Coquitlam

City of Coquitlam
HERITAGE REVITALIZATION AGREEMENT

HERITAGE REVITALIZATION AGREEMENT NO. 17 160679 HR
Civic Addresses: 213 Laval Street, 1302, 1304, 1307 and 1309 Laval Square and 1308 Cartier Avenue

Doc #: 3461726

THIS AGREEMENT is dated for reference the 13th day of July, 2020

BETWEEN:

CITY OF COQUITLAM
a Municipal Corporation,
3000 Guildford Way,
Coquitlam, BC V3B 7N2

(the "**City**")

AND:

1157039 B.C. Ltd. (Inc. No. BC1157039),
918-1030 West Georgia Street,
Vancouver, BC V6E 2Y3

(the "**Nominee**")

AND:

Domus Laval Square Limited Partnership
918-1030 West Georgia Street,
Vancouver, BC V6E 2Y3

(the "**LP**")

(the Nominee and the LP are, collectively the "**Owner**")

WHEREAS:

A. The Nominee is the registered owner and the LP is the beneficial owner of the lands and premises situate, lying and being in the City of Coquitlam, in the Province of British Columbia, as more particularly described in Appendix "A" attached to this Agreement.

B. Situated on the Property are four buildings known as the Hammond/Lambert House, the Croteau/Paré House, the Napoleon & Josephine Croteau House and the Rodolphe & Lorette Boileau House, all as more specifically described in Section 1.1 below, each of which are considered by the City and the Owner to have *heritage value* and *heritage character* and the City and the Owner desire to conserve the *heritage value* and *heritage character* of such buildings;

C. The *heritage value* and *heritage character* of the Heritage Homes are outlined by the text, drawings, illustrations, photographs and plans contained within the Conservation Plan;

D. The Owner has presented to the City a proposal that permits a development to facilitate the Restoration and conservation of the Heritage Homes and includes:

(a) demolition of the Buildings situate on the Demolition 1 Lands and the Demolition 2 Lands;

(b) moving the Heritage Homes off the Property for a temporary period that shall not extend beyond the Completion,

(c) a subdivision of the Pre-consolidated Lands to create the Road Dedication and the Consolidated Lot,

(d) preserving, Restoring and Maintaining the Heritage Homes,

(e) Construction of the Townhouse Complex on the Property,

(f) Constructing certain landscaping features and works in accordance with the Landscaping Plan, and

(g) upon Completion of Construction of the Development, subdivision of the Consolidated Lot by way of the *Strata Property Act* to create the Strata Lots and the Common Property,

all at the Owner's sole expense;

F. For the purpose of conserving the *heritage value* and *heritage character* of the Heritage Homes, the Owner has requested that Council designate the Property as protected heritage property and the Owner has released the City from any obligation to compensate the registered owners of the Property for the effect of such designation;

G. Pursuant to Section 610 of the *Local Government Act*, the Owner has agreed to enter into this Agreement with the City and the Owner has entered into this Agreement voluntarily and without any requirement by the City.

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

1. Definitions

1.1 In this Agreement (including the recitals above), the following terms have the following meanings unless the context otherwise requires:

(a) "**Allowable Density and Permitted Variances**" means the specifications as more particularly described in Appendix "F" attached hereto;

(b) "**Approving Officer**" means the person appointed as the City's Approving Officer pursuant to the *Land Title Act*;

(c) "**Architectural Plans**" means the architectural plans prepared by Birmingham & Wood, dated July 2019 and attached hereto as Appendix "C", full copies of which plans and specifications are on file at the City's City Hall;

(d) "**Building**" has the meaning ascribed to it in subsection 6.4 and "**Buildings**" means more than one of them;

(e) "**City**" means the City of Coquitlam and its successors and assigns;

(f) "**City Parties**" means collectively, the City's elected officials, officers, servants, employees, contractors, sub-contractors or agents, including without limitation the Approving Officer, the City Solicitor and the General Manager Planning and Development and each is individually a "**City Party**";

(g) "**City Solicitor**" means the person appointed as the City Solicitor for the City and includes any successor in title to that position and his/her delegate;

(h) "**Common Property**" means the common property of the Strata Corporation if the Consolidated Lot has been subdivided by way of the *Strata Property Act*;

(i) "**Completion**" means, following the Construction of the New Townhouse Buildings and the Restoration of the Heritage Homes, the date the Approving Officer signs the Application to Deposit the Strata Plan for the Strata Plan that will create the Stata Lots;

(j) "**Conservation Plan**" means, collectively, the four Heritage Conservation Plans prepared by Elena Zysblat of Ance Building Services dated July 2019 attached hereto as Appendix "B";

(k) "**Consolidated Lot**" means the new lot created from the subdivision of the Pre-consolidated Lands in accordance with the Subdivision Sketch, or any other plan accepted by the General Manager Planning and Development;

(l) "**Construct**" means, with respect to the Development, or any part thereof, to alter, build, conserve, protect, redevelop, relocate, remove, salvage, cleaning, repair, construct, demolish, enlarge, erect, extend, install, place, reconstruct, replace, restore, remove or renew and all activities or other work incidental or related thereto and "**Constructing**", "**Construction**" and "**Constructed**" have corresponding meanings;

(m) "**Croteau/Paré House**" means the building situate on the Croteau/Paré Lands that is identified and described by text as the Croteau/Paré House in the Statement of Significance that forms part of the Conservation Plan attached hereto as Appendix "B2";

(n) "**Croteau/Paré Lands**" has the meaning ascribed to it in Appendix "A" attached hereto;

(o) **"Demolition 1 Lands"** has the meaning ascribed to it in Appendix "A" attached hereto;

(p) **"Demolition 2 Lands"** has the meaning ascribed to it in Appendix "A" attached hereto;

(q) **"Development"** means all buildings, erections, works, improvements and other structures from time to time situate on the Property, or any portion thereof, and shall include, without limitation the Heritage Homes, the Townhouse Complex, the Road Dedication, the Landscaping Works and the Works and Utilities Requirements;

(r) **"Dwelling Units"** has the meaning ascribed to it in the Zoning Bylaw;

(s) **"General Manager Engineering and Public Works"** means the person appointed as the General Manager Engineering and Public Works for the City and includes any successor in title to that position and his/her delegate;

(t) **"General Manager Planning and Development"** means the person appointed as the General Manager Planning and Development for the City and includes any successor in title to that position and his/her delegate;

(u) **"Hammond/Lambert House"** means the building situate on the Hammond/Lambert Lands that is identified and described by text as the Hammond/Lambert House in the Statement of Significance that forms part of the Conservation Plan attached hereto as Appendix "B1";

(v) **"Hammond/Lambert Lands"** has the meaning ascribed to it in Appendix "A" attached hereto;

(w) **"Heritage Bylaw"** means the City of Coquitlam Heritage Revitalization Agreement Authorization Bylaw No. 4891, 2019;

(x) **"Heritage Designation Bylaw"** means the City of Coquitlam Heritage Designation Bylaw No. 4895, 2019;

(y) **"Heritage Consultant"** means a person who is a member of the Canadian Association of Heritage Professionals;

(z) **"Heritage Designation Signs"** means one or more signs for the purpose of describing and/or outlining the historical significance of the Heritage Homes or a Heritage Home;

(aa) **"Heritage Features"** means all improvements and features of the Heritage Homes noted to have *heritage value* as outlined by text, drawings, illustrations, photographs and plans in the Conservation Plan and **"Heritage Feature"** means any one of them;

