



Staff Report to Council

Planning and Development

FILE: 3090-20-2020-04

REPORT DATE: June 08, 2020 MEETING DATE: July 07, 2020
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Development Variance Permit Application for the New Fire Hall

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S): THAT Council:

- A. Direct staff to notify surrounding residents that Development Variance Permit No. 2020-004 for the City’s new fire hall to vary height, setbacks and parking at 19240 122A Avenue will be considered at an upcoming Regular Meeting of Council; OR
- B. Other.

PURPOSE

To present an application for a development variance permit submitted to permit construction of the City’s new fire hall at 19240 122A Ave to vary the following:

- front and rear setbacks;
- height; and
- number of parking spaces.

Information Report Decision Report Direction Report

DISCUSSION

Background:

A new fire hall for the City is proposed, and planning for this project has been underway for more than a year. While on the same site as the existing fire hall, the new building will be larger and will house both the City's Fire Department and Emergency Operations Centre (EOC). The new building will meet current BC Building Code and fire protection industry standards, and will be a post-disaster structure to accommodate the EOC.

Owner: City of Pitt Meadows
Civic Address: 19240 122A Ave
Property Size: 2,605.7 m² (0.64 ac)
OCP Designation: Institutional
Zoning: P-1 Community Assembly



Figure 1: Existing Fire Hall

The property contains the existing fire hall, which is scheduled to be demolished this summer.

Other possible sites were explored for a new fire hall, but ultimately it was determined that the existing site could continue to be used, although some variances are required to accommodate the new building.

The current fire hall building is one to one and a half storeys, with a four storey hose tower and is 614 m² (6,614 ft²) in size.

Relevant Policy, Bylaw or Legislation:

City of Pitt Meadows Zoning Bylaw No. 2505, 2011. The property's P-1 zoning permits institutional and civic services that benefit the community.

Analysis:

The new fire hall building is proposed to be 2,343.4 m² (25,220 ft²) in a three storey building above grade, with surface level parking. It is proposed in a similar location as the current building, but with an expanded footprint.



Figure 2: Rendering of Proposed New Fire Hall

A 4.5 m wide service right of way is located along the eastern side of the property, which limits the building footprint as no structures can be located on this right of way.

To accommodate the increased size of the proposed building, the following variances are requested:

	Required	Actual	Variance Amount
Front	7.5 m	0.22 m	7.28 m
Rear	7.5 m	3.04 m	4.46 m
Height	12 m	13.9 m	1.9 m
Parking Spaces	52	20	32

Setbacks

Presently, the existing fire hall building encroaches into the front setback by 3.5 m (11 ft) in one spot. With the new building, further encroachment into the front setback will actually increase the street presence and stately appearance of the new building, and a grassy area on the boulevard and sidewalk will remain, leaving the new building still set back from the actual street.

The current building encroaches into the rear setback by 1.5 m (5 ft). The proposed building will encroach by 4.46 m (14.5 ft). While the rear setback encroachment is proposed to increase, a rear setback of 3.04 m (10 ft) will remain. This will enable the new building to accommodate badly-needed extra floor space and apparatus bays. The majority of the rear setback encroachment occurs on the first storey only.

Height

As noted, the current building is part one storey and part one and a half storey, plus a four storey hose tower. The new building is proposed with three levels above ground and a four storey hose tower. The bulk of the new building meets the 12 m height limit. However, some portions of the building exceed the height limit by 1.9 m. A sun study was provided, that indicates that the majority of shadowing will impact the road in front of the fire hall:



Figure 3: Sun Study

Parking

The site currently contains 25 parking spaces. With the new building, 20 surface spaces are proposed. Underground parking was explored but eliminated from the project due to budgetary and risk concerns. The Fire Department has advised that they will be able to operate with the parking proposed. During training and calls, the Fire Department may double park. However, as this parking lot is not open to the general public, the Fire

Department can manage the parking situation themselves and have been managing it adequately since the existing building opened in 1983.

Staff Comments

As noted earlier, alternative sites were explored but it was ultimately determined that the current site made sense economically and from a response time perspective. Given the size and layout constraints of the property, the architecture firm designing the project has done a good job of maximizing the development potential of the site, while balancing the considerations of neighbouring properties.

The most direct impacts from the new building are likely to be felt by the townhouse residents to the south and east. The complex to the south was developed in 1992 and the complex to the east in 1994, after the existing fire hall building was already in place. Any residents living in these complexes would have been aware of the fire hall when moving in, including the potential for noise.

Some increased encroachment into the setbacks are reasonable, and the design team has managed to minimize those encroachments where possible. The existing solid fence along the rear property line and existing hedges along the east property will be maintained, providing the same level of screening to those residents adjacent to those areas.

When designing the project, a fourth storey was considered; however, it was determined that a four storey building would not fit in well with the current character of the neighbourhood. Utilizing a flat roof helps to reduce the bulk and massing of the building further.

While the new fire hall building will be taller and encroach further into the setbacks than the current building, this design makes economic and operational sense for the City moving forward. If the variance is not granted, the design team will be forced to redesign part of the building in ways that will likely have negative operational impacts on the City's budget, operational needs, and construction timelines.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Excellence
- Community Spirit & Wellbeing Transportation & Infrastructure Initiatives
- Not Applicable

Health and Safety. Provide high-quality public health and safety programs and emergency preparedness.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other

Fire hall budget previously approved.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

If authorized, staff will notify all property owners and residents within 50 m (164 ft) of the subject property, as per the City's Development Procedures Bylaw No. 2740, 2016. Any comments or feedback received will be reported to Council prior to consideration of issuance of the Development Variance Permit.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

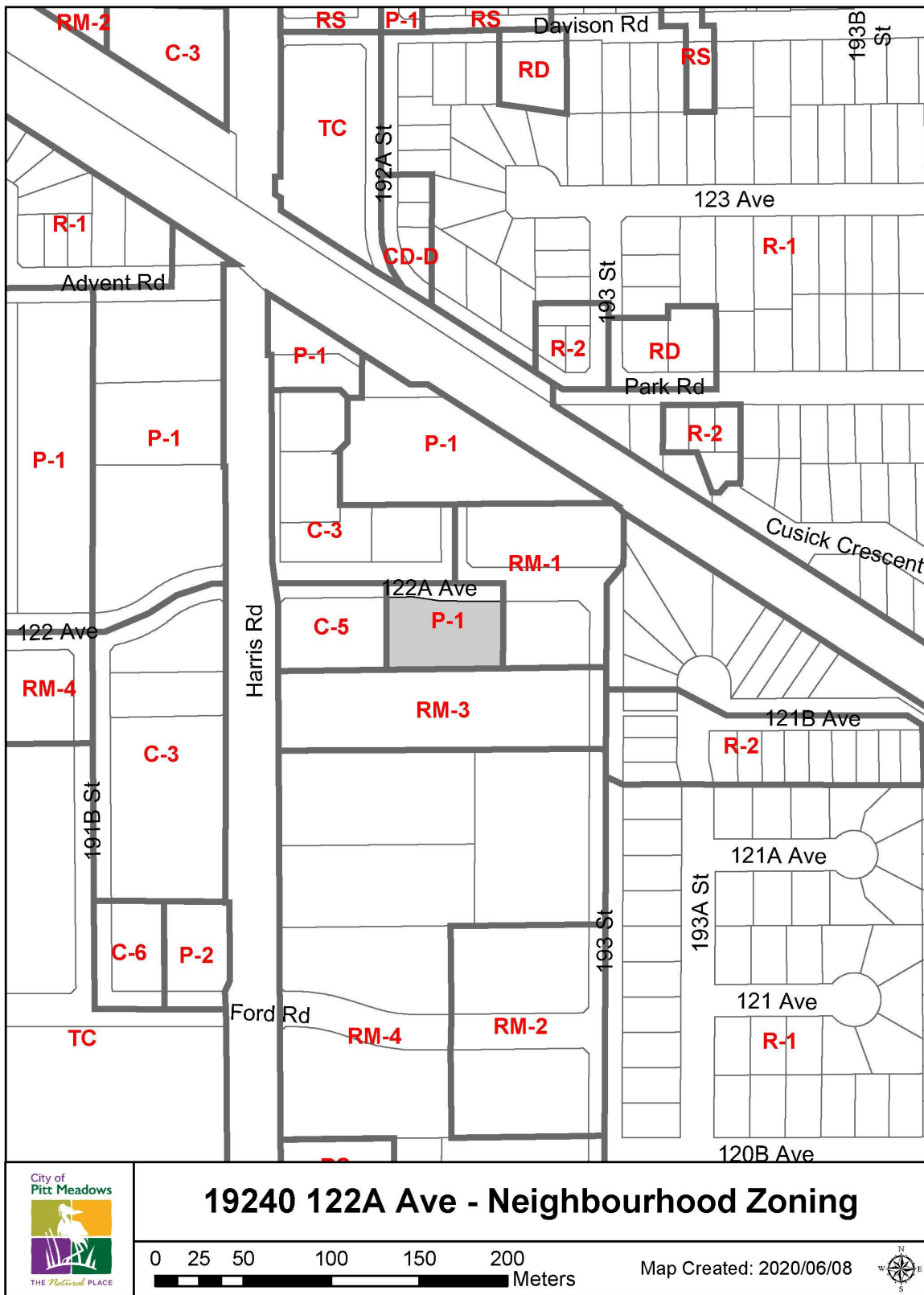
Reviewed by:

