAFETY CODES ACT AND RULES AND REGULATIONS MADE PURSUANT THERETO, INCLUDING LATEST EDITION OF CANADIAN ELECTRICAL CODE AND PROVINCIAL BUILDING CODE. 1.6.2. SUBMIT TO AUTHORITY HAVING JURISDICTION AND ALL UTILITY COMPANIES, NECESSARY NUMBER OF DRAWINGS AND SPECIFICATIONS FOR EXAMINATION AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. PAY ASSOCIATED FEES AND TAXES. 1.6.3. SUBMIT TO ENGINEER, COPY OF ELECTRICAL PERMIT OBTAINED FROM AUTHORITY HAVING JURISDICTION. 1.7. PRODUCTS: 1.7.1. ALL PRODUCTS AND MATERIALS SHALL BE NEW, FREE OF DEFECTS, DEFECTIVE PRODUCTS AND MATERIALS SHALL BE REJECTED REGARDLESS OF PREVIOUS INSPECTION. CONTRACTOR SHALL REPLACE ALL DEFECTIVE MATERIAL AND PRODUCT AT THEIR OWN EXPENSE, AND SHALL BE RESPONSIBLE FOR ANY RESULTING DELAYS AND ASSOCIATED EXPENSE AS A RESULT OF PRODUCTS BEING REJECTED. 1.7.2. ALL ELECTRICAL PRODUCTS SHALL BE TESTED AND IN A APPROVED WHERE A PRODUCT IS NOT CBA APPROVED, PROVIDE WRITTEN APPROVAL FROM LOCAL REGULATORY AUTHORITY. PAY ALL APPLICABLE FEES. 1.7.3. ALL FIRE-RATED PRODUCTS SHALL BE TESTED AND IN A APPROVED WHERE A PRODUCT IS NOT CBA APPROVED, UNDERWRITERS LABORATORIES (UL) THAT MEET THE REQUIREMENTS OF UL-918-1M ARE GIVEN A FULL LISTING AND ARE PUBLISHED BY UL IN THEIR "PRODUCT CERTIFIED FOR CANADA (CSA)" DIRECTORY AND SHALL FORM A DRAFT NOTIFICATION TO RETAILER. THE PACKAGE OF BULB, FLAME AND HOUSING (E-TAN) IS NOT IN THE APPROPRIATE UL/ULC CLASSIFICATION. 1.7.4. BULK AND PRODUCTS TO BE BY SAME MANUFACTURER. 1.7.5. PRODUCT HANDLING: 1.7.5.1. PROTECT AND MAINTAIN ALL PRODUCTS AND WORK UNTIL PROJECT IS COMPLETE AND TURNED OVER TO THE OWNER. PROTECT PRODUCTS AND INSTALLED WORK FROM OTHER TRADES. 1.7.5.2. CLEAN UP DIRT, RUBBER, GREASE, ETC. RESULTING FROM THIS WORK FROM ALL SURFACES, INCLUDING INSIDE CABINETS, EQUIPMENT ENCLOSURES, PANELS ETC. ON A REGULAR BASIS. 1.7.5.3. ALL EQUIPMENT MUST REMAIN CLEAN DURING CONSTRUCTION AND MUST BE CLEANED TO "AS NEW" CONDITION PRIOR TO SUBSTANTIAL PERFORMANCE. 1.8. WARRANTIES: 1.8.1. COLLECT AND COMPLETE MANUFACTURERS WARRANTY CERTIFICATES AND SUBMIT ORIGINAL COPIES TO THE ENGINEER. 1.8.2. CONTRACTOR SHALL WARRANT ALL WORK PERFORMED BY HIMSELF AND HIS SUB-CONTRACTORS FOR A PERIOD OF TWO (2) YEARS FOLLOWING OWNER'S ACCEPTANCE OF WORK. 1.9. LOCATION OF OUTLETS AND LUMINAIRES: 1.9.1. SHOULD IT BE REQUIRED, ALL LIGHTING AND WIRING DEVICE LOCATIONS SHOWN MAY BE REVISED UP TO 12" (2") TO SUIT CONSTRUCTION AND EQUIPMENT ARRANGEMENT PRIOR TO HOUSH IN AT NO ADDITIONAL COST TO OWNER. 1.10. COORDINATION WITH OTHER TRADE WORK: 1.10.1. EXAMINE DRAWINGS AND SPECIFICATION OF OTHER TRADES AND ENSURE FULLY FAMILIAR WITH THEIR WORK PRIOR TO COMMENCING WORK. OBTAIN DECISION FROM CONSULTANT IF ANY CONFLICT EXISTS. OTHERWISE ADDITIONAL COMPENSATION WILL NOT BE MADE FOR ANY NECESSARY ADJUSTMENTS. 1.10.2. WORK AND EQUIPMENT SHALL RELATE TO ARCHITECTURAL, STRUCTURAL AND MECHANICAL COMPONENTS. ARCHITECTURAL AND STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER ELECTRICAL DRAWINGS REGARDING LOCATION OF WALLS, DOORS AND WINDOWS. 1.10.3. ELECTRICAL CONTRACTOR SHALL NOT CUT STRUCTURAL MEMBERS WITHOUT APPROVAL FROM CONSULTANT. REVIEW STRUCTURAL DRAWINGS TO ENSURE THAT REQUIREMENTS FOR ELECTRICAL PENETRATIONS, BLOCK-OUTS, ETC. THROUGH STRUCTURAL ELEMENTS HAVE BEEN ALLOWED. 1.10.4. ANCHORS, BOLTS, PIPE BELLWEEVER, HANGER INSERTS, ETC. SHALL BE INSTALLED IN AMPLE TIME TO AVOID DELAYS. 