(bb) **"Heritage Homes"** means, collectively, the Croteau/Paré House, the Hammond/Lambert House, the Napolean & Josephine Croteau House and the Rodolphe & Lorette Boileau House and each is a **"Heritage Home"**;

(cc) "**Heritage Strata Lots**" means, collectively, the Strata Lots that are contained within the Heritage Homes, or any portion thereof, and "**Heritage Strata Lot**" means any one of them;

(dd) "**Landscaping Plan**" means the Landscaping Plan prepared by Considered Design Inc. and dated July 3, 2019 and attached hereto as Appendix "D";

(ee) "**Landscaping Works**" has the meaning ascribed to it in subsection 5.1(a);

(ff) "***Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, c. 250 and amendments thereto and re-enactments thereof;

(gg) "***Local Government Act***" means the *Local Government Act*, R.S.B.C., 2018, c.1 and amendments thereto and re-enactments thereof;

(hh) "**Maintain**" means to maintain and keep in a good and proper state of repair, normal tear excepted, and in a clean and safe condition as would a prudent owner and, wherever reasonably possible, to protect from natural elements and vandalism and "**Maintenance**", "**Maintained**" and "**Maintaining**" shall have corresponding meanings;

(ii) "**Napoleon & Josephine Croteau House**" means the building situate on the Napoleon & Josephine Croteau Lands that is identified and described as the Napoleon & Josephine Croteau House by text in the Statement of Significance that forms part of the Conservation Plan attached hereto as Appendix "B3";

(jj) "**Napoleon & Josephine Croteau Lands**" has the meaning ascribed to it in Appendix "A" attached hereto;

(kk) "**New Townhouse Buildings**" means, collectively, the residential buildings described on the Architectural Plans as "Building B", "Building "C", Building "D", "Building E", "Building F", "Building G", "Building K", "Building L" and "Building "M";

(ll) "**Occupancy Permit**" means a permit or certificate issued by the City authorizing the use and occupation of any building, development or partial development on the Property, or any part thereof;

(mm) "**Off-Street Parking**" means those parts of the Development used for:

(i) underground parking facilities,
(ii) parking spaces,
(iii) temporary stopping and parking areas for the use of vehicles,
(iv) ramps and circulation lanes for vehicular entrance, movement and exit,
(v) bicycle and other storage,
(vi) loading bays, and
(vii) courier areas

and any similar or ancillary facilities within the Development;

(nn) "**Owner**" has the meaning ascribed to it on Page 1 hereof and such Owner's respective successors in title from time to time as the registered or beneficial

owner of any portion of the Property, or, if the Property, or any portion thereof, is subdivided pursuant to the *Strata Property Act*, the Strata Corporation and the owners of all Heritage Strata Lots;

(oo) "**Owner's Parties**" means any and all of the Owner's directors, officers, employees, agents, nominees, tenants, permittees, contractors, subcontractors, or any other person for whom the Owner is legally responsible;

(pp) "**Pre-consolidated Lands**" means, collectively, the following:

(i) the Croteau/Paré Lands,
(ii) the Demolition 1 Lands,
(iii) the Demolition 2 Lands,
(iv) the Hammond/Lambert Lands,
(v) the Napoleon & Josephine Croteau Lands and
(vi) the Rodolphe & Lorette Boileau Lands;

(qq) "**Property**" means the Pre-consolidated Lands and includes:

(i) any parcel that is created if the Pre-consolidated Lands are subdivided in accordance with the Subdivision Sketch and/or the *Land Title Act*,
(ii) the Consolidated Lot,
(iii) the Strata Lots and the
(iv) Common Property;

(rr) "**Residential**" has the meaning ascribed to it in the Zoning Bylaw;

(ss) "**Restoration**" means the relocation and the Construction, rehabilitation, restoration and redevelopment of the Heritage Homes in accordance with the Conservation Plan, the Architectural Plans, the Subdivision Sketch and the Allowable Density and Permitted Variances all to the satisfaction of the General Manager Planning and Development and a Heritage Consultant and "**Restore**", "**Restoring**" and "**Restored**" have corresponding meanings;

(tt) "**Road Dedication**" means a road dedication of the width and other specifications provided for in the Subdivision Sketch, or such specifications as may otherwise be accepted by the General Manager Planning and Development, for the purpose of widening the existing rear lane along the southern boundaries of the Hammond/Lambert Lands, the Demolition 1 Lands and the Demolition 2 Lands;

(uu) "**Rodolphe & Lorette Boileau House**" means the building situate on the Rodolphe & Lorette Boileau Lands that is identified and described by text as the Rodolphe & Lorette Boileau House in the Statement of Significance that forms part of the Conservation Plan attached hereto as Appendix "B4";

(vv) "**Rodolphe & Lorette Boileau Lands**" has the meaning ascribed to it in Appendix "A" attached hereto;

(ww) "**Security**" has the meaning ascribed to it in subsection 13.1;

(xx) **"Statement of Significance"** means, respectively, the descriptions under the heading "Statement of Significance" for each Heritage Home contained within the Conservation Plan;

(yy) **"Strata Corporation"** means the strata corporation created by deposit of the Strata Plan;

(zz) **"Strata Lots"** means the approximately 41 strata lots contained exclusively within the New Townhouse Buildings and the Heritage Homes that are situate on the Consolidated Lot, or any portion thereof, and will be created upon the deposit of the Strata Plan and **"Strata Lot"** means any one of them;

(aaa) **"Strata Plan"** means a strata plan subdividing a parcel into the Strata Lots and the Common Property in accordance with the provisions of the *Strata Property Act*;

(bbb) ***"Strata Property Act"*** means the *Strata Property Act*, S.B.C. 1998, c. 43 and amendments thereto and re-enactments thereof;

(ccc) **"Subdivision Sketch"** means Sketch No. 17 160679 prepared by CS and attached hereto as Appendix "E";

(ddd) **"Townhouse Complex"** means the New Townhouse Buildings together with the Common Property and Off-Street Parking;

(eee) **"Works and Utilities Requirements"** has the meaning ascribed to it in subsection 5.1(b);

(fff) **"Written Notice of Suspension"** means any action taken by the City pursuant to Article 12 of the City's Building Bylaw No. 3598, 2003, and any amendments thereto; and

(ggg) **"Zoning Bylaw"** means the City's Zoning Bylaw No. 3000, 1996 and any amendments thereto and re-enactments thereof.

2. Appendices

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

Appendix "A" – Description of Lands and the Property
Appendix "B" – Conservation Plan
"B1" – Hammond/Lambert House
"B2" – Croteau/ Paré House
"B3" – Napolean & Josephine Croteau House
"B4" – Rodolphe & Lorette Boileau House
Appendix "C" – Architectural Plans
Appendix "D" – Landscaping Plan
Appendix "E" – Subdivision Sketch
Appendix "F" – Allowable Density and Permitted Variances

3. Heritage Revitalization

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

(a) The Heritage Homes have heritage value, deserving of protection and conservation; and

(b) In addition to the uses permitted under RS-1 (One Family Residential), the following is permitted on the Property:

(i) consolidation of the Pre-consolidated Lands in accordance with the Subdivision Sketch, or a subdivision plan accepted by the General Manager Planning and Development and the Approving Officer;

(ii) the Road Dedication;

(iii) the following uses:

(A) Two-family Residential, wholly contained within each Heritage Home, and

(B) Townhousing Residential and Off-Street Parking, wholly contained within the Townhouse Complex

provided all buildings, erections, works, improvements and other structures that are Constructed within the Development comply with the density, lot coverage, siting, height, dimensions, specifications and general appearance as shown on the Architectural Plans, or are Constructed with such changes considered desirable or otherwise satisfactory to the General Manager Planning and Development, in his/her absolute unreviewable discretion.; and

(iv) variation and supplementation of the Zoning Bylaw in the manner and to the extent provided in Appendix "F" to accommodate the Construction of the Townhouse Complex and the Restoration of the Heritage Homes.