Alex Wallace,
Manager of Community Development

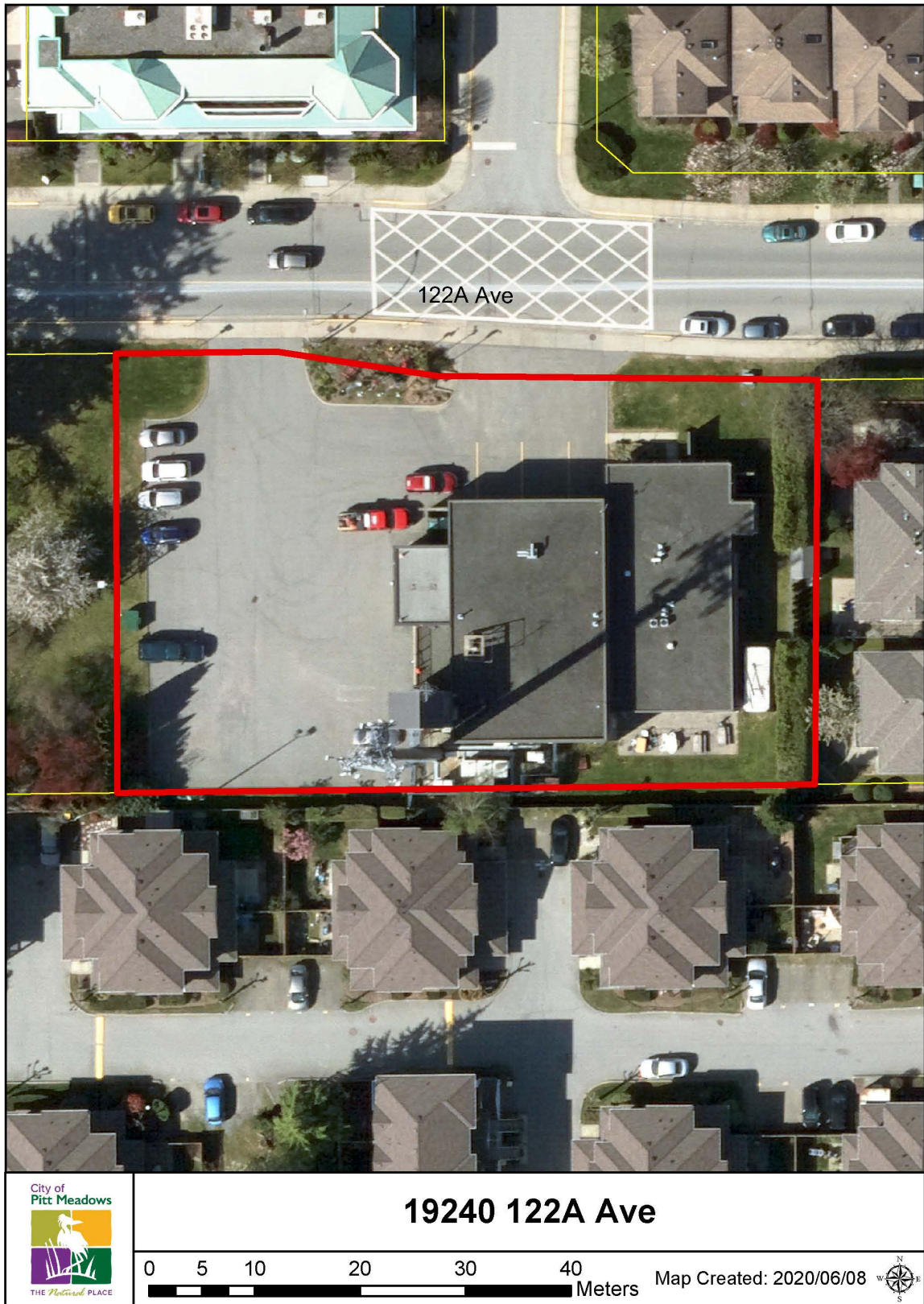
ATTACHMENT(S):

- A. Neighbourhood Zoning Map
- B. Aerial Photo Map
- C. Proposed Fire Hall Plans
- D. Draft Development Variance Permit No. 2020-004

ATTACHMENT A: Neighbourhood Zoning Map



ATTACHMENT B: Aerial Photo Map



Pitt Meadows Firehall

19240 - 122A Avenue, Pitt Meadows, BC

Owners

City of Pitt Meadows

Pitt Meadows City Hall
12007 Harris Road
Pitt Meadows, BC, V3Y 2B5
Samantha Maki
phone: 604 465 2413
email: smaki@pittmeadows.ca

Pitt Meadows Fire Rescue Service

Pitt Meadows Firehall
19240 - 122A Avenue
Pitt Meadows, BC, V3Y 2B5
Mike Larsson
phone: 604 465 2488
email: mlarsson@pittmeadows.ca

Drawings

architectural

- survey
- A2.1 DVP existing site plan
- A2.2 DVP zoning site plan
- A2.3 DVP zoning site sections
- A3.1 DVP main floor plan
- A3.2 DVP second floor plan
- A3.3 DVP third floor plan
- A3.4 DVP building renderings



TECHNICAL DATA:	PERMITTED	PROPOSED
	TOTAL SITE AREA	NOT APPLICABLE
FRONT SETBACK	7.5 M	VARIANCE: 0.22 M
REAR SETBACK	7.5 M	VARIANCE: 3.05 M
INTERIOR SIDE SETBACKS	3.0 M	VARIANCE: 2.59 M
MAXIMUM BUILDING HEIGHT	12.0 M	13.9 M
BUILDING COVERAGE	40%	BUILDING: 38.8%
		PAVED SURFACES: 49.9%
		LANDSCAPING: 11.3%
PARKING RATE: 1 PER 45M ² GFA	52 SPACES	20 SPACES

Consultants

architectural

Johnston Davidson Architecture
301 - 877 East Hastings
Vancouver, BC, V6A 3Y1
Kimberly Johnston
phone: 604-684-3338
email: kim@jdarch.ca

structural

WHM Engineering
2227 Douglas Road
Burnaby, BC V5C 5A9
Florencio Bautista
phone: 604 484 2861
email: fbautista@whmengineers.ca

mechanical

Integral Group
180-200 Granville Street
Vancouver, BC V6C 1S4
Colin Vaness
phone: 604-687-1800
email: cvaness@integralgroup.com

electrical

Roy Campbell Ltd.
Suite 100 - 565 17th Street
West Vancouver, BC V7V 3S9
Bruce Campbell
phone: 604-926-3251
email: bruce@roycampbell.ca

landscape

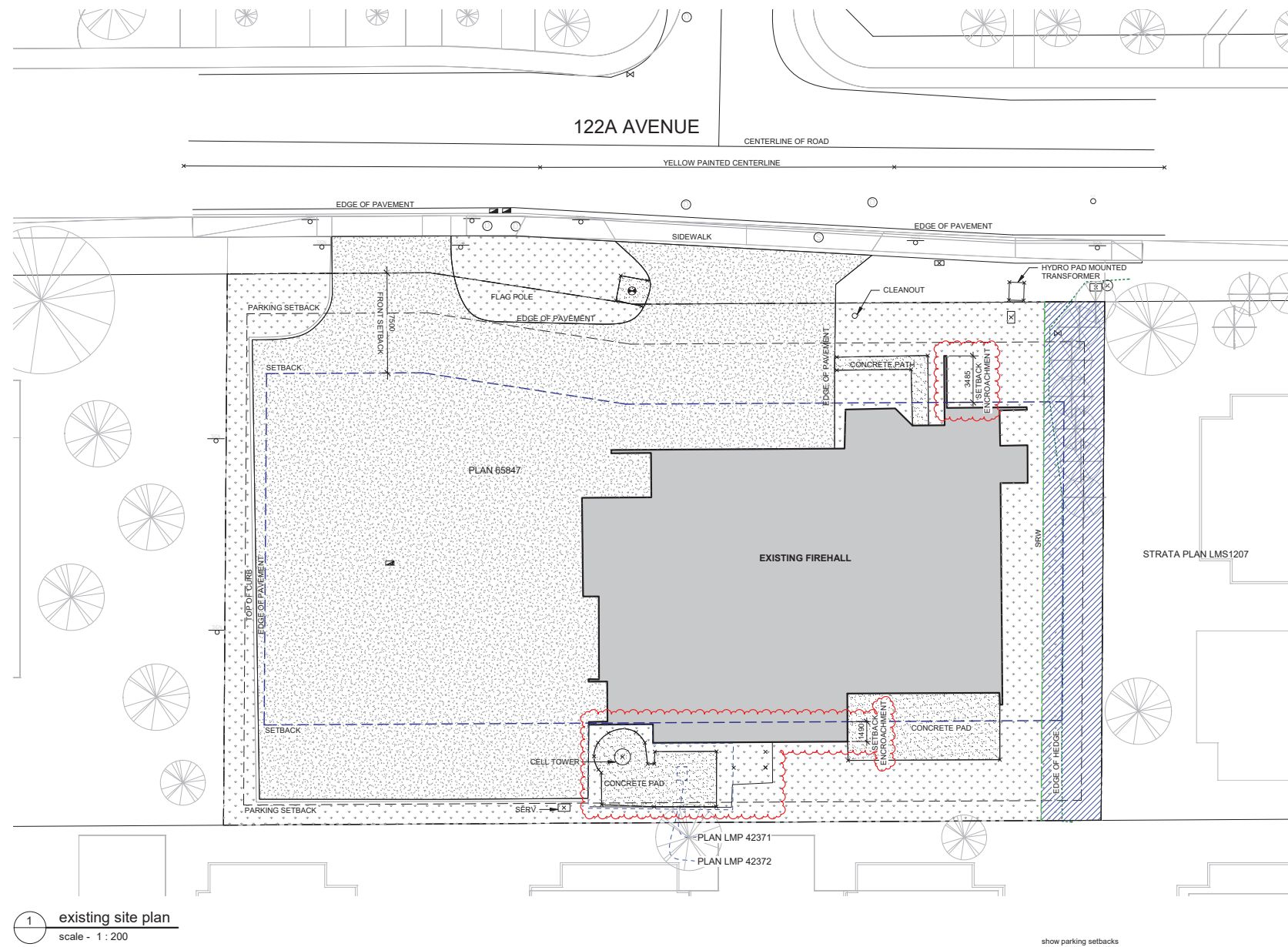
van der Zalm + associates inc.
9181 Church Street
Langley City, BC V1M 2S3
David Jerke
phone: 604-882-0024
email: davidj@vdz.ca