1.11. UTILITY CONNECTION: 1.11.1. UNLESS OTHERWISE NOTED ON DRAWINGS OR CONTRACT DOCUMENTS, THE POWER AND COMMUNICATIONS UTILITY CONNECTION CHARGES OUTSIDE THE PROPERTY BOUNDARIES SHALL BE BORNE DIRECTLY BY BUILDING OWNER. ELECTRICAL CONTRACTOR SHALL BRING ANY APPLICABLE UTILITIES TO THE PROPERTY LINE IN COORDINATION WITH UTILITY COMPANIES. 1.11.2. ELECTRICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL INCOMING UTILITIES WITH THE APPLICABLE UTILITY PROVIDER AND ADJUST TRENCHES, FULL BORES AND CONDUITS, FULL BORES REQUIREMENTS ACCORDINGLY, WHERE REQUIRED, THE ELECTRICAL CONTRACTOR, IN CONJUNCTION WITH THE GENERAL CONTRACTOR AND OWNER, SHALL INITIATE THE REQUEST FOR POWER AND COMMUNICATIONS SERVICES WITH THE RESPECTIVE UTILITY COMPANIES, AND PROVIDE ANY REQUIRED ASSISTANCE TO EXPEDITE THE UTILITY APPLICATIONS. 2. WIRING METHODS: 2.1. CONDUIT: 2.1.1. GENERAL REQUIREMENTS: 2.1.1.1. SUPPLY AND INSTALL A COMPLETE SYSTEM OF CONDUIT AND FITTINGS FOR INSTALLATION OF WIRING. EXCEPT WHERE OTHERWISE REQUIRED BY THE CANADIAN ELECTRICAL CODE, PROVIDE CONDUIT OF TYPE AS SPECIFIED IN CONDUIT INSTALLATION SCHEDULE AND SIZES INDICATED ON DRAWINGS OR SPECIFIED HEREIN. WHERE SIZES ARE NOT INDICATED, SELECT PROPER SIZES TO SUIT INTENDED USE, FULL-FILL WIRING REQUIREMENTS, AND COMPLY WITH CANADIAN ELECTRICAL CODE. 2.1.1.2. MATERIAL: 2.1.1.2.1. METALLIC CONDUIT AND TUBING: 2.1.1.2.1.1. RIGID METAL CONDUIT: TO CSA C22.2 NO. 46, AND AS FOLLOWS: 2.1.1.2.1.1.1. GALVANIZED STEEL CONDUIT: ZINC COATED STEEL. 2.1.1.2.1.1.2. PVC EXTERNALLY COATED RIGID STEEL CONDUIT: ZINC COATED STEEL WITH ADDITIONAL EXTERNAL COATING OF PVC. 2.1.1.2.1.1.3. RIGID ALUMINUM CONDUIT: WITH FACTORY APPLIED, CLOSED-END THREAD PROTECTORS. 2.1.1.2.1.1.4. FLEXIBLE METAL CONDUIT: TO CSA C22.2 NO. 46, AND AS FOLLOWS: 2.1.1.2.1.1.4.1. FLEXIBLE METAL CONDUIT: SPIRALLY WOUND, INTERLOCKED ZINC COATED STRIP STEEL, MINIMUM 10mm DIAMETER. 2.1.1.2.1.1.5. NON-METALLIC CONDUIT: 2.1.1.2.1.1.5.1. RIGID TYPE 181 PVC CONDUIT: TO CSA C22.2 NO. 211.1. 2.1.1.2.1.1.5.2. RIGID TYPE 182B2S PVC CONDUIT: TO CSA C22.2 NO. 211.1. 2.1.2. INSTALLATION: 2.1.2.1. INSTALL CONDUIT CONCEALED IN WALLS, FLOORS, CEILING, ABOVE SUSPENDED CEILING AND UNDERGROUND, EXCEPT IN FOLLOWING ROOMS: 2.1.2.1.1. MECHANICAL AND ELECTRICAL ROOMS. 2.1.2.1.2. OPEN CEILING BRACKETS. 2.1.2.2. WHERE CONDUITS ARE EXPOSED, PAINT TO MATCH SURROUNDINGS. 2.1.2.3. WHERE CONDUITS ARE REQUIRED TO BE CONCEALED, INSTALL CONDUIT NEATLY AND CLOSE TO BUILDING STRUCTURE TO MINIMIZE NEED FOR FINISHING. 2.1.2.4. INSTALLED CONDUIT SHALL BE FREE FROM DENTS, BRUISES, AND OTHER DAMAGE. 2.1.2.5. PLUS CONDUIT END TO PREVENT ENTRY OF DIRT AND MOISTURE. 2.1.2.6. SEAL CONDUIT WITH DUCT SEAL COMPOUND OR FIBERGLASS WHERE CONDUIT LEAVES HEATED AREAS AND ENTERS UNHEATED AREA. 2.1.2.7. PROVIDE NECESSARY FLASHING AND PITCH POCKETS, MAKING WATERIGHT JOINTS WHERE CONDUIT PASSES THROUGH ROOF OR WATERPROOF MEMBRANE. 2.1.2.8. WHERE CONDUIT CROSSES BUILDING EXPANSION JOINTS, INSTALL EXPANSION FITTING APPROVED BY AUTHORITY HAVING JURISDICTION. COMPLETE WITH GROUNDING JUMPER, FURNISH BEND OR DRIFT IN CONDUIT ADJACENT TO BUILDING EXPANSION JOINT WHERE CONDUIT IS INSTALLED ABOVE SUSPENDED CEILING. 2.1.2.9. ALL PVC AND END CONDUITS ARE TO BE PROTECTED WHERE SUBJECT TO MECHANICAL DAMAGE. USE RIGID