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

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

(b) it will Restore the Heritage Homes, to the satisfaction of the General Manager Planning and Development, in accordance with the specifications set out in Appendix "B", "C", "D", "E" and "F", or with such modifications to any of the foregoing as may be accepted by the General Manager of Planning and Development, in his/her sole discretion;

(c) following the Restoration of the Heritage Homes, the exterior appearance of the Heritage Homes will be Maintained as outlined by the text, drawings,

illustrations, photographs and plans of the Conservation Plan and the Architectural Plans;

(d) the Development will be accordance with the Conservation Plan, the Architectural Plans, the Landscaping Plan and the Subdivision Sketch, or with such modifications as may be accepted by the General Manager Planning and Development, in his/her sole discretion, and it will not Construct, or cause to be Constructed, any Dwelling Units within the Development other than those wholly contained within the Heritage Homes and the Townhouse Complex;

(e) at Completion, the only buildings or structures situate on the Consolidated Lot will be the New Townhouse Buildings, the Off-Street Parking and the Heritage Homes;

(f) it will ensure the continued protection, conservation and Restoration of the Heritage Homes including, without limitation the Heritage Features, and, with respect to the Heritage Homes and the Heritage Features, it will take all reasonable measures to:

(i) limit exposure to and damage by environmental elements throughout the Construction process,

(ii) limit acts of vandalism and accidental damage throughout the Construction process,

(iii) only permit qualified trades people with proven experience in projects of similar scope and nature to be responsible for carrying out Construction and

in the event that any part of a Heritage Home (including, without limitation a Heritage Feature) is deemed by a Heritage Consultant and the General Manager of Planning and Development to be in a state of repair such that it cannot be repaired, conserved or Restored, the Owner must have a report prepared by a Heritage Consultant that explicitly states a *bona fide*, non-monetary reason to deviate from the Conservation Plan and proposes a suitable alternative that is accepted by the General Manager Planning and Development;

(g) it will apply for and complete all necessary applications, including payment of all fees, securities and charges required by the General Manager of Planning and Development to achieve the subdivision noted in the Subdivision Sketch (or any other subdivision plan accepted by the General Manager Planning and Development and the Approving Officer) and it will submit for acceptance to the General Manager Planning and Development, the General Manager Engineering and Public Works and the City's Approving Officer, a subdivision plan prepared by a BCLS prior to the issuance of a building permit and the City may, at its sole discretion, issue or refuse to issue a building permit for any portion of the Development until a subdivision plan to its satisfaction has been accepted and fully registered in the New Westminster Land Title Office; and

(h) it will ensure all electrical, telephone, internet, and cable servicing is underground on the Property.

4. Application of this Agreement to the Townhouse Complex

4.1 The Owner covenants and agrees with the City that:

(a) the Townhouse Complex will be constructed in accordance with the Architectural Plans and in accordance with the terms and conditions of this Agreement;

(b) prior to commencement of construction of the Townhouse Complex, the Owner shall obtain from the City all necessary permits and licences as required by any City department including, without limitation Planning and Development and Engineering and Public Works.

(c) the Owner shall obtain written approval from the City's General Manager Planning and Development for any changes to building or design specifications set out in the Architectural Plans and applicable to the Townhouse Complex, and the Owner will obtain any amended permits that may be required for such changes, including without limitation a building permit; and

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

5. Landscaping and Servicing Requirements

5.1 The Owner covenants and agrees with the City that:

(a) the Owner shall, at the Owner's sole expense, carry out and complete, or caused to be carried out and completed, and maintain all landscaping features and works in general accordance with the Landscaping Plan (the "**Landscaping Works**"); and

(b) the Owner shall provide and pay for all Works and Utilities Requirements (as defined below) in relation to the Development and to provide required bonding and levies for same pursuant to the terms and conditions of a servicing agreement to be mutually agreed to by the City and the Owner, including, without limitation:

(i) domestic water and fire protection,

(ii) sanitary sewer,

(iii) storm drainage,

(iv) road improvements and street-lighting,

(v) road dedications and statutory right-of-way for utility servicing,

(vi) electric power and telecommunication services connections,

(vii) geotechnical report,

(viii) survey monuments and iron pins, and

(ix) site related issues,

(the items referred to in this subsection 5.1(b) are, collectively, the "**Works and Utilities Requirements**"); and

(c) all plans included in Appendices "A" to "E", inclusive and any specifications referred to above are subject to any changes required by the General Manager Planning and Development, in his sole discretion, in the event that plans and/or specifications do not comply with any duly enacted law or City bylaw, and such non-compliance is not specifically permitted by this Agreement.

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

6. Assumption Agreement and No Occupancy Covenant

6.1 The Owner covenants and agrees with the City that it shall not transfer, assign or otherwise dispose of all or any of its interest in the Property (other than by mortgage) prior to the Strata Plan being filed without giving the City at least 30 days written notice of its intention to do so, and not without obtaining agreements in writing in form and substance acceptable to the City, from the proposed transferee, assignee or other party (collectively and individually, a "**Transferee**"), in which the Transferee assumes the burdens and obligations of the Owner contained in this Agreement;

6.2 Notwithstanding subsection 15.1 of this Agreement, in the event that the Owner attempts to assign, transfer or otherwise dispose of its interest in the Property without meeting or attempting to meet the requirements of subsection 6.1, above, it is acknowledged and agreed that the City may forthwith apply to the Supreme Court of British Columbia for an injunction to prevent a transfer, assignment or disposition except in accordance with subsection 6.1. If a Court determines that there is a breach or will be a breach of subsection 6.1, then the Owner shall not oppose the remedy of an injunction and covenants and agrees that damages would not be an appropriate remedy for the City.

6.3 Without limiting the scope of subsections 6.1 and 6.2, upon subdivision of the Consolidated Lot by the Strata Plan the Strata Corporation shall:

(a) perform and observe the Owner's covenants herein at the expense of the owners of the Strata Lot and be responsible for any breach of this Agreement arising from any action or omission of any or all of the owners of the Strata Lot owners of the obligations, restrictions and limitations on the part of the Owner under this Agreement,

(b) enter into an assumption agreement with the City in a form satisfactory to the City, acting reasonably, assuming all of the then ongoing obligations of the Owner,

(c) be entitled to give all permissions and consents permitted to be given by the Owner, and

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

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

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

(a) apply for an Occupancy Permit for all or any part of any building or structure constructed on the Property ("**Building**"),

(b) take any action to compel issuance of an Occupancy Permit for all or part of any Building, or

(c) occupy, or permit occupation of, all or part of a Building

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

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

6.6 **Section 219, No Occupancy Covenant**. The Owner covenants and agrees that it will, prior to the adoption of the Heritage Bylaw, or on a date that is otherwise acceptable to the City Solicitor, fully register, in priority to all other charges on title to the Property, a Section 219 Covenant in form and content satisfactory to the City Solicitor for the purpose of that the City will not be obligated to issue an Occupancy Permit for a

Building unless and until the Heritage Homes have been Restored to the satisfaction of the General Manager Planning and Development.