civil

Core Group Consultants Ltd.
320-8988 Fraseron Court
Burnaby, BC, V5J 5H8
Cormac Nolan
phone: 604-299-0605
email: CNolan@coregroupconsultants.com

geotechnical

GeoPacific Consultants Ltd.
1779 West 75th Avenue
Vancouver, BC, V6P 6P2
Zakhur Okunev
phone: 604-439-0922
email: okunev@geopacific.ca



GENERAL LEGEND	
	PROPERTY LINE
	SETBACK
	PARKING SETBACK
	EXISTING BUILDING FOOTPRINT
	SERVICE R.O.W.
	EXISTING CONCRETE
	EXISTING ASPHALT
	EXISTING PLANTING/ SOFT LANDSCAPING

1 existing site plan
scale - 1 : 200

show parking setbacks
show shadows studies

JDa

Johnston Davidson Architecture
301 - 877 East Hastings Street
Vancouver, BC, Canada, V6A 3Y1

Phone: 604 684 3338
info@jdarch.ca

jdarch.ca



Revisions		
△	Issued for DVP Review	20-apr-24
△	Issued for DVP	20-may-15
△		
△		
△		
△		
△		

Job Title
Pitt Meadows Firehall
Development Variance Permit

Client
City of Pitt Meadows

19240 - 122A Avenue, Pitt Meadows, BC

Sheet Title
Existing Site Plan

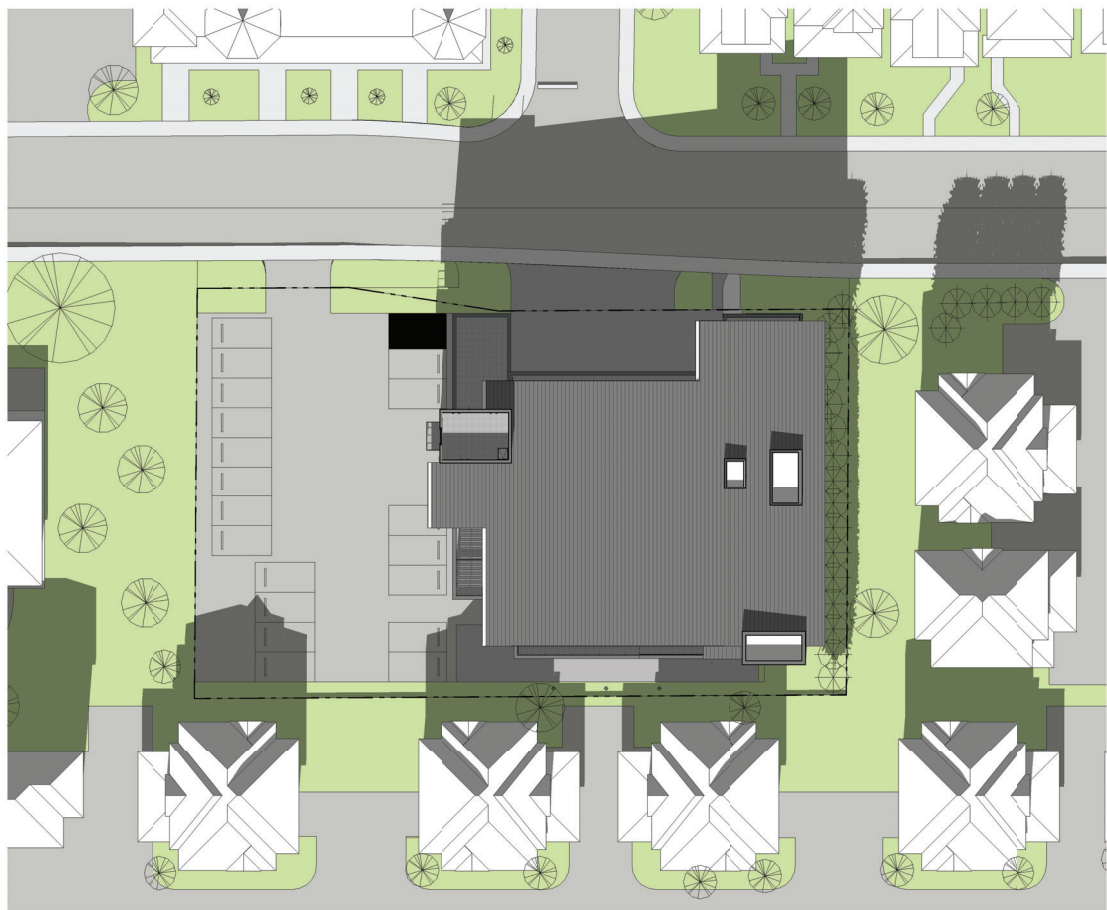
Drawn	KA	Scale
Checked	KJ	

Job No.	1915	Revision	△
---------	-------------	----------	---

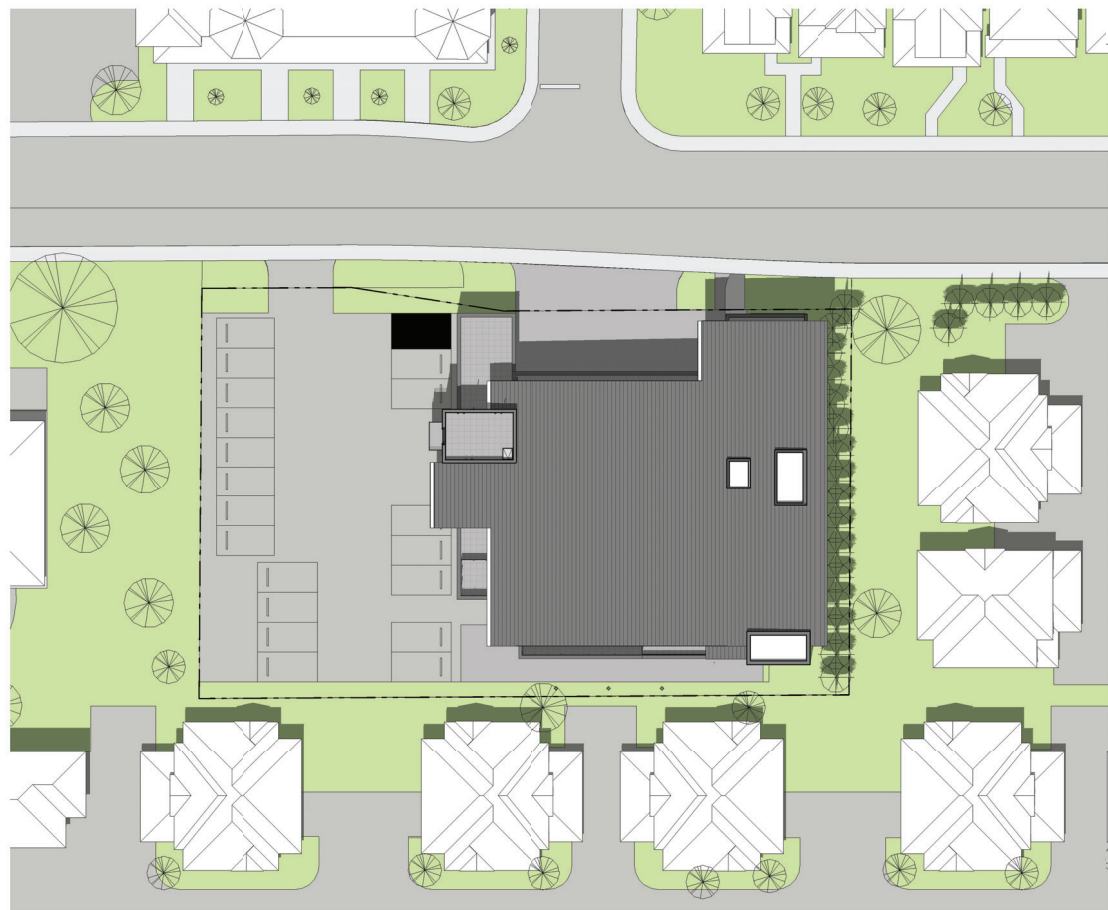
Sheet
A2.1 DVP

All rights reserved. These drawings, CAD and/ or Revit files or design are and at all times remain the exclusive property of Johnston Davidson Architecture (JDA), and cannot be used without the written consent of JDA. These drawings are not valid for construction without the seal of the Architects.