GALVANIZED STEEL BELLWEEVER, CONCRETE CURBS OR OTHER APPROVED SUITABLE METHOD OF PROTECTION, CONFIRM EXACT LOCATIONS AND CONDITIONS ON SITE. 2.1.2.10. INSTALLATION OF METAL CONDUIT AND TUBING: 2.1.2.10.1. FIELD-BEND CONDUIT WITH BENDERS DESIGNED FOR PURPOSE SO AS NOT TO DISTORT NON-VARY INTERNAL DIAMETER. 2.1.2.11. INSTALLATION OF RIGID METAL CONDUIT: 2.1.2.11.1. CUT CONDUIT STRAIGHT; PROPERLY REAM, CUT THREADS AND BRUSH THREADS CLEAN. 2.1.2.11.2. WRAP WITH 3-M CORROSIVE RESISTANT TAPE WHEN CONVERTING FROM UNDERGROUND OR UNDER SLAB PVC CONDUIT TO ABOVE-GROUND METAL CONDUIT. 2.1.2.12. INSTALLATION OF NON-METALLIC CONDUIT: 2.1.2.12.1. MAKE FIELD BENDS AND BOW WIRE JOINTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. 2.1.2.13. INSTALLATION OF CONDUIT IN CONCRETE BEAMS AND TOP REINFORCING STEEL: 2.1.2.13.1. SEPARATE CONDUIT BY NOT LESS THAN DIAMETER OR LARGEST CONDUIT TO ENCASE PROPER CONCRETE BEND. 2.1.2.13.2. ENSURE MINIMUM 20mm CONCRETE COVER. 2.2. WIRE AND CABLE: 2.2.1. GENERAL REQUIREMENT: 2.2.1.1. PROVIDE A COMPLETE SYSTEM OF WIRING, MAKING ALL CONNECTIONS NECESSARY FOR INSTALLATION SHOWN ON DRAWINGS. 2.2.1.2. ALL WIRING TO BE CYPHER, EXCEPT FOR MAIN FEEDERS 100 AMP OR LARGER WHERE ALUMINUM CONDUCTORS OF THE SAME AMPACITY MAY BE UTILIZED. 2.2.2. BUILDING WIRE: 2.2.2.1. CONDUCTORS: STRANDED FOR NO. 10AWG, MINIMUM SIZE: 12 AWG. COPPER AND ALUMINUM CONDUCTOR MATERIAL (ACM) ALLOWED CONDUCTORS: SIZE AS REQUIRED, TO CSA C22.2 NO. 16, COPPER CONDUCTOR, 600V RW90 XLINK INSULATION, USE IN ALL LOCATIONS, EXCEPT FOR UNDERGROUND WIRE WHICH SHALL BE RW90 XLINK 40°C OR 1WU76 40°C. 2.2.2.2. ARMORED CABLES: 2.2.2.2.1. CONDUCTORS: COPPER. 2.2.2.2.2. INSULATION: RW90 CROSS LINK. 2.2.2.3. ANCHORED CABLES: 2.2.2.3.1. CONDUCTORS: COPPER. 2.2.2.3.2. INSULATION: RW90 CROSS LINK. 2.2.2.3.3. ANCHOR: INTERLOCKING TYPE FABRICATED STRIP. 2.2.2.4. TEST CABLE: 2.2.2.4.1. CONDUCTOR: GROUNDING CONDUCTOR COPPER. 2.2.2.4.2. CIRCUIT CONDUCTORS: COPPER AND ACM ALLOY, SIZE AS INDICATED. 2.2.2.4.3. INSULATION: RW90 CROSS LINK POLYETHYLENE (XLPE). 2.2.2.5. RATTING BODY: 2.2.2.5.1. FEEDER CABLES: 2.2.2.5.2. CONDUCTORS: COPPER. 2.2.2.5.3. INSULATION: RW90 CROSS LINKED POLYETHYLENE (XLPE) AND PVC JACKET. 2.2.2.6. CONTROL CABLES: 2.2.2.6.1. CONDUCTORS: COPPER. 2.2.2.6.2. INSULATION: RW90 INSULATION, RATED 60°C. 2.2.2.6.3. CONFIGURATION: INDIVIDUAL CONDUCTORS TWISTED TOGETHER, BRAIDED, COVERED WITH FT-RATED PVC JACKET. 2.2.2.7. ALUMINUM CONDUCTOR MATERIAL (ACM): 2.2.2.7.1. DISTRIBUTION: 2.2.2.7.1.1. ACM TO BE COMPACT STRANDED CONDUCTORS OF NU16 (AA-8020) AS MANUFACTURED BY ALCAN CABLE OR CBA. A RECOMMEND 800S SERIES ALUMINUM ALLOY CONDUIT MATERIAL BY THE ALUMINUM ASSOCIATION. 2.2.2.7.1.2. ALL WIRING SHALL COMPLY WITH THE ELONGATION REQUIREMENT PER TABLE 15.1 OF UL STANDARD 1881 FOR STRANDED AA-8000 SERIES ALUMINUM ALLOY CONDUITS ON WIRES TAKEN FROM THE MANUFACTURER'S DATA SHEET. 