7. Restriction on Subdivision

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

(a) the Road Dedication, and

(b) the Consolidated Lot,

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

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

8. Heritage Designation

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

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

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

8.4 **Notice on Title.** Notice of this Agreement, and any amendments thereto, the Heritage Bylaw and the Heritage Designation Bylaw may be filed in the Land Title Office and once filed, this Agreement and amendments to it will be binding on all persons who acquire an interest in the Property.

9. Heritage Alteration Permits and Conservation Plan

9.1 The improvements to and heritage character of the Heritage Homes which both the Owner and the City desire to conserve and which constitute the heritage value of the site are outlined by the text, drawings, illustrations, photographs and plans in the Conservation Plan. The Statement of Significance contained in the Conservation Plan further identifies, details and describes the character, extent and nature of the improvements on and heritage character of the Heritage Homes that have heritage value.

9.2 Following the completion of the work in accordance with this Agreement, the Owner covenants and agrees with the City that it shall not alter the heritage character or exterior appearance of the Heritage Homes within the Development, except as permitted by this Agreement or a heritage alteration permit issued by the City.

9.3 To the extent that the text, drawings, illustrations, photographs and plans constituting the Conservation Plan require interpretation, the General Manager of Planning and Development shall make such determinations in his/her sole discretion.

9.4 **Owner's Obligations to Conserve and Maintain**. The Owner covenants and agrees with the City that:

(a) unless otherwise authorized pursuant to this Agreement, no improvement as identified in the Conservation Plan as having heritage value or as being a part of the heritage character of the Heritage Homes, shall be altered, replaced, or replicated except pursuant to a heritage alteration permit issued by the City;

(b) each Section of the Conservation Plan including, without limitation any standards and guidelines relating to the Construction, Restoration or Maintenance of the Heritage Homes, the Townhouse Complex and/or Landscaping Works shall be commenced and completed in accordance with the phasing, timing, standards and specifications set out in this Agreement or any supplemental agreement(s) as may be accepted by the General Manager Planning and Development, in his/her sole discretion;

(c) all improvements to the Heritage Homes as identified in the Conservation Plan as having heritage value shall be Maintained to the minimum standards and in accordance with the guidelines and requirements set out in the applicable Maintenance Plan which forms part of the Conservation Plan; and

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

10. Discretion

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

(a) relating to the issuance of the heritage alteration permit shall be made by the City or its delegates acting reasonably in accordance with sound municipal heritage and conservation practice, and

(b) any terms and conditions imposed in relation to such exercise of discretion shall be consistent with the *Local Government Act*, and with the intent, terms, conditions and guidelines of the Conservation Plan.

11. Application of this Agreement

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

12. Completion

12.1 The Owner covenants and agrees with the City to Restore the Heritage Homes and Construct the Townhouse Complex and complete the Landscaping Works and the Works and Utilities Requirements (collectively, the "**Rehabilitation Work**"), to the satisfaction of the General Manager Planning and Development in his/her sole discretion, within five (5) years following adoption of the Heritage Bylaw.

13. Security

13.1 As a condition of the issuance of this Agreement, the Owner has been required to pay, and the City is holding, a security (the "**Security**") in the amount of two hundred twelve thousand, five hundred twenty dollars ($212,520.00) to ensure that the Development is carried out in accordance with the terms and conditions of this Agreement, above, and to ensure that, in the sole unfettered opinion of the City, no unsafe conditions will result from a contravention of the provisions of this Agreement.

13.2 The condition of the posting of the Security is that should the Owner fail to carry out the Development hereby authorized (the "**Uncompleted Work**") in accordance with the terms and conditions of this Agreement including, without limitation any timelines herein provided, the City may use the Security, or any part of it, and any interest thereon accrued to cause the Uncompleted Work to be completed in accordance with Appendices "B" to "F", inclusive, attached hereto, or with any variations or modification to the foregoing that the General Manager Planning and Development deems appropriate, in his/her sole discretion. If any security remains unexpended at the time the General Manager of Planning and Development deems, in his/her sole discretion, the Uncompleted Work complete, such surplus shall be paid over to the Owner, however, if the cost of completing the Uncompleted Work exceeds the amount of the security and interest the Owner will pay such excess amount to the City immediately upon receipt of the City's invoice for the same.

13.3 Should the Owner carry out the Development and Landscaping Works and meet all of the conditions of this Agreement within the time set out in Section 12, above, the Security and any interest thereon accrued by the City will be returned to the Owner upon:

(a) issuance by the City of an Occupancy Permit for the Strata Lots;

(b) confirmation by the General Manager of Planning and Development that the Townhouse Complex, the Heritage Homes and the Landscaping requirements have been completed set out in this Agreement have been completed to his/her satisfaction.

13.4 In the event this Agreement lapses or is cancelled and the City opts, in its sole discretion, not to undertake, or cause to be undertaken, the Uncompleted Works the Owner may, in writing, request a refund of the amount of the Security remaining at the time of such request, it being understood that this Agreement will automatically be extended until such time that the Uncompleted Work has been completed to the satisfaction of the General Manager of Planning and Development.

14. Damage or Destruction

14.1 In the event that one or more of the Heritage Homes, the Landscaping Works and/or the Townhouse Complex are damaged prior to the Completion of the Development, the parties agree that the Owner will repair the Heritage Homes, the Landscaping Works and/or the Townhouse Complex, as the case may be, to the same condition and appearance that existed before the damage occurred and in the event the Heritage Homes are damaged, the Owner shall obtain, in a timely manner, a heritage alteration permit and all other permits and licenses required by the General Manager of Planning and Development, for such construction and restoration.

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

(a) cause a replica of any Heritage Home destroyed, in its restored form, to be completed and to obtain all permits that are deemed necessary by the General Manager Planning and Development for such construction, or

(b) terminate this Agreement in which event the use and occupation of the Property must be in accordance with the City's Zoning Bylaw and all other laws, bylaws or regulations of the City or any other authority having jurisdiction.

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

15. Breach

15.1 In the event that the Owner is in breach of any term of this Agreement, the City may give the Owner notice in writing of the breach and the Owner shall ensure it does nothing to further the breach and shall remedy the breach within 30 days of receipt of

the notice. In the event that the Owner fails to remedy the breach within the time allotted by the notice, the City may by bylaw and after conducting a Public Hearing in the manner prescribed by s. 464 through 470 of the *Local Government Act*, cancel this Agreement whereupon all use and occupation of the Property shall thenceforth be in accordance with the City's Zoning Bylaw and in accordance with all other bylaws or regulations of the City or any other laws of authority having jurisdiction.

16. Amendment

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

(a) by bylaw with the consent of the parties provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use on site; or,

(b) by Heritage Alteration Permit, issued pursuant to s. 617 of the *Local Government Act*.

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

(a) the Construction, Restoration, replication, repair, replacement, Maintenance of the Heritage Homes and the Landscaping Works and the alteration of all Heritage improvements and Heritage Features, and

(b) the Construction of the Townhouse Complex, the exterior Maintenance of the New Townhouse Buildings and the Works and Utilities Requirements

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

17. Representations

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

18. Statutory Functions Amendment

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

19. No Liability of the City

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

(a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Road Dedication or Property, or any portion thereof;

(b) any loss or damage of any nature whatsoever, howsoever caused to the Property or any improvements or personal property thereon belonging to the Owner or to any other person; arising directly or indirectly from compliance with the restrictions and requirements herein, wrongful or negligent failure or omission to comply with restrictions and requirements herein, or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, condition or provision of this Agreement; and/or

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

20. Reasonable Care and Risk

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

21. Modification

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

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

(a) the City does not respond within 90 days to either the first or second set of proposed measures;

(b) the City disapproves both the first and second sets of proposed measures; or,

(c) the Owner fails to notify the City of a risk or potential loss and/or submit proposed measures to deal with the risk or loss within 30 days as provided in this Section 21,

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

22. Indemnity

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

(a) a breach or non-performance of any covenant, term or condition of this Agreement by the Owner or any of the Owner's Parties;

(b) any claim of contribution made by third parties in respect of damage, or any incidental damage, for which the Owner has released the City and the City Parties under this Agreement;

(c) any negligent act or omission or wilful misconduct of the Owner of any of the Owner's Parties in connection with the performance and observance of the obligations of the Owner under this Agreement, and

(d) the Construction, Maintenance, ownership, lease, license, operation, management or financing of the Property, or any portion thereof.