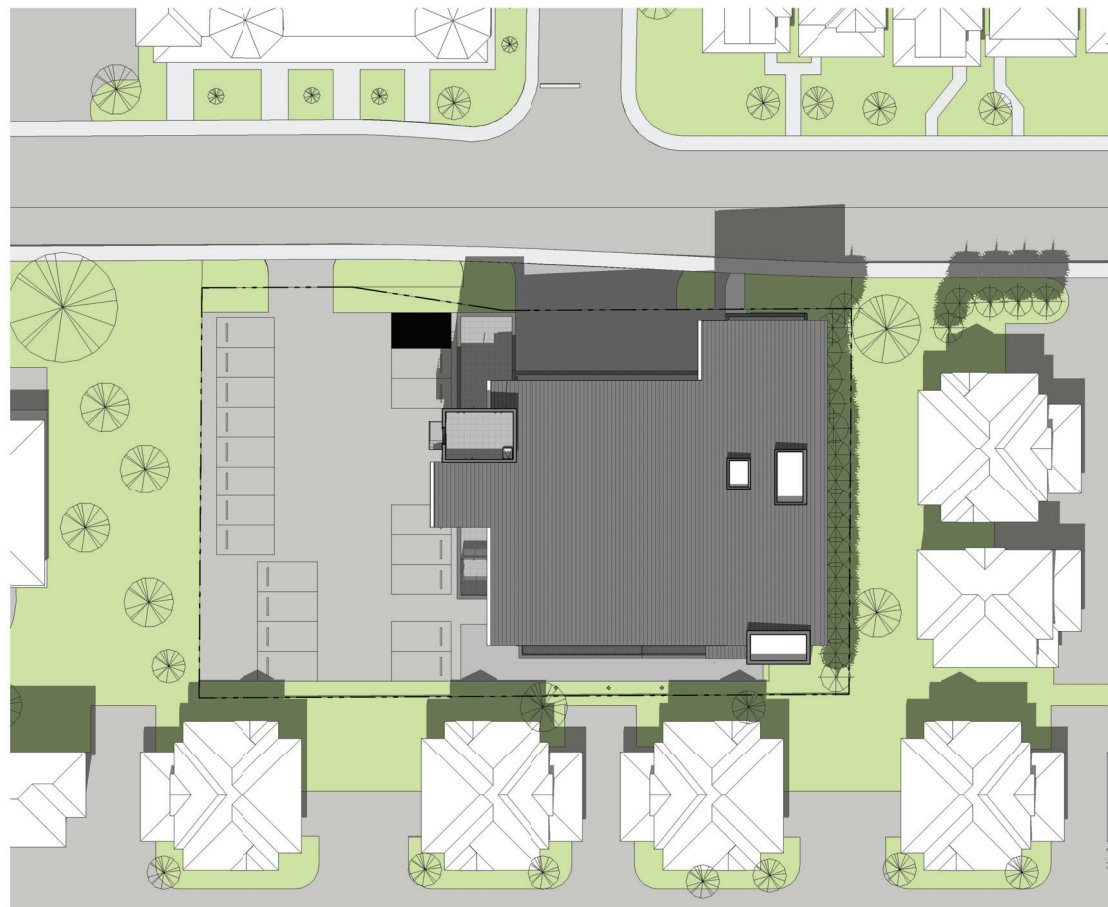
1 december 21 at 12pm
scale - n.t.s.



2 june 21 at 12pm
scale - n.t.s.



3 march at 12pm
scale - n.t.s.



61



JDa

Johnston Davidson Architecture
301 - 877 East Hastings Street
Vancouver, BC, Canada, V6A 3Y1

Phone: 604 684 3338
info@jdarch.ca

jdarch.ca



Revisions		
△	Issued for DVP Review	20-apr-24
△	Issued for DVP	20-may-15
△		
△		
△		
△		
△		

Job Title
Pitt Meadows Firehall
Development Variance Permit

Client
City of Pitt Meadows

19240 - 122A Avenue, Pitt Meadows, BC

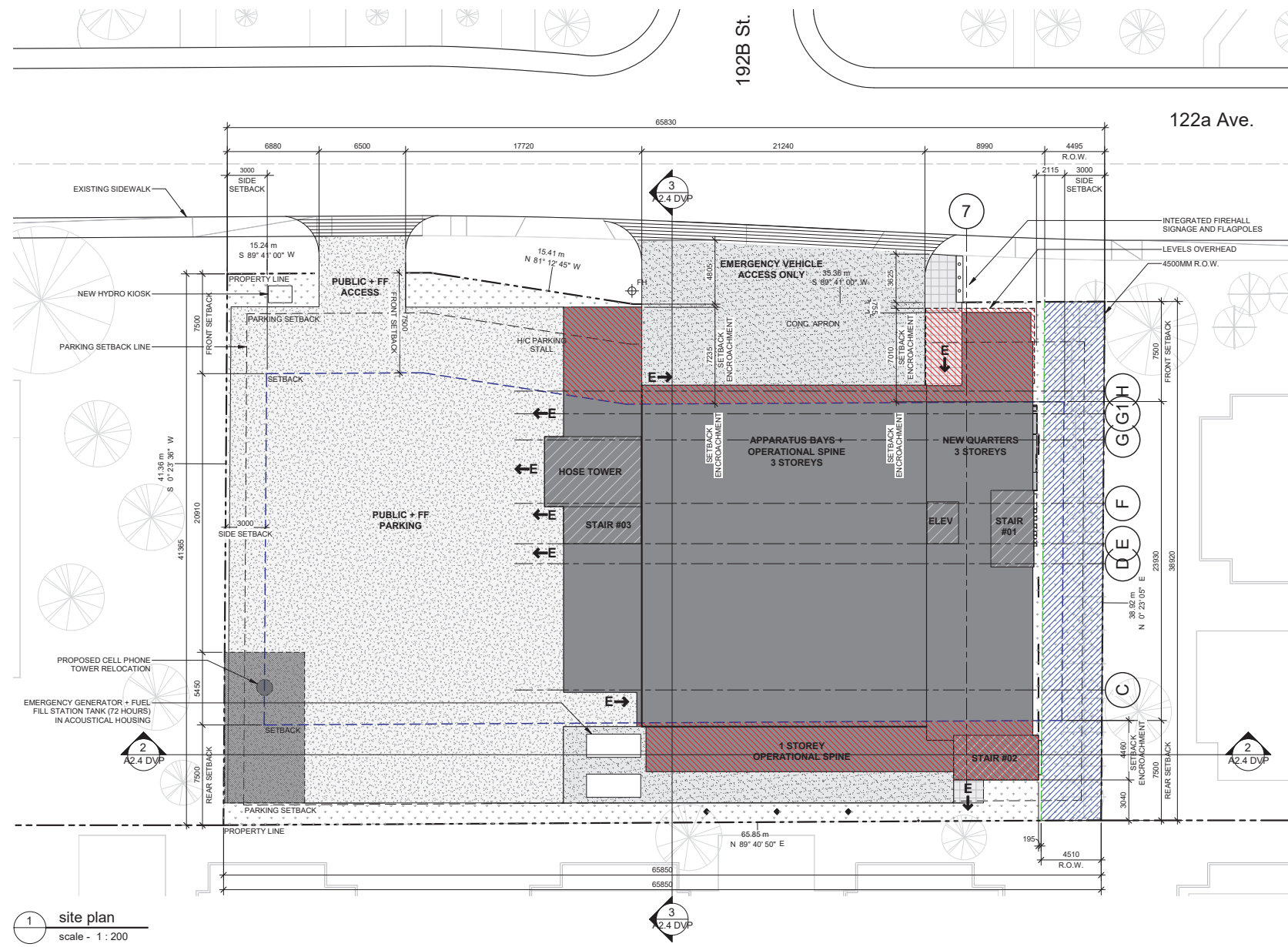
Sheet Title
Sun Studies

Drawn **KA** Scale
Checked **KJ**

Job No. **1915** Revision △

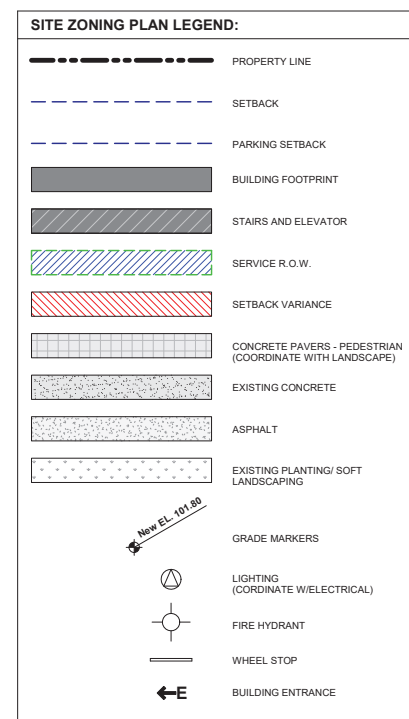
Sheet
A2.2 DVP

All rights reserved. These drawings, CAD and/or Revit files or design are and at all times remain the exclusive property of Johnston Davidson Architecture (JDA), and cannot be used without the written consent of JDA. These drawings are not valid for construction without the seal of the Architects.