2.2.2.7.2. IMBULATION: 2.2.2.7.2.1. FOR USE IN ACCORDANCE WITH SIZES 20 AWG TO 1000 KCMIL TYPE RW90, TEMPERATURE RATED 90°C. 2.2.2.7.3. CONNECTIONS FOR CONDUCTORS: 2.2.2.7.3.1. USING MECHANICAL BERRY TYPE CONNECTORS: 2.2.2.7.3.1.1. CONNECTORS SHALL BE QUAL RATED (ALCU OR ALUC) AND LISTED BY CBA FOR USE WITH ALUMINUM AND COPPER CONDUITS AND SIZES TO ACCEPT ALUMINUM CONDUCTORS OF THE AMPACITY INDICATED. 2.2.2.7.3.1.2. USING A SUITABLE STRIPPING TOOL, TO AVOID DAMAGE TO THE CONDUCTOR, REMOVE IMBULATION FROM THE REQUIRED LENGTH OF THE CONDUCTOR. 2.2.2.7.3.1.3. CLEAN THE CONDUCTOR SURFACE USING A WIRE BRUSH AND APPLY A CBA LISTED JOINT COMPOUND TO THE CONNECTION POINT. AVOID COPPER MANUFACTURER'S RECOMMENDATION. 2.2.2.7.3.1.4. WIPE OFF ANY EXCESS JOINT COMPOUND. 2.2.2.7.3.2. USING MECHANICAL COMPRESSION TYPE CONNECTORS: 2.2.2.7.3.2.1. WIRE THE CONNECTION FOR THE CONDUCTOR MANUFACTURER'S RECOMMENDATION. 2.2.2.7.3.2.2. THE LUGS SHALL BE MARKED WITH WIRE SIZE, DIE INDEX, NUMBER AND LOCATION OF CRIMPS AND SHALL BE IDENTIFIED BY COLOUR CODED LUG BARREL. SHALL BE FACTORY PRE-FILLED WITH A JOINT COMPOUND LISTED BY CBA. 2.2.2.7.3.2.3. USING A SUITABLE STRIPPING TOOL, TO AVOID DAMAGE TO THE CONDUCTOR, REMOVE IMBULATION FROM THE REQUIRED LENGTH OF THE CONDUCTOR. 2.2.2.7.3.2.4. CLEAN CONDUCTOR SURFACE USING A WIRE BRUSH. 2.2.2.7.3.2.5. WIRE THE CONNECTION FOR THE CONDUCTOR MANUFACTURER'S RECOMMENDATION. 2.2.2.7.3.2.6. WIPE OFF ANY EXCESS JOINT COMPOUND. 2.2.2.7.3.3. TERMINAL OF ALUMINUM CONDUIT TO ALUMINUM BUS: 2.2.2.7.3.3.1. PREPARE A MECHANICAL CONNECTION CONFORMING TO 2.2.7.3.1 OR 2.2.7.3.2. 2.2.2.7.3.3.2. HARDWARE: 2.2.2.7.3.3.2.1. UNDRILLED ALUMINUM ALLOY 2024-T4 AND CONFORMING TO ANSI B18.2.1 AND TO ASTM B211 OR B212 CHEMICAL AND MECHANICAL PROPERTY LIMITS. 2.2.2.7.3.3.2.2. W/TO ALUMINUM ALLOY 6061-T8 OR 6069-T8 AND CONFORMING TO ANSI B18.2.2. 2.2.2.7.3.3.2.3. WASHERS: FLAT ALUMINUM ALLOY 2024-T4, TYPE A PLAIN, STANDARD WIDE SERIES CONFORMING TO ANSI B18.2.1. 2.2.2.7.3.3.3. LUBRICATE AND TIGHTEN THE HARDWARE AS PER THE MANUFACTURER'S RECOMMENDATIONS. 2.2.2.7.3.4. TERMINATION OF ALUMINUM CONDUIT TO COPPER BUS: 2.2.2.7.3.4.1. PREPARE A MECHANICAL CONNECTION CONFORMING TO 2.2.7.3.1 OR 2.2.7.3.2. 2.2.2.7.3.4.2. HARDWARE: 2.2.2.7.3.4.2.1. POLY PLATED OR GALVANIZED MEDIUM CARBON STEEL; HEAT TREATED, QUENCHED AND TEMPERED EQUAL TO ASTM A325 OR BAE GRADE 3. 2.2.2.7.3.4.2.2. COARSE SERIES (NCL), CLASS 2B. 2.2.2.7.3.4.2.3. WASHERS SHOULD BE OF STEEL; TYPE A PLAIN STANDARD WIDE SERIES CONFORMING TO ANSI B18.2.1. 2.2.2.7.3.4.2.4. BELLEVILLE CONICAL SPRING WASHERS SHALL BE OF HARDENED STEEL, COMFORMING TO ASTM A452. 2.2.2.7.3.4.2.5. LUBRICATE AND TIGHTEN THE HARDWARE AS PER THE MANUFACTURER'S RECOMMENDATIONS. 2.2.2.7.3.4.3. TERMINATION OF ALUMINUM CONDUIT TO EQUIPMENT NOT EQUIPPED FOR TERMINATION OF ALUMINUM CONDUCTOR: 2.2.2.7.3.4.3.1. PREPARE COMPRESSION CONNECTING USING AN ADAPTER LISTED BY CBA FOR THE PURPOSE OR BY INSTALLING A SHORT LENGTH OF SUITABLE SIZE OF COPPER CONDUCTOR TO THE ALUMINUM CONDUIT OR CONDUIT WITH A COMPRESSION CONNECTOR LISTED BY CBA. 2.2.2.7.3.4.3.2. PROVIDE AN INSULATED COVER OVER ADAPTER BODY OR THE COMPRESSION CONNECTOR. 