23. Alternative Remedies

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

24. Damages

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

breach of the said restrictions and requirements, and the nature and extent of any restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to Appendices "B", "C", "D" and "E" and Sections 3, 9 and 10 of this Agreement.

25. No Waiver

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

26. Statutory Authority and Proprietary Rights

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

27. Compliance with Laws

27.1 Despite any provision of this Agreement, the Owner shall comply with all laws, including bylaws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation herein to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

28. Arbitration

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

(a) the Owner must within fourteen (14) days of any exercise of discretion by the City give notice to the City of his intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;

(b) the City shall within seven (7) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;

(c) where each of the Owner and the City have named an arbitrator, the two arbitrators shall within fourteen (14) days of the City's notice pursuant to subsection 28.1(b), above appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;

(d) where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute; and,

(e) any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive and binding on all parties.

29. Inspection

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

29.2 Notwithstanding subsection 29.1, above, upon stratification of the Consolidated Lot, the City shall, except in the case of an emergency, provide the Strata Corporation and the owner of the respective Heritage Strata Lot with 24 hours notice in writing to enter onto the Property for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements set out in this Agreement.

30. Interpretation and General

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

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

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

31. Successors Bound

31.1 Subject to Section 6 and subsection 31.4, the Owner reserves the right to assign this Agreement in whole or in part to any third party without the consent of the City. Upon the assignment, the Owner will be released from all obligations hereunder.

31.2 All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors, and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements herein on the part of the Owner.

31.3 The City shall file a notice with the Land Title Office, as provided for in s. 610 of the *Local Government Act*, and upon registration of such notice, this Agreement and any amendment to it shall be binding on all persons who acquire an interest in the land affected by the Agreement

31.4 Notwithstanding anything to the contrary contained herein, the Owner shall not be liable under any of the covenants or agreements contained herein where such liability arises by reason of an act or omission occurring after the Owner ceases to have any further interest in the Property, provided however that the Owner shall not be released from liability hereunder in respect of acts or omissions occurring while the Owner held an interest in the Property.

32. Other Documents

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

33. Notices

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

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

To the Owner:
The registered Owner(s) in fee simple of the Property
at the address shown on title to the Property

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

34. No Partnership or Agency

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

[the next page is the signature page]

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

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

Mayor – Richard Stewart

City Clerk - James Gilbert

1157039 B.C. Ltd.,
by its authorized signatory:

Name: Yasser Yassin

Laval Square Limited Partnership,
by its general partner **Laval (GP) Ltd.,**
by its authorized signatory(ies):

Name: Yasser Yassin

Name:

APPENDIX "A"
Description of the Lands and the Property

Civic Address: 213 Laval Street
Parcel Identifier: 010-661-212
Legal Description: Lot 4: Except: East 72 Feet; Block 8 District Lot 46 Group 1 New Westminster District Plan 2624
(the "**Hammond/Lambert Lands**")

Civic Address: 1302 Laval Square
Parcel Identifier: 010-661-191
Legal Description: East 72 Feet Lot 4 Block 8 District Lot 46 Group 1 New Westminster District Plan 2624
(the "**Demolition 1 Lands**")

Civic Address: 1307 Laval Square
Parcel Identifier: 005-555-892
Legal Description: Lot 2 District Lot 46 Group 1 New Westminster District Plan 73210
(the "**Demolition 2 Lands**")

Civic Address: 1304 Laval Square
Parcel Identifier: 004-511-964
Legal Description: Lot 5 Except: South 150 Feet, Block 8 District Lot 46 Group 1 New Westminster District Plan 2624
(the "**Croteau/Paré Lands**")

Civic Address: 1309 Laval Square
Parcel Identifier: 005-555-884
Legal Description: Lot 1, District Lot 46, Group 1 New Westminster District Plan 73210
(the "**Napoleon & Josephine Croteau Lands**")

Civic Address: 1308 Cartier Avenue
Parcel Identifier: 017-506-255
Legal Description: Lot 1, District Lot 46, Group 1 New Westminster District Plan LMP 1376
(the "**Rodolphe & Lorette Boileau Lands**")

APPENDIX "B"
CONSERVATION PLANS

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"Schedule A" to **Bylaw 4891**, 2019
Appendix B1

Heritage Conservation Plan

213 Laval Street ~ Hammond/Lambert House ~ 1911
Maillardville ~ Coquitlam, BC

Elana Zysblat, CAHP :: Ance Building Services :: July 2019

Statement of Significance

Description of Historic Place

The Hammond/Lambert House is a one storey (plus basement) wood-frame, hip-roofed house situated at the corner of Laval Square and Laval Street in the Maillardville neighbourhood of Coquitlam.

Heritage Value of Historic Place

The Hammond/Lambert House, built in 1911, is valued for its social and historic associations with the Maillardville neighbourhood of Coquitlam. The neighbourhood was first developed as a village circa 1910 near the large Fraser Mills operation on the Fraser River, to house Francophone workers brought in from Canada's East Coast. Remembered as the Hammond residence from 1911 to 1940, and as the Lambert residence & store from 1940 until 1951, the house is linked to both influxes of East Coast and Prairie Francophone workers to Fraser Mills (1909-1910 and 1924-1940) which hugely impacted the shaping of Coquitlam's history, economy, culture and character.

The building's central, high visibility location on Laval Square, and its survival as part a grouping of four early Maillardville houses making up the southeast corner of the square, greatly increases its value. Laval Square is the historic heart of the Maillardville neighbourhood, the location of the Francophone community's first church and school and a traditional processional route for religious holidays or parades. Surrounded by houses oriented towards it as was customary in Quebec, the "carré" was the centre from which Maillardville's first streets radiated. Once a social and cultural gathering place full of vitality, Laval Square has lost many of its original houses, its school and corner store.

Built by Hermidas Hammond who worked at Fraser Mills as a steamfitter, the Hammond/Lambert House is important as a surviving example of a millworker's house from the village's first generation of homes. 'First cohort' Maillardville houses are today increasingly rare as they have been mostly

replaced in recent decades with town houses and duplexes. Although the front porch has since been enclosed and the north side extended to house a store in the 1940s, the surviving building form is still a good illustration of a Maillardville residence built by a Fraser Mills' employee - a Do-It-Yourself structure of modest design, constructed in stages when time permitted off-shift with lumber provided by the mill. The simple horizontal wood cladding and lack of ornamentation express these origins.

The building is valued for its use and aesthetic qualities as a residence extended and adapted to house a store. Remembered as Laval Grocery, its landmark location on Laval Square right across the street from the church, made this a prime location for a convenience store established by the Lambert family in the 1940s and run by others until 1967. Its modified roof marks the location of the former store facing Laval Square.