1 site plan
scale - 1 : 200

- GENERAL NOTES**
- A. ALL PLANTING AND PAVERS TO BE COORDINATED WITH LANDSCAPE AND CIVIL DRAWINGS.
 - B. ALL GRADES, SERVICES AND HARD SURFACES TO BE COORDINATED WITH CIVIL DRAWINGS.
 - C. ALL PAVING PATTERNS TO BE AS PER ARCHITECTURAL.
 - D. FOR ALL SERVICE CONNECTION DETAILS AND LOCATIONS, COORDINATE WITH CIVIL, MECHANICAL AND ELECTRICAL.
 - E. BIOSWALE AS SHOWN ON ARCHITECTURAL IS DIAGRAMMATIC. FOR DETAILS, PLANTS AND GRADES, COORDINATE WITH CIVIL AND LANDSCAPE DRAWINGS.
 - F. ALL DIMENSIONS ARE TO BE CONFIRMED WITH STRUCTURAL AND ARCHITECTURAL PLANS AND ANY DISCREPANCIES FORWARDED TO THE ARCHITECT PRIOR TO CONSTRUCTION FOR EVALUATION
 - G. ALL SOFT LANDSCAPING IS NOT CONSIDERED PART OF THIS CONTRACT. CONTRACTOR IS TO FINISH SITE TO ROUGH GRADING INCLUDING THE DEVELOPMENT OF BIOSWALES AND COMPLETE ALL CONCRETE WORK AS OUTLINED IN THE DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR IS TO WORK WITH THE OWNER'S LANDSCAPING CONTRACTOR TO HELP COORDINATE INSTALLATION OF SOFT LANDSCAPING TO AID IN THE SUCCESSFUL COMPLETION OF THE PROJECT.
 - H. PAVERS TO BE CONCRETE. 2FT X 2FT PAVERS USED AT PATIO. ENTRY PAVING TO BE HERRINGBONE PATTERN.



ZONING PARAMETERS FOR ZONE P-1

MAX BUILDING HEIGHT:	12.0M
FRONT SETBACK:	7.5M
REAR SETBACK:	7.5M
INTERIOR SIDE SETBACKS:	3.0M
MAXIMUM LOT COVERAGE:	40%
TOTAL SITE AREA:	
2,605.7M ²	0.261 HA 0.64 ACRE

JDa
Johnston Davidson Architecture
301 - 877 East Hastings Street
Vancouver, BC, Canada, V6A 3Y1
Phone: 604 684 3338
info@jdarch.ca
jdarch.ca

Revisions

1	Issued for DVP Review	20-apr-24
2	Issued for DVP	20-may-15
3		
4		
5		
6		
7		

Job Title
Pitt Meadows Firehall
Development Variance Permit

Client
City of Pitt Meadows
19240 - 122A Avenue, Pitt Meadows, BC

Sheet Title
Zoning Site Plan

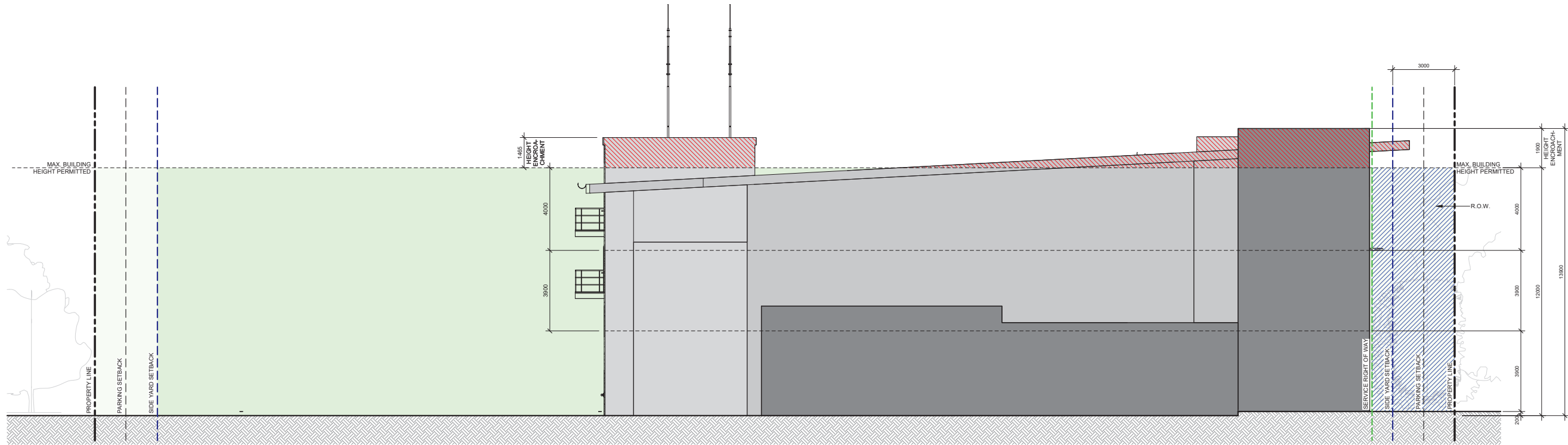
Drawn	KA	Scale
Checked	KJ	1:200

Job No.	1915	Revision
Sheet		

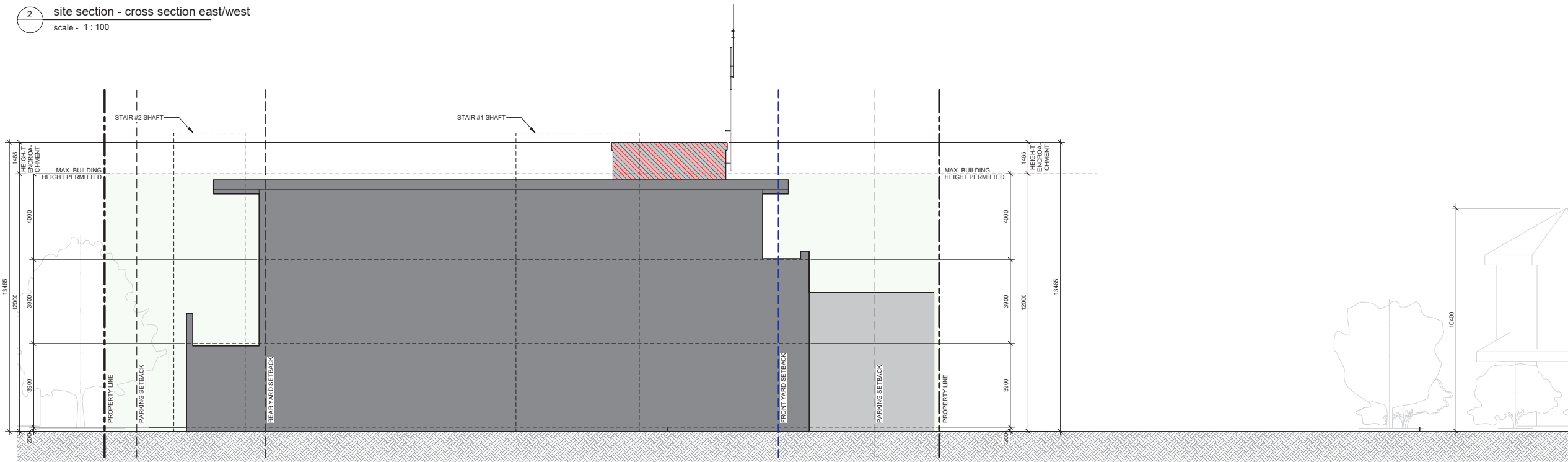
A2.3 DVP

All rights reserved. These drawings, CAD and/or Revit files or design are and at all times remain the exclusive property of Johnston Davidson Architecture (JDA), and cannot be used without the written consent of JDA. These drawings are not valid for construction without the seal of the Architects.





2 site section - cross section east/west
scale - 1 : 100



3 site section - cross section north/south
scale - 1 : 100

SITE ZONING PLAN LEGEND:	
	PROPERTY LINE
	SETBACK
	PARKING SETBACK
	BUILDING ELEVATION
	SERVICE R.O.W.
	SETBACK VARIANCE

ZONING PARAMETERS FOR ZONE P-1	
MAX BUILDING HEIGHT:	12.0M
FRONT SETBACK:	7.5M
REAR SETBACK:	7.5M
INTERIOR SIDE SETBACKS:	3.0M
MAXIMUM LOT COVERAGE:	40%
TOTAL SITE AREA:	
2,605.7M ²	0.261 HA 0.64 ACRE