2.2.2.7.3.4.3.3. TERMINATE THE ADAPTER OR THE PITIAL ON TO THE EQUIPMENT PER MANUFACTURER'S RECOMMENDATION. 2.2.8. INSTALLATIONS: 2.2.8.1. ALL BULBS SHALL BE IN JUNCTION BOXES OR OUTLET BOXES. 2.2.8.2. GROUP CABLES WHERE POSSIBLE. ENSURE CABLE BUNDLES IN CEILING SPACES ARE ADEQUATELY SUPPORTED. 2.2.8.3. CONDUCTOR LENGTHS FOR PARALLEL CIRCUITS SHALL BE IDENTICAL. 2.3. BOX AND FITTING: 2.3.1. PROVIDE BOXES AND FITTINGS SUITABLE FOR INTENDED USE AND AREA INSTALLED AND AS FOLLOWS: 2.3.1.1. OUTLET BOXES: TO CSA C22.2 NO. 18, BRISTE STEEL, GALVANIZED FOR CONCEALED BOXES AND CAST METAL FOR SURFACE AND WEATHERPROOF. 2.3.1.2. PULL AND JUNCTION BOXES TO CSA C22.2 NO. 40, SHEET STEEL, WITH SCREW-ON COVERS AND BARRIERS AS REQUIRED. 2.3.1.3. SUBPANS, KNOCKOUT CLOSURES, AND LOCKOUTS: TO CSA C22.2 NO. 18. 2.3.1.4. INSTALL BOXES FLUSH WITH REFINISHED AND/OR VERTICAL MOUNTING OF DEVICES. INSTALL TO NEAREST COURSE LINE IN MASONRY WALLS. 2.3.1.5. PROVIDE NON-COMBUSTIBLE OUTLET BOXES IN FIRE-RATED WALLS. 2.3.1.6. OUTLET BOXES INSTALLED ON OPPOSITE SIDE OF FIRE-RATED WALLS SHALL BE SEPARATED BY 300mm OR A FIRE BLOCK. 2.4. WIRING DEVICES: 2.4.1. GENERAL REQUIREMENTS: 2.4.2. SPECIFICATION GRADE AS FOLLOWS: 2.4.2.1. SWITCHES TO CSA C22.2 NO. 111 AND AS FOLLOWS: 2.4.2.1.1. RATING: EXCEPT WHERE OTHERWISE INDICATED OR SPECIFIED, 15A, 120V AS REQUIRED. 2.4.2.1.2. TYPE: BENCH, THREE-WAY OR FOUR-WAY AS REQUIRED. 2.4.2.1.3. COLOUR: WHITE. 2.4.2.1.4. STYLE: DECORA. 2.4.2.1.5. OPERATION: 2.4.2.1.5.1. MANUALLY OPERATED GENERAL PURPOSE SWITCHES: 2.4.2.1.5.1.1. ROCKER TYPE, QUIET ACTION. 2.4.2.1.5.1.2. DIMMERS: 2.4.2.1.5.1.3. BOLD STATE BOLDER TYPE SUITABLE FOR DIMMING LED LIGHTS. 2.4.2.1.5.1.4. BENDERS OCCUPANCY AND/OR. 2.4.2.1.5.1.5. PASSIVE FIRE-RESISTANT, INTERNAL BUILT CONTAINED RELAY FOR DIRECT LINE DETECTION. 2.4.2.1.5.1.6. BOND TO FIELD PROGRAMMABLE DETECTOR AND TRIPPING BATTERIES. 2.4.2.2. RECEPTACLES: TO CSA C22.2 NO. 42, DUPLEX 150V, 1-GROUND, DECORA STYLE, COLOUR WHITE. 2.4.2.2.1. GENERAL REQUIREMENTS: 2.4.2.2.1.1. RATING: 150VA, 150V EXCEPT WHERE OTHERWISE INDICATED. 2.4.2.2.1.2. CONFIGURATION: 5-196V-20A, 2 POLE, 3 WIRE GROUNDING. 2.4.2.2.1.3. FEEDER: 2.4.2.2.1.3.1. GROUND TERMINATION AND HOLES CONNECTED TO CONTINUOUS MOUNTING YOKE. 2.4.2.2.1.3.2. OPEN CURRENTLY CARRIED WIRED ENTRANCES, 4 BOX BOWTIE. 2.4.2.2.1.3.3. SPILT FEED TERMINATION. 2.4.2.2.1.3.4. 2.4.2.2.1.3.5. 2.4.2.2.1.3.6. DOUBLE WIRE HEAVY PHOSPHOR BRONZE CONTACTS. 2.4.2.2.1.3.7. ADD TAMPERS RESISTANT TO RECEPTACLES. 2.4.2.2.1.4. BAME AS GENERAL PURPOSE RECEPTACLES, EXCEPT FOLLOWING FEATURES: 2.4.2.2.1.4.1. BOLD STATE GROUND FAULT BENDING AND BOWLING. 2.4.2.2.1.4.2. 5-ILLUMINATED GROUND FAULT TRIP LEVEL. 2.4.2.2.1.4.3. TEST THROUGH TYPE. 2.4.2.2.1.5. COVER PLATES: 2.4.2.2.1.5.1. GENERAL REQUIREMENTS: PROVIDE COVER PLATES FOR ALL WIRING DEVICES. 