The house is further important for both associated key families in the Maillardville community who have multigenerational connections with pivotal local industries and institutions such as Fraser Mills and Our Lady of Lourdes church across the street. The Lambert family have and continue to be community pioneers and leaders in the founding and running of other significant Maillardville organizations: Notre-Dame de Fatima church and parish, the Maillardville Boy Scouts and Girl Guides, and Club Bel Âge at Place Maillardville.

Character Defining Elements

- Location on Laval Square across the street from Our Lady of Lourdes Church in the historic Maillardville neighbourhood.
- Siting close to Laval Square Street
- Continuous use as a single-detached residence since 1911.
- Residential form, scale and massing as expressed by its one storeys (plus basement) height
- Modest, vernacular cottage design as expressed by straightforward box form and lack of ornamental elements
- Historic use as a store and business from the mid 1940s until 1967 and surviving store extension on the north side of the building.
- Overhanging hip roofs on the house, east facing porch (now enclosed) and north facing store addition
- horizontal wood siding; wood window and door trim.
- Internal red brick chimney.

Current Photographs

partial side view - south

southwest corner view

partial rear view - east

former store side view - north

Archival Photographs

Crop from Procession on Laval Street 1923. The subject house is in the centre of the photo showing its south elevation and a porch facing Laval Street (now enclosed). source: Coquitlam Heritage Society

Procession on Laval Square 1920s. The subject house is marked with an arrow showing its north elevation 20 years before the store addition, and a porch facing Laval Street (now enclosed). source: page 50 from Proposed Maillardville Streetspace Guidelines. City of Coquitlam Feb 25, 2014.

Crop from Procession on Laval Square 1921. The subject house is marked with an arrow.
source: Coquitlam Archives C6-S01-C6.973

The Lamberts circa 1946 in front of the subject house with a newly built store addition facing Laval Square which operated for over 20 years until the late 60s. source: Club Bel Âge - Place Maillardville

Project Conservation Objectives

The subject development poses the rare opportunity to conserve and revitalize an unmodified quarter of historic Laval Square. With several historic properties up for development at the same time, the reinstatement of a historic streetscape of restored pioneer homes on Laval Square is the overall project objective, bringing a significant improvement to the vitality and historic character of the Laval Square area as a whole.

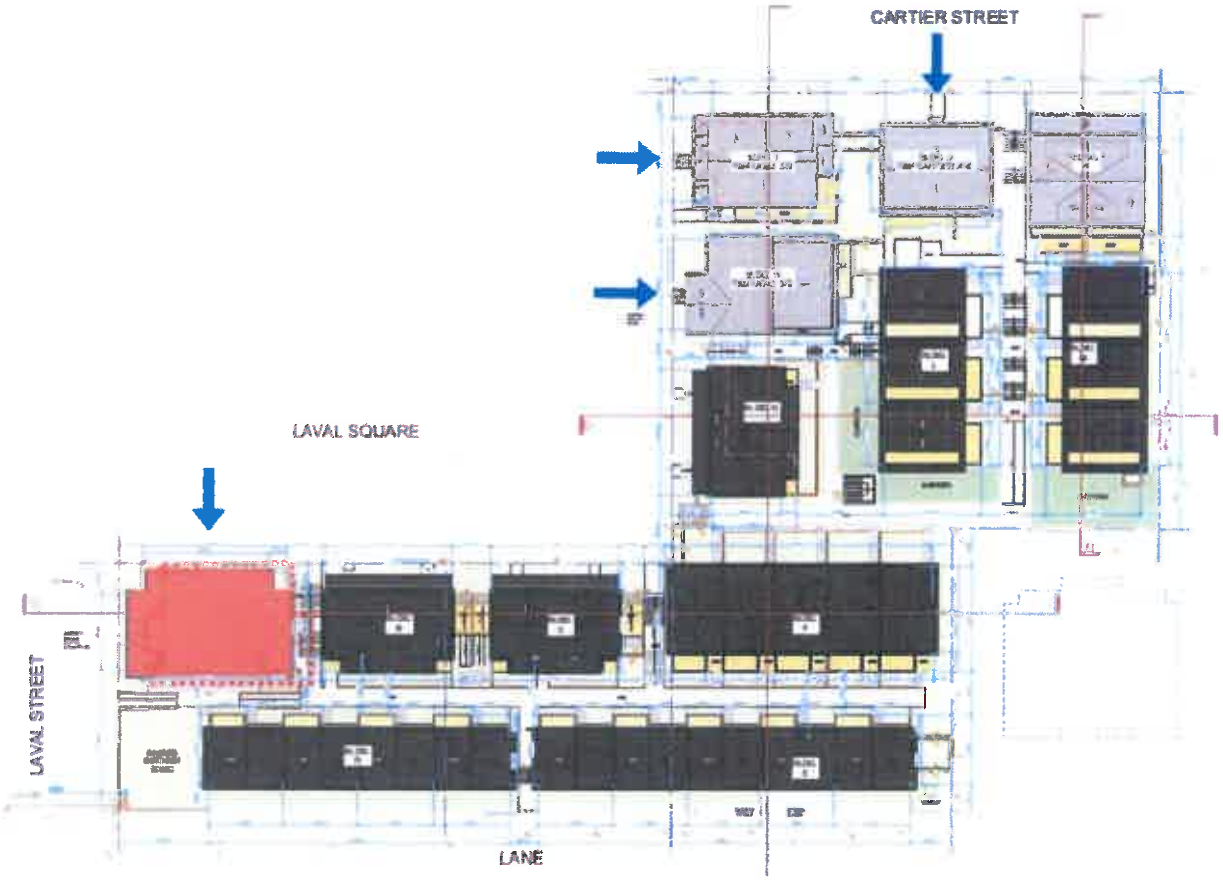
above: architectural rendering of the subject development along Cartier Avenue with 1308 Cartier and 1304 Laval conserved in situ in close proximity to Laval Square and our Lady of Lourdes Church.

below: architectural drawings of the proposed grouping of the new Laval Square infill townhouses (left and centre), and the rehabilitated 213 Laval Street (right). source: Birmingham & Wood Architects

Site Plan

The below proposed site plan illustrates the subject development involving the retention and rehabilitation of four historic buildings (marked with blue arrows) and the introduction of a series of infill townhouses (all other buildings on plan).

The subject house (213 Laval Street) is depicted on the site plan in red. The red outline indicates its current location and the solid red indicates its slightly shifted new location.



site plan source: Birmingham & Wood Architects

Building Description

The house at 213 Laval Street is a one storey (plus basement), wood-frame early vernacular cottage. Typical of this style, it features a hip roof and a full-width hip roof front porch facing Laval Street now partially enclosed. We know from archival images that a store extension with a hip roof was added to the north side of the building. This 40' x 15' addition was known as the Laval Grocery and operated for over 20 years on the Square. Today the store addition is used as living space.

former store portion - north elevation now part of the living space in the house

The below architectural drawing illustrates the proposed rehabilitated building with reinstated porch on the Laval Square elevation and historically appropriate architectural details and colour scheme.

drawing source: Birmingham & Wood Architects

Conservation Objectives

The subject building will be slightly relocated north and west towards Laval Street and will be concerted into a two-family dwelling. The ground/lane level at the rear is proposed as a public amenity space offering a lounge/rental venue with landscaped outdoor space for the development. In essence this corner property will be restored as a community gathering space, both formal and informal as well as continue its function as housing.

Rehabilitation is the conservation objective for the building and property.

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

The above conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

Recommended Conservation Procedures

a. Structure and site - *Restoration and Rehabilitation:*

Restore the historic elements of the building - porches, architectural details and colour.