Revisions		
1	Issued for DVP Review	20-apr-24
2	Issued for DVP	20-may-15

Job Title
Pitt Meadows Firehall
Development Variance Permit

Client
City of Pitt Meadows

19240 - 122A Avenue, Pitt Meadows, BC

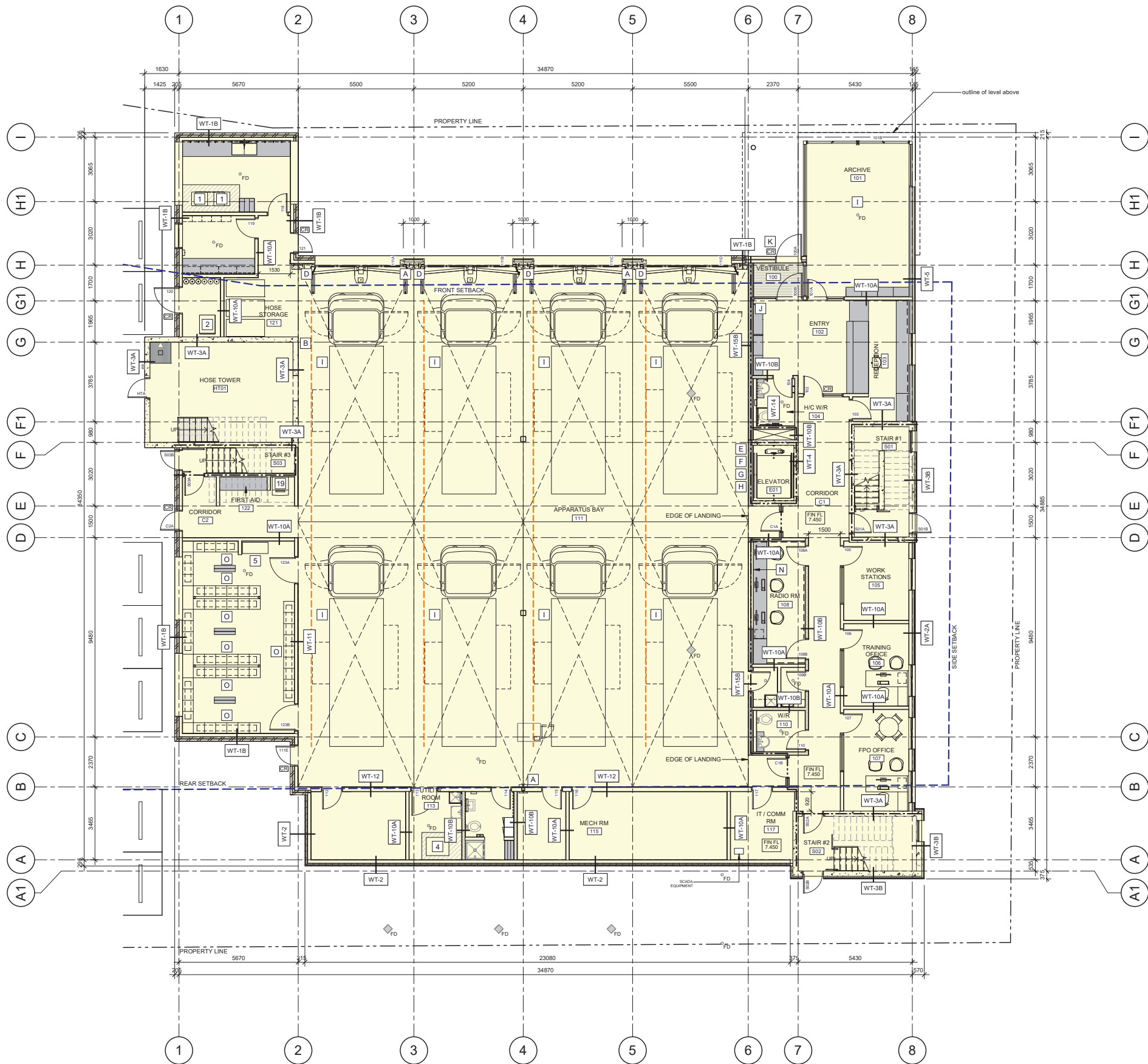
Sheet Title
Zoning Site Sections

Drawn	KA	Scale
Checked	KJ	1:100

Job No.	1915	Revision
---------	-------------	----------

Sheet
A2.4 DVP

All rights reserved. These drawings, CAD and/or Revit files or design are and at all times remain the exclusive property of Johnston Davidson Architecture (JDA), and cannot be used without the written consent of JDA. These drawings are not valid for construction without the seal of the Architects.



1 level 1 - floor plan
scale - 1 : 100

FIRE RATING

---	45 MIN FRR
---	60 MIN FRR
---	90 MIN FRR
---	120 MIN FRR

HOUSE KEEPING PAD SCHEDULE
INTERIOR CONCRETE PADS AT 150 MM THICK

LOCATION	DIMENSIONS
GEAR WASHER RM 113	1800x1300 MM
SCBA RM 118	2700x1300 MM
ROOM -	SIZE MM
ROOM -	SIZE MM

FLOOR PLAN NOTES

DESCRIPTION	DESCRIPTION
A 3/4" HOSE BIB	N POWER / DATA RACEWAY
B 1 3/4" HOSE BIB - FILL	O GEAR STORAGE LOCKERS
C O/H DOOR "STOP/GO" LIGHT	P DOUBLE TIER METAL LOCKERS
D DOOR CONTROLS	Q MILLWORK LOCKERS
E MASTER DOOR CONTROL PANEL	R ELECTRICAL PANEL
F MASTER NEDERMAN CONTROL	S MECHANICAL PANEL
G GENSET FUEL MONITOR	T RADIANT PANEL MANIFOLD
H CO2 MONITORING	U SOLENOID SHUT-OFF
I POWER DROP FROM CEILING - 30AMP	V BBO GAS OUTLET
J ANNUNCIATOR PANEL	W BOLLARD
K HANDICAP DOOR OPERATOR	X FULL HEIGHT MIRROR
L LOW PRESSURE AIR DROP	Y TO BE COMPLETED
M OPERABLE WALL	Z TO BE COMPLETED

DOOR CONTROL FLOOR PLAN NOTES

DESCRIPTION	DESCRIPTION
CB CARD READER	ED HANDICAP ENTRY
DB DOOR BELL	VB VIDEO ENTERPHONE

MISC. FIRE STATION EQUIPMENT SCHEDULE

DESCRIPTION	LOCATION	CONTR. SUPPLIED/ CONTR. INSTALLED	OWNER SUPPLIED/ CONTR. INSTALLED	OWNER SUPPLIED/ OWNER INSTALLED
1 FILLING STATION (N.I.C.)	RM 118 - SCBA		X	
2 SCBA AIR COMPRESSOR (N.I.C.)	RM 120 - SCBA		X	
3 SHOP COMPRESSOR	TO BE COMPLETED	X		
4 GEAR WASHER	RM 113 - UTILITY		X	
5 TO BE COMPLETE	TO BE COMPLETED			
6 WASHER/ DRYER	RM 208 - UTILITY	X		
7 WATER FOUNTAIN	RM 214, RM 110	X		
8 EYE WASH (NOT PLUMBED IN)	TO BE COMPLETED			
9 REFRIDGERATOR	RM 210 - KITCHEN		X	
10 RANGE	RM 210 - KITCHEN		X	
11 STANDARD DISHWASHER	RM 210 - KITCHEN		X	
12 DRINK FRIDGE	RM 314 - KITCHENETTE		X	
13 EXHAUST HOOD (COORD. W/ MECH)	RM 110 - KITCHEN		X	
14 MICROWAVE	RM 110 - KITCHEN		X	
15 PROJECTOR SCREEN	RM 101 - MEETING RM RM 103 - TRAINING RM X 2		X	
16 PROJECTOR (N.I.C.)	RM 101 - MEETING RM RM 103 - TRAINING RM X 2		X	
17 TV SCREEN (N.I.C.)	RM 101 - MEETING RM		X	
18 TO BE COMPLETED	TO BE COMPLETED			
19 ICE MAKER	RM 122 FIRST AID		X	

JDa
Johnston Davidson Architecture
301 - 877 East Hastings Street
Vancouver, BC, Canada, V6A 3Y1
Phone: 604 684 3338
info@jdarch.ca
jdarch.ca