2.4.2.2.1.5.2. TYPE: 2.4.2.2.1.5.3. GALVANIZED STEEL IN UTILITY/SERVICE ROOMS. 2.4.2.2.1.5.4. NYLON TYPE, WHITE FINISH, IN GENERAL PURPOSE AREAS. 2.4.2.2.1.5.5. WEATHER RESISTANT, DURABLE, "IN USE" RATED, COMPLETE WITH GASKETS IN ALL WET AREAS. 2.4.2.8. DISCONNECT SWITCHES - FUSED AND UNFUSED: 2.4.2.8.1. GENERAL: PROVIDE DISCONNECT SWITCHES FOR 1500VAC, AND 1500VAC AS REQUIRED. 2.4.2.8.2. PRODUCTS: 2.4.2.8.2.1. FUSE AND NON-FUSEABLE, DISCONNECT SWITCH IN CSA ENDOUR, LEMAC-1 FOR DRY LOCATION AND LEMAC-3 WHERE EXPOSED TO WEATHER, SIZE TO SUIT APPLICATION. 2.4.2.8.2.2. PROVISION FOR PARALLELING IN ON-OFF SWITCH POSITION. 2.4.2.8.2.3. MECHANICALLY INTERLOCKED DOOR TO PREVENT OPENING WHEN HANDLE IN "ON" POSITION. 2.4.2.8.2.4. FUSEABLE AS REQUIRED. 2.4.2.8.2.5. FUSE REDUCES RISK WITHOUT ADAPTORS, FOR TYPE AND SIZE OF FUSE SPECIFIED. 2.4.2.8.2.6. QUICK MAKE, QUICK-BREAK ACTION. 2.4.2.8.2.7. ON-OFF SWITCH INDICATION ON SWITCH ENCLOSURE COVER. 2.4.2.8.3. INSTALLATION: 2.4.2.8.3.1. MOUNTING: PROVIDE BUSHINGS INDEPENDENT OF CONDUIT WALL, MOUNT WHERE POSSIBLE, OTHERWISE PROVIDE POSITION. 2.4.2.8.3.2. ARRANGEMENT: 2.4.2.8.3.2.1. WIRING: PROVIDE LINE AND LOAD CARRIERS TO ALL SWITCHES. 2.4.2.8.3.2.2. FUSE RATING: INSTALL SO THAT RATING IS VISIBLE. 2.4.2.8.3.3. CONTROLS: 2.4.2.8.3.3.1. TO CSA C22.2 NO. 14. 2.4.2.8.3.3.2. VOL TAGE 2000VAC AS REQUIRED. 2.4.2.8.3.3.3. ELECTRICALLY HELD CONTROLLED BY PILOT DEVICES AS INDICATED AND RATED FOR TYPE OF LOAD CONTROLLED. 2.4.2.8.3.3.4. COMPLIANT WITH 2 NORMALLY OPEN AND 2 NORMALLY CLOSED AUXILIARY CONTACTS. 2.4.2.8.3.3.5. MOUNT IN CSA ENDOUR 1. 2.4.2.8.3.3.6. COMPLETE WITH RED INDICATING LIGHT AND HAND-OFF-AUTO SELECTOR SWITCH. 2.4.2.8.3.3.7. CONTROL TRANSFORMER: VOLTAGE AS REQUIRED, SIZED TO HANDLE OPERATING COIL AND ASSOCIATED AUXILIARY CONTACTS. 2.4.2.8.3.3.8. 2.4.2.8.3.3.9. 2.4.2.8.3.3.10. 2.4.2.8.3.3.11. 2.4.2.8.3.3.12. 2.4.2.8.3.3.13. 2.4.2.8.3.3.14. 2.4.2.8.3.3.15. 2.4.2.8.3.3.16. 2.4.2.8.3.3.17. 2.4.2.8.3.3.18. 2.4.2.8.3.3.19. 2.4.2.8.3.3.20. 2.4.2.8.3.3.21. 2.4.2.8.3.3.22. 2.4.2.8.3.3.23. 2.4.2.8.3.3.24. 2.4.2.8.3.3.25. 2.4.2.8.3.3.26. 2.4.2.8.3.3.27. 2.4.2.8.3.3.28. 2.4.2.8.3.3.29. 2.4.2.8.3.3.30. 2.4.2.8.3.3.31. 2.4.2.8.3.3.32. 2.4.2.8.3.3.33. 2.4.2.8.3.3.34. 2.4.2.8.3.3.35. 2.4.2.8.3.3.36. 2.4.2.8.3.3.37. 2.4.2.8.3.3.38. 2.4.2.8.3.3.39. 2.4.2.8.3.3.40. 2.4.2.8.3.3.41. 2.4.2.8.3.3.42. 2.4.2.8.3.3.43. 2.4.2.8.3.3.44. 2.4.2.8.3.3.45. 2.4.2.8.3.3.46. 2.4.2.8.3.3.47. 2.4.2.8.3.3.48. 2.4.2.8.3.3.49. 2.4.2.8.3.3.50. 2.4.2.8.3.3.51. 2.4.2.8.3.3.52. 2.4.2.8.3.3.53. 2.4.2.8.3.3.54. 2.4.2.8.3.3.55. 2.4.2.8.3.3.56. 2.4.2.8.3.3.57. 2.4.2.8.3.3.58. 2.4.2.8.3.3.59. 2.4.2.8.3.3.60. 2.4.2.8.3.3.61. 2.4.2.8.3.3.62. 2.4.2.8.3.3.63. 2.4.2.8.3.3.64. 2.4.2.8.3.3.65. 2.4.2.8.3.3.66. 2.4.2.8.3.3.67. 2.4.2.8.3.3.68. 2.4.2.8.3.3.69. 2.4.2.8.3.3.70. 2.4.2.8.3.3.71. 2.4.2.8.3.3.72. 2.4.2.8.3.3.73. 2.4.2.8.3.3.74. 2.4.2.8.3.3.75. 2.4.2.8.3.3.76. 2.4.2.8.3.3.77. 2.4.2.8.3.3.78. 2.4.2.8.3.3.79. 2.4.2.8.3.3.80. 2.4.2.8.3.3.81. 2.4.2.8.3.3.82. 