Rehabilitate the property by relocating the house slightly to the corner and introduce a completely reconfigured interior layout accommodating two residential units at street level and public amenity spaces at the ground level at the lane.

b. Foundation - *Rehabilitation:*

- Install new seismically engineered foundation at new location.

c. General Wood Elements - *Restoration:*

- Expose and repair wood siding. Restore wood facia, trim, window sills and soffits.
- Replace (in-kind) any individual elements that are damaged beyond repair with like species, dimensions and profiles of wood.

d. Roof and Rainwater Works - *Rehabilitation:*

- Install new duroid roof and gutters system

f. Windows and Doors - *Rehabilitation:*

- Install new historically appropriate wood sash windows with projecting sills and wood doors in original openings on side elevations.

- Introduce new historically appropriate window and door openings on the Laval Square elevation to accommodate the living units and create an attractive, traditional facade facing the square.

g. Finishes - *Restoration:*

Repaint the entire exterior with the aid of a professional exterior painter who specializes in old wood-clad buildings. Follow Master Painters' Institute, Repainting Manual procedures, including a thorough preparation process removing loose paint down to next sound layer (not bare wood) - do not use powerwashing. Invest ample time in millwork repair, detailed caulking and priming before painting. Use high quality paint with a mild sheen for the body, medium sheen for the trim and high gloss for sash and doors.

Colour Scheme:
The following colours are documented historic colours proposed for the subject house:

1. WOOD SIDING - COMOX SAGE (HISTORICAL VANCOUVER TRUE COLOURS) - VC15

2. WOOD TRIM/CEDAR SOFFITS /RAILING /COLUMNS/WINDOW SASH - EDWARDIAN PEWTER (HISTORICAL VANCOUVER TRUE COLOURS) - VC23

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.

- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:

o wood in contact with ground or plantings;

o excessive cupping, loose knots, cracks or splits;

o open wood-to-wood joints or loose/missing fasteners;

o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);

o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;

o signs of water ingress (rot, staining, mould, infestation).

- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.

- Inspect paint finishes every 3-5 years and expect full repainting every 7-10 years. Look for:

o bubbling, cracks, "alligatoring" or crazing, wrinkles, flaking, peeling or powdering;

o excessive fading of colours, especially dark tones;

- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

Review metal flashings to ensure water runoff properly directed to the exterior and that flashing joints are intact.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.

- Check satisfactory operation of windows and doors.

- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.

- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:

o loose, split or missing shingles, especially at edges, ridges and hips;
o excessive moss growth and/or accumulation of debris from adjacent trees;
o flashings functioning properly to shed water down slope.

- Remove roof debris and moss with gentle sweeping and low-pressure hose.

- Plan for roof replacement every 18-22.

- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.

- Ensure gutter hangers and rainwater system elements intact and secure.

- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.

- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.

- Windows, doors and rainwater works should be cleaned annually.

- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green©.

- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

Ancestry.ca - historic Municipal Voters Lists for Coquitlam and Canada Census 1921

Boire, Alaine J. 2016. With Hearts and Minds: Maillardville, 100 Years of History on the West Coast of B.C. Self-Published with Amazon

BC Archives - birth, marriage and death indexes

City of Coquitlam Archives - Archival images, Tax Assessments 1913-1925, Tax assessment cards 1954-1960s

City of Coquitlam Q Map - legal survey plan for DL 46- 2624 dated 1912.

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Paré, Antonio G. (Tony), 1997 . My Memoirs of Le Vieux Maillardville. Self-published.

Spagnolo, Alexandre and Catou Lévesque. Regards sur Maillardville avec la Liste des mariages célébrés de 1911 à 1950, Vancouver, Société Historique Franco-Colombienne, 1980
Societe francophone de Maillardville, www.maillardville.com

Vancouver Public Library - online BC directories 1888-1955

Interview with Diane Lambert, Lisa Kamerling of Club Bel Âge staff and members April 26, 2017

Interviews with Jean Lambert, April, May and August 2017

"Schedule A" to Bylaw 4891, 2019
Appendix B2

Heritage Conservation Plan

1304 Laval Square ~ Croteau/Paré House ~ 1913
Maillardville ~ Coquitlam, BC

Elana Zysblat, CAHP :: Ance Building Services :: July 2019

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Statement of Significance

Description of Historic Place

The Croteau/Paré House is a two-and-one-half storey (plus basement) wood-frame, front gabled house situated facing the square on the east side of Laval Square at the corner Cartier Avenue, in the Maillardville neighbourhood of Coquitlam.

Heritage Value of Historic Place

The Croteau/Paré House, built in 1913, is valued for its social and historic associations with the Maillardville neighbourhood of Coquitlam. The neighbourhood was first developed as a village circa 1910 near the large Fraser Mills operation on the Fraser River, to house Francophone workers brought in from Canada's East Coast. The house was likely built by Quebec-born millworker Méredic Laverdure (1872-1949) whose family lived on the property until 1915 and is thus linked to the first influx of East Coast Francophone workers to Fraser Mills (1909) which brought the Laverdures. These Francophone families became the founding community of Maillardville and hugely impacted the shaping of Coquitlam's history, economy, culture and character.

The building's central, high visibility location on Laval Square, and its survival as part a grouping of four early Maillardville houses making up the southeast corner of the square, greatly increases its value. Laval Square is the historic heart of the Maillardville neighbourhood, the location of the Francophone community's first church and school and a traditional processional route for religious holidays or parades. Surrounded by houses oriented towards it as was customary in Quebec, the "carré" was the centre from which Maillardville's first streets radiated. Once a social and cultural gathering place full of vitality, Laval Square has lost many of its original houses, its school and corner store.

The house is especially important for its association with two other first cohort families in the Maillardville community - the Croteaus and the Parés. Both have multigenerational connections with

pivotal local industries and institutions such as Fraser Mills and Our Lady of Lourdes church across the street. Marcel Croteau, the Croteau family patriarch of the 1910 cohort, resided here with his wife from 1920-1925 until he was killed in an accident at the mill. His daughter's family, Lydia and Arcade Paré, also of the first cohort, moved into the house in 1925 and this became a residence for various Paré family members until the mid-1940s. Arcade Paré, a millworker and later an independent painting contractor, was the first choirmaster at Our Lady of Lourdes and produced many local theatrical shows - often fundraisers for the less fortunate families in the community. The Paré family is likely one of the better documented families in Maillardville's history for their large numbers (Parés were close to a third of the 1910 cohort of 110 people), their leadership and community involvement, and for the Maillardville history books written by Antonio (Tony) Paré (1917-2008).

The siting of the Croteau/Paré House next to the Napoleon Croteau infill house at 1309 Laval Square, increases its importance. This smaller house was constructed by Marcel Croteau's son Napoleon in 1920 on the undeveloped half of his father's original lot - a scenario which occurred frequently in Maillardville but of which few examples survive.

This relatively large residence is valued for its aesthetic design as a vernacular, Edwardian house - a popular architectural trend from the early 1900s until 1912. Although alterations in recent decades (stucco and partial enclosing of front porch) obscure some of its original details, archival photographs and surviving elements on the building itself recall its original classical and symmetrical design intent. The building's prominent front porch with smaller sleeping porch above, its combination of original wood siding and shingles and its decorative columns are all illustrations of the vernacular Edwardian style.