Revisions

1	Issued for DVP Review	20-apr-24
2	Issued for DVP	20-may-15
3		
4		
5		
6		
7		

Job Title
Pitt Meadows Firehall
Development Variance Permit

Client
City of Pitt Meadows
19240 - 122A Avenue, Pitt Meadows, BC

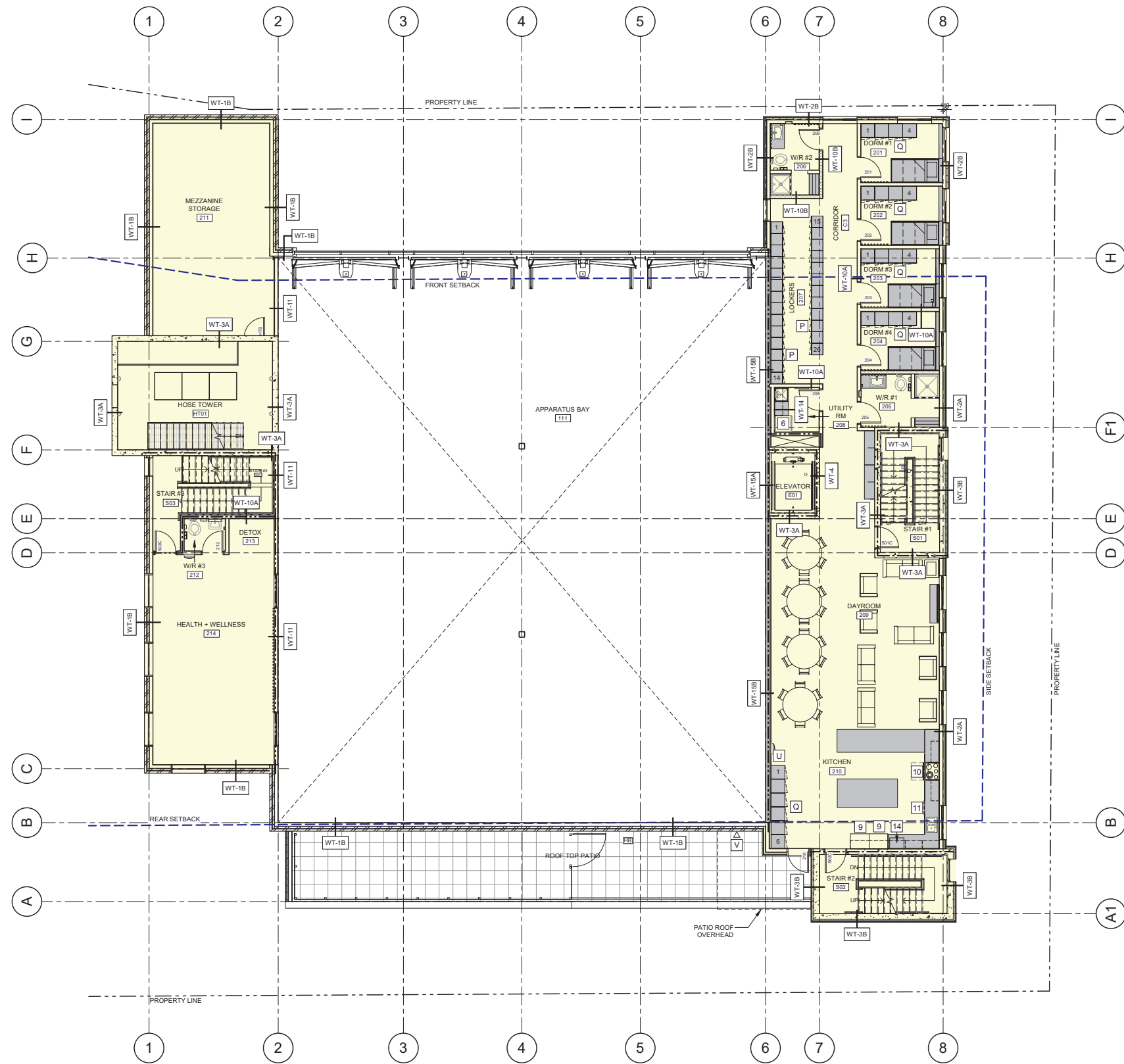
Sheet Title
Main Floor Plan
Drawn **KA** Scale
Checked **KJ** **1:100**

Job No. **1915** Revision
Sheet

A3.1 DVP

All rights reserved. These drawings, CAD and/ or Revit files or design are and at all times remain the exclusive property of Johnston Davidson Architecture (JDA), and cannot be used without the written consent of JDA. These drawings are not valid for construction without the seal of the Architects.





1 level 2 - floor plan
scale - 1 : 100

FIRE RATING

---	45 MIN FRR
---	60 MIN FRR
---	90 MIN FRR
---	120 MIN FRR

HOUSE KEEPING PAD SCHEDULE
INTERIOR CONCRETE PADS AT 150 MM THICK

LOCATION	DIMENSIONS
GEAR WASHER RM 113	1800x1300 MM
SCBA RM 118	2700x1300 MM
ROOM -	SIZE MM
ROOM -	SIZE MM

FLOOR PLAN NOTES

DESCRIPTION	DESCRIPTION
A 3/4" HOSE BIB	N POWER / DATA RACEWAY
B 1 3/4" HOSE BIB - FILL	O GEAR STORAGE LOCKERS
C OIH DOOR "STOP/GO" LIGHT	P DOUBLE TIER METAL LOCKERS
D DOOR CONTROLS	Q MILLWORK LOCKERS
E MASTER DOOR CONTROL PANEL	R ELECTRICAL PANEL
F MASTER NEDERMAN CONTROL	S MECHANICAL PANEL
G GENSET FUEL MONITOR	T RADIANT PANEL MANIFOLD
H CO2 MONITORING	U SOLENOID SHUT-OFF
I POWER DROP FROM CEILING - 30AMP	V BBO GAS OUTLET
J ANNUNCIATOR PANEL	W BOLLARD
K HANDICAP DOOR OPERATOR	X FULL HEIGHT MIRROR
L LOW PRESSURE AIR DROP	Y TO BE COMPLETED
M OPERABLE WALL	Z TO BE COMPLETED

DOOR CONTROL FLOOR PLAN NOTES

DESCRIPTION	DESCRIPTION
CB CARD READER	ED HANDICAP ENTRY
DB DOOR BELL	VE VIDEO ENTERPHONE

MISC. FIRE STATION EQUIPMENT SCHEDULE

DESCRIPTION	LOCATION	CONTR. SUPPLIED/ CONTR. INSTALLED	OWNER SUPPLIED/ CONTR. INSTALLED	OWNER SUPPLIED/ OWNER INSTALLED
1 FILLING STATION (N.I.C.)	RM 118 - SCBA		X	
2 SCBA AIR COMPRESSOR (N.I.C.)	RM 120 - SCBA		X	
3 SHOP COMPRESSOR	TO BE COMPLETED	X		
4 GEAR WASHER	RM 113 - UTILITY		X	
5 TO BE COMPLETE	TO BE COMPLETED			
6 WASHER/ DRYER	RM 208 - UTILITY	X		
7 WATER FOUNTAIN	RM 214, RM 110	X		
8 EYE WASH (NOT PLUMBED IN)	TO BE COMPLETED			
9 REFRIDGERATOR	RM 210 - KITCHEN		X	
10 RANGE	RM 210 - KITCHEN		X	
11 STANDARD DISHWASHER	RM 210 - KITCHEN		X	
12 DRINK FRIDGE	RM 314 - KITCHENETTE		X	
13 EXHAUST HOOD (COORD. W/ MECH)	RM 110 - KITCHEN		X	
14 MICROWAVE	RM 110 - KITCHEN		X	
15 PROJECTOR SCREEN	RM 101 - MEETING RM RM 103 - TRAINING RM X 2		X	
16 PROJECTOR (N.I.C.)	RM 101 - MEETING RM RM 103 - TRAINING RM X 2		X	
17 TV SCREEN (N.I.C.)	RM 101 - MEETING RM		X	
18 TO BE COMPLETED	TO BE COMPLETED			
19 ICE MAKER	RM 122 FIRST AID		X	

JDa
Johnston Davidson Architecture
301 - 877 East Hastings Street
Vancouver, BC, Canada, V6A 3Y1

Phone: 604 684 3338
info@jdarch.ca

jdarch.ca

Revisions

NO.	DESCRIPTION	DATE
1	Issued for DVP Review	20-apr-24
2	Issued for DVP	20-may-15