2.4.2.8.3.3.83. 2.4.2.8.3.3.84. 2.4.2.8.3.3.85. 2.4.2.8.3.3.86. 2.4.2.8.3.3.87. 2.4.2.8.3.3.88. 2.4.2.8.3.3.89. 2.4.2.8.3.3.90. 2.4.2.8.3.3.91. 2.4.2.8.3.3.92. 2.4.2.8.3.3.93. 2.4.2.8.3.3.94. 2.4.2.8.3.3.95. 2.4.2.8.3.3.96. 2.4.2.8.3.3.97. 2.4.2.8.3.3.98. 2.4.2.8.3.3.99. 2.4.2.8.3.3.100. 2.4.2.8.3.3.101. 2.4.2.8.3.3.102. 2.4.2.8.3.3.103. 2.4.2.8.3.3.104. 2.4.2.8.3.3.105. 2.4.2.8.3.3.106. 2.4.2.8.3.3.107. 2.4.2.8.3.3.108. 2.4.2.8.3.3.109. 2.4.2.8.3.3.110. 2.4.2.8.3.3.111. 2.4.2.8.3.3.112. 2.4.2.8.3.3.113. 2.4.2.8.3.3.114. 2.4.2.8.3.3.115. 2.4.2.8.3.3.116. 2.4.2.8.3.3.117. 2.4.2.8.3.3.118. 2.4.2.8.3.3.119. 2.4.2.8.3.3.120. 2.4.2.8.3.3.121. 2.4.2.8.3.3.122. 2.4.2.8.3.3.123. 2.4.2.8.3.3.124. 2.4.2.8.3.3.125. 2.4.2.8.3.3.126. 2.4.2.8.3.3.127. 2.4.2.8.3.3.128. 2.4.2.8.3.3.129. 2.4.2.8.3.3.130. 2.4.2.8.3.3.131. 2.4.2.8.3.3.132. 2.4.2.8.3.3.133. 2.4.2.8.3.3.134. 2.4.2.8.3.3.135. 2.4.2.8.3.3.136. 2.4.2.8.3.3.137. 2.4.2.8.3.3.138. 2.4.2.8.3.3.139. 2.4.2.8.3.3.140. 2.4.2.8.3.3.141. 2.4.2.8.3.3.142. 2.4.2.8.3.3.143. 2.4.2.8.3.3.144. 2.4.2.8.3.3.145. 2.4.2.8.3.3.146. 2.4.2.8.3.3.147. 2.4.2.8.3.3.148. 2.4.2.8.3.3.149. 2.4.2.8.3.3.150. 2.4.2.8.3.3.151. 2.4.2.8.3.3.152. 2.4.2.8.3.3.153. 2.4.2.8.3.3.154. 2.4.2.8.3.3.155. 2.4.2.8.3.3.156. 2.4.2.8.3.3.157. 2.4.2.8.3.3.158. 2.4.2.8.3.3.159. 2.4.2.8.3.3.160. 2.4.2.8.3.3.161. 2.4.2.8.3.3.162. 2.4.2.8.3.3.163. 2.4.2.8.3.3.164. 2.4.2.8.3.3.165. 2.4.2.8.3.3.166. 2.4.2.8.3.3.167. 2.4.2.8.3.3.168. 2.4.2.8.3.3.169. 2.4.2.8.3.3.170. 2.4.2.8.3.3.171. 2.4.2.8.3.3.172. 2.4.2.8.3.3.173. 2.4.2.8.3.3.174. 2.4.2.8.3.3.175. 2.4.2.8.3.3.176. 2.4.2.8.3.3.177. 2.4.2.8.3.3.178. 2.4.2.8.3.3.179. 2.4.2.8.3.3.180. 2.4.2.8.3.3.181. 2.4.2.8.3.3.182. 2.4.2.8.3.3.183. 2.4.2.8.3.3.184. 2.4.2.8.3.3.185. 2.4.2.8.3.3.186. 2.4.2.8.3.3.187. 2.4.2.8.3.3.188. 2.4.2.8.3.3.189. 2.4.2.8.3.3.190. 2.4.2.8.3.3.191. 2.4.2.8.3.3.192. 2.4.2.8.3.3.193. 2.4.2.8.3.3.194. 2.4.2.8.3.3.195. 2.4.2.8.3.3.196. 2.4.2.8.3.3.197. 2.4.2.8.3.3.198. 2.4.2.8.3.3.199. 2.4.2.8.3.3.200. 2.4.2.8.3.3.201. 2.4.2.8.3.3.202. 2.4.2.8.3.3.203. 2.4.2.8.3.3.204. 2.4.2.8.3.3.205. 2.4.2.8.3.3.206. 2.4.2.8.3.3.207. 2.4.2.8.3.3.208. 2.4.2.8.3.3.209. 2.4.2.8.3.3.210. 2.4.2.8.3.3.211. 2.4.2.8.3.3.212. 2.4.2.8.3.3.213. 2.4.2.8.3.3.214. 2.4.2.8.3.3.215. 2.4.2.8.3.3.216. 2.4.2.8.3.3.217. 2.4.2.8.3.3.218. 2.4.2.8.3.3.219. 2.4.2.8.3.3.220. 2.4.2.8.3.3.221. 2.4.2.8.3.3.222. 2.4.2.8.3.3.223. 2.4.2.8.3.3.224. 2.4.2.8.3.3.225. 2.4.2.8.3.3.226. 2.4.2.8.3.3.227. 2.4.2.8.3.3.228. 2.4.2.8.3.3.229. 2.4.2.8.3.3.230. 2.4.2.8.3.3.231. 2.4.2.8.3.3.232. 2.4.2.8.3.3.233. 2.4.2.8.3.3.234. 2.4.2.8.3.3.235. 2.4.2.8.3.3.236. 2.4.2.8.3.3.237. 2.4.2.8.3.3.238. 2.4.2.8.3.3.239. 2.4.2.8.3.3.240. 2.4.2.8.3.3.241. 2.4.2.8.3.3.242. 2.4.2.8.3.3.243. 2.4.2.8.3.3.244. 2.4.2.8.3.3.245. 2.4.2.8.3.3.246. 2.4.2.8.3.3.247. 2.4.2.8.3.3.248. 2.4.2.8.3.3.249. 2.4.2.8.3.3.250. 2.4.2.8.3.3.251. 2.4.2.8.3.3.252. 2.4.2.8.3.3.253. 2.4.2.8.3.3.254. 2.4.2.8.3.3.255. 2.4.2.8.3.3.256. 2.4.2.8.3.3.257. 2.4.2.8.3.3.258.



CLIENT LOGO:



TRYON ENGINEERING INC.  
 Dawson Creek Office:  
 10201 - 17 Street,  
 Dawson Creek, B.C. V1G 4C3  
 Phone: 250-782-5868  
 Fax: 250-782-6029

Fort St. John Office  
 11320 - 100th Avenue,  
 Fort St. John, B.C. V1J 1Z9  
 Phone: 250-262-0031

NOTES:  
 SITE ACCESS TO BE CONFIRMED  
 WITH MUNICIPALITY.  
 PROPERTY LINES SHOWN ARE APPROX.  
 TO BE CONFIRMED WITH SURVEY.  
 DISTANCES ARE METRIC  
 UNLESS OTHERWISE NOTED.

STAMP:

ENGINEER OF RECORD  
 THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION  
 UNLESS IT IS CORRECTED BY THE ENGINEER.

REVISIONS		
Rev.	DATE	DESCRIPTION
A	2023/08/16	ISSUED FOR REVIEW
B	2023/10/13	ISSUED FOR REVIEW
C	2023/10/17	ISSUED FOR REVIEW

Project: 23-0278  
 CIVIL DESIGN -  
 OLD HOSPITAL SITE  
 9836 - 100 AVENUE,  
 FORT ST JOHN, BC  
 REM LOT 1 PLAN PGP44511  
 SEC 8 TP 84 RGE 18 W6M  
 PID: 024-568-643  
 PEACE RIVER DISTRICT

Drawing Title:  
 PROPOSED  
 GRADING PLAN

Drawing Scale: 1:300

DEVELOPMENT PERMIT  
 APPROVED

DEC 13 2023

CITY OF FORT ST JOHN

DESIGNED	N. ALBERT	2023/06/24
CHECKED	A. MERCER	2023/08/12
QUALITY ASSURANCE	B. ELLIOTT	2023/10/17
DATE	N. ALBERT	2023/10/17

Drawing No.:

C4

Sheet #: 5 of 8

PRELIMINARY DESIGN ONLY NOT FOR CONSTRUCTION