Job Title
Pitt Meadows Firehall
Development Variance Permit

Client
City of Pitt Meadows

19240 - 122A Avenue, Pitt Meadows, BC

Sheet Title
Second Floor Plan

Drawn **KA** Scale
Checked **KJ** **1:100**

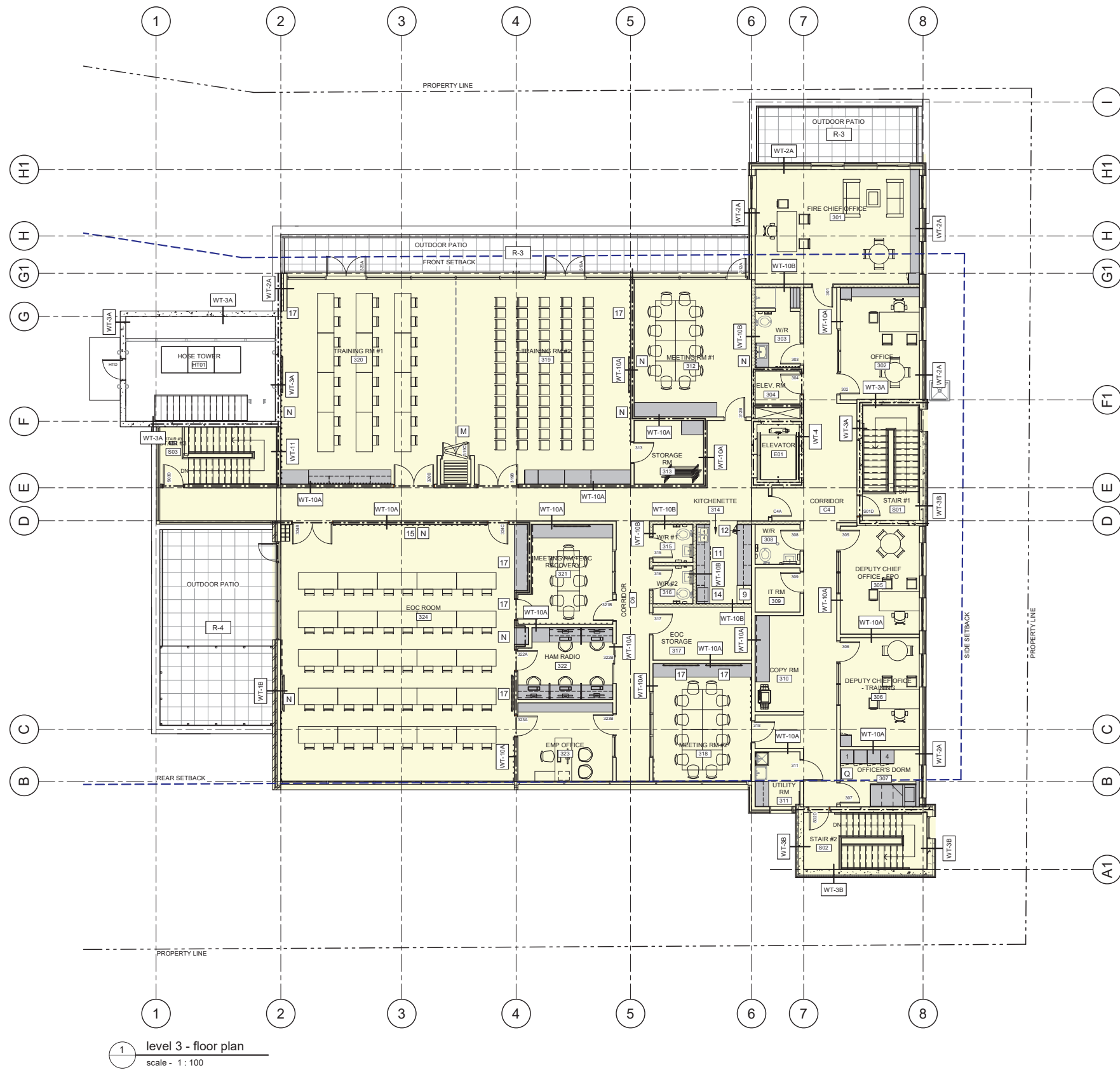
Job No. **1915** Revision **1**

Sheet

A3.2 DVP

All rights reserved. These drawings, CAD and/ or Revit files or design are and at all times remain the exclusive property of Johnston Davidson Architecture (JDA), and cannot be used without the written consent of JDA. These drawings are not valid for construction without the seal of the Architects.





1 level 3 - floor plan
scale - 1 : 100

FIRE RATING	
---	45 MIN FRR
---	60 MIN FRR
---	90 MIN FRR
---	120 MIN FRR

HOUSE KEEPING PAD SCHEDULE	
INTERIOR CONCRETE PADS AT 150 MM THICK	
LOCATION	DIMENSIONS
GEAR WASHER RM 113	1800x1300 MM
SCBA RM 118	2700x1300 MM
ROOM -	SIZE MM
ROOM -	SIZE MM

FLOOR PLAN NOTES	
DESCRIPTION	DESCRIPTION
A 3/4" HOSE BIB	N POWER / DATA RACEWAY
B 1 3/4" HOSE BIB - FILL	O GEAR STORAGE LOCKERS
C O/H DOOR "STOP/GO" LIGHT	P DOUBLE TIER METAL LOCKERS
D DOOR CONTROLS	Q MILLWORK LOCKERS
E MASTER DOOR CONTROL PANEL	R ELECTRICAL PANEL
F MASTER NEDERMAN CONTROL	S MECHANICAL PANEL
G GENSET FUEL MONITOR	T RADIANT PANEL MANIFOLD
H CO2 MONITORING	U SOLENOID SHUT-OFF
I POWER DROP FROM CEILING - 30AMP	V BBQ GAS OUTLET
J ANNUNCIATOR PANEL	W BOLLARD
K HANDICAP DOOR OPERATOR	X FULL HEIGHT MIRROR
L LOW PRESSURE AIR DROP	Y TO BE COMPLETED
M OPERABLE WALL	Z TO BE COMPLETED

DOOR CONTROL FLOOR PLAN NOTES	
DESCRIPTION	DESCRIPTION
CB CARD READER	ED HANDICAP ENTRY
DB DOOR BELL	EV VIDEO ENTERPHONE

MISC. FIRE STATION EQUIPMENT SCHEDULE				
DESCRIPTION	LOCATION	CONTR. SUPPLIED/ CONTR. INSTALLED	OWNER SUPPLIED/ CONTR. INSTALLED	OWNER SUPPLIED/ OWNER INSTALLED
1 FILLING STATION (N.I.C.)	RM 118 - SCBA		X	
2 SCBA AIR COMPRESSOR (N.I.C.)	RM 120 - SCBA		X	
3 SHOP COMPRESSOR	TO BE COMPLETED	X		
4 GEAR WASHER	RM 113 - UTILITY		X	
5 TO BE COMPLETE	TO BE COMPLETED			
6 WASHER/ DRYER	RM 208 - UTILITY	X		
7 WATER FOUNTAIN	RM 214, RM 110	X		
8 EYE WASH (NOT PLUMBED IN)	TO BE COMPLETED			
9 REFRIDGERATOR	RM 210 - KITCHEN		X	
10 RANGE	RM 210 - KITCHEN		X	
11 STANDARD DISHWASHER	RM 210 - KITCHEN		X	
12 DRINK FRIDGE	RM 314 - KITCHENETTE		X	
13 EXHAUST HOOD (COORD. W/ MECH)	RM 110 - KITCHEN		X	
14 MICROWAVE	RM 110 - KITCHEN		X	
15 PROJECTOR SCREEN	RM 101 - MEETING RM RM 103 - TRAINING RM X 2		X	
16 PROJECTOR (N.I.C.)	RM 101 - MEETING RM RM 103 - TRAINING RM X 2		X	
17 TV SCREEN (N.I.C.)	RM 101 - MEETING RM		X	
18 TO BE COMPLETED	TO BE COMPLETED			
19 ICE MAKER	RM 122 FIRST AID		X	



Johnston Davidson Architecture
301 - 877 East Hastings Street
Vancouver, BC, Canada, V6A 3Y1

Phone: 604 684 3338
info@jdarch.ca



Revisions		
1	Issued for DVP Review	20-apr-24
2	Issued for DVP	20-may-15
3		
4		
5		
6		
7		

Job Title
Pitt Meadows Firehall
Development Variance Permit

Client
City of Pitt Meadows

19240 - 122A Avenue, Pitt Meadows, BC

Sheet Title
Third Floor Plan

Drawn **KA** Scale
Checked **KJ** **1:100**

Job No. **1915** Revision

Sheet
A3.3 DVP

All rights reserved. These drawings, CAD and/ or Revit files or design are and at all times remain the exclusive property of Johnston Davidson Architecture (JDA), and cannot be used without the written consent of JDA. These drawings are not valid for construction without the seal of the Architects.





JDA

Johnston Davidson Architecture
 301 - 877 East Hastings Street
 Vancouver, BC, Canada, V6A 3Y1

Phone: 604 684 3338
 info@jdarch.ca

jdarch.ca



Revisions

△	Issued for DVP Review	20-apr-24
△	Issued for DVP	20-may-15
△		
△		
△		
△		
△		

Job Title
Pitt Meadows Firehall
 Development Variance Permit

Client
City of Pitt Meadows

19240 - 122A Avenue, Pitt Meadows, BC

Sheet Title
Building Renderings

Drawn	KA	Scale
Checked	KJ	1:100

Job No. **1915** Revision △

Sheet
A3.4 DVP

All rights reserved. These drawings, CAD and/or Revit files or design are and at all times remain the exclusive property of Johnston Davidson Architecture (JDA), and cannot be used without the written consent of JDA. These drawings are not valid for construction without the seal of the Architects.

CITY OF PITT MEADOWS

DEVELOPMENT VARIANCE PERMIT NO. 2020-004

ISSUED BY:

THE CITY OF PITT MEADOWS, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia,
V3Y 2B5

(hereinafter called the "City")

TO: **THE CORPORATION OF THE DISTRICT OF PITT MEADOWS**
12007 HARRIS RD
PITT MEADOWS BC V3Y 2B5

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) requests certain provisions be varied or supplemented upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 003-683-133

Legal Description: LOT 292 DISTRICT LOT 283 NEW WESTMINSTER DISTRICT PLAN 65847

hereinafter called the "Lands"

AND WHEREAS the Permittee(s) has made application for a Development Variance Permit (hereinafter "the Permit") in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues this Permit in respect of the Lands as follows:

1. All development of lands shall conform to all requirements contained in the City's Bylaws except where specifically varied or supplemented by this Development Variance Permit.
2. To permit construction of a new fire hall building, the following sections of Zoning Bylaw No. 2505, 2011 are varied as follows:
 - I. Section 15.1.4, Permitted Height, is varied to increase the maximum permitted height from 12.0 m to 13.9 m;

- II. Section 15.1.5 a) is varied to reduce the minimum required front lot line setback from 7.5 m to 0.22 m;
 - III. Section 15.1.5 a) is varied to reduce the minimum required rear lot line setback from 7.5 m to 3.04 m;
 - IV. Section 7.3 b) is varied to reduce the minimum number of parking spaces required from 52 to 20.
3. Whenever the singular or masculine is used in this Development Variance Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
 4. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Permit.
 5. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 6. This permit is not a building permit.

AUTHORIZING RESOLUTION passed by Council the day of , 2020

ISSUED by the City of Pitt Meadows the day of , 2020

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS was hereunto affixed on the day of , 2020

Bill Dingwall, Mayor, BGS, LL.B., CPHR

Kate Barchard, Corporate Officer

Owner of the Lands

(PRINT name of Owner)

SIGNED, SEALED AND DELIVERED BY

the Owner(s) on the day of , 2020

DRAFT