Character Defining Elements

- Location on Laval Square across the street from Our Lady of Lourdes Church in the historic Maillardville neighbourhood.
- Continuous use as a single-detached residence since circa 1913.
- siting facing the square, close to Laval Square Street and next to its infill house at 1309 Laval Square
- Residential form, scale and massing as expressed by its two-and-one-half storeys (plus basement) height
- Vernacular Edwardian design as expressed by its tall vertical form, front gable roof, square columns with decorative caps and mouldings, second storey sleeping porch; evidence of symmetrical design, full-width front porch, horizontal wood siding and decorative shingles at gable peaks
- tongue and groove soffits and porch ceilings
- internal brick chimney at rear roof peak

Current Photographs

front view

rear view

side view
to yard

side view
to Cartier

Archival Photographs

Crop from Procession on Laval Street 1923 showing the south and front elevations of the subject house. source: Coquitlam Heritage Society

The 'new' church built in 1913 after the original building burnt in a fire in December 1912. The church building is now St. Anne's Hall. The subject house, almost completed in this photo, is marked with an arrow. source: Our Lady of Lourdes website

Two other Maillardville houses of similar design and age:

The 1912 Boileau House at 1317 Brunette survives in original condition today. source: City of Coquitlam Archives C6-S01-C6.970

Formally located across the square from the subject house, the 1911 Bouthot House once stood at 1207 Cartier Avenue until it was destroyed by fire in the 1920s. source: Coquitlam Archives C6-S01-C6.979

Project Conservation Objectives

The subject development poses the rare opportunity to conserve and revitalize an unmodified quarter of historic Laval Square. With five historic properties up for development at the same time, the reinstatement of a historic streetscape of restored pioneer homes and a retail component at the corner of Laval Square and Laval Street is the overall project objective, bringing a significant improvement to the vitality and historic character of the Laval Square area as a whole.

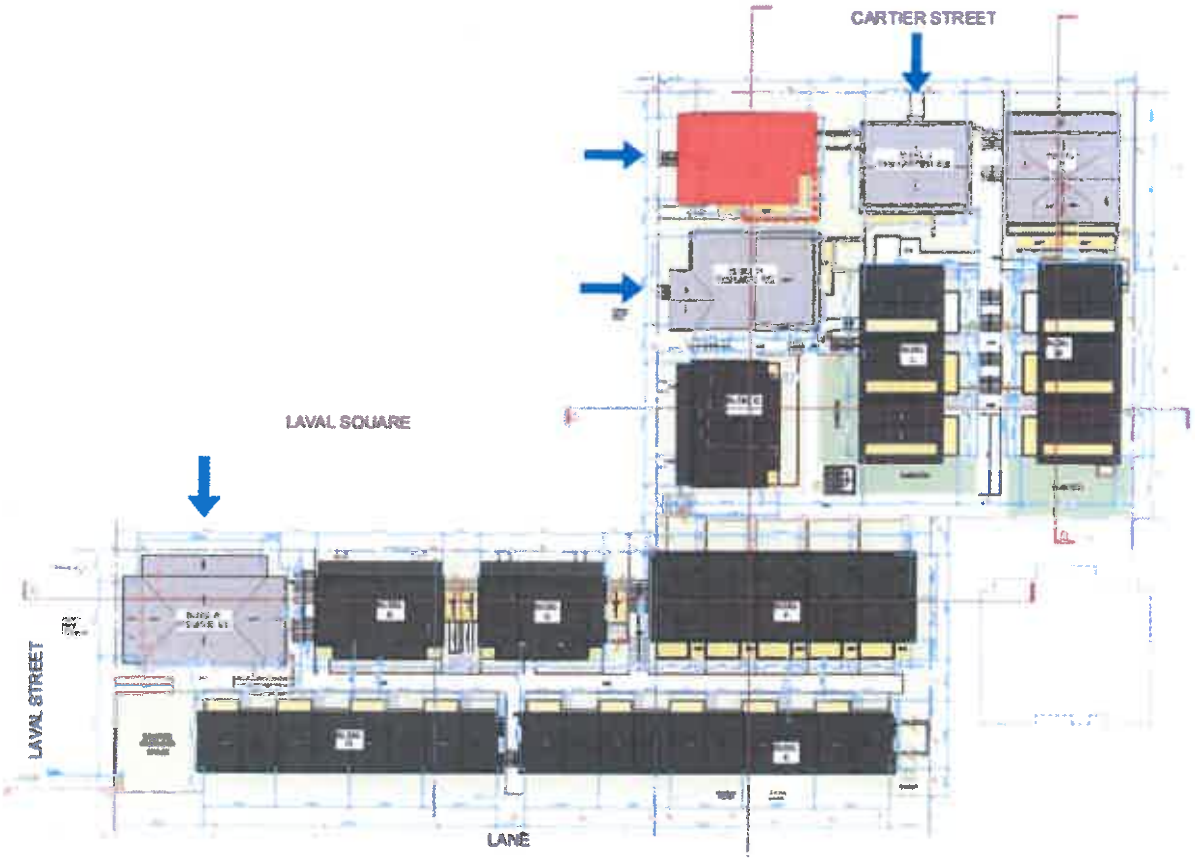
above: architectural rendering of the subject development along Cartier Avenue with 1308 Cartier and 1304 Laval conserved in situ in close proximity to Laval Square and our Lady of Lourdes Church.

below: architectural drawings of the proposed grouping of the restored 1304 and 1309 Laval Square (left and centre), with a new infill building (right) on Laval Square. source: Birmingham & Wood Architects

Site Plan

The below proposed site plan illustrates the subject development involving the retention and rehabilitation of four historic buildings (marked with blue arrows) and the introduction of a series of infill townhouses (all other buildings on plan).

The subject houses (1304 Laval Square) is depicted on the site plan in red. The red outline indicates its current footprint and the solid red indicates its proposed restored footprint.



site plan source: Birmingham & Wood Architects

Building Description

The house at 1304 Laval Square is a 2.5 storey (plus basement), wood-frame vernacular Edwardian house. It features a front gable roof and classical, symmetrical design. Although archival photographs show the building was originally clad in wood siding and shingles, it has since been clad in stucco and its wood sash windows have been replaced with a combination of aluminum sliders and vinyl windows. Its front porch has also been partially enclosed. Notwithstanding these modifications, the house form survives and the modified character defining elements (wood siding, full front porch and wood windows) are straightforward to expose and/or restore.

drawing source: Birmingham & Wood Architects

The above architectural drawing illustrates the proposed restored and rehabilitated building at 1304 Laval Square.

Conservation Objectives

The subject building will be conserved in situ next to 1309 Laval Square which is associated with it. Its exterior will be restored with the exposure and restoration of its wood cladding, the reintroduction of historically appropriate wood sash windows and the restoration of the street level full-width front porch. A non-original addition at it southern elevation will be removed to create reasonable space between it and 1309 Laval which is proposed to be relocated closer to the subject building as part of the overall development proposal.

Restoration is the overall conservation objective for the historic house.

Rehabilitation is the conservation objective for the property.

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

The above conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

Recommended Conservation Procedures

a. Structure and site - *Restoration:*

Restore the historic building structure through restoration of:

- wood cladding
- wood windows and doors
- front porch
- remove addition on south elevation

b. Foundation - *Rehabilitation:*

- Install new seismically engineered foundation.

c. General Wood Elements - *Restoration:*

- Expose and repair wood siding. Restore wood facia, trim, window sills and soffits.
- Replace (in-kind) any individual elements that are damaged beyond repair with like species, dimensions and profiles of wood.
- Restore the original front porch with historically appropriate wood columns and railing as per archival photographs.

d. Roof and Rainwater Works - *Rehabilitation*

- Install new duroid roof and gutters system

f. Windows and Doors - *Restoration:*

- Install new historically appropriate wood sash windows with projecting sills and new historically appropriate wood doors

g. Finishes - *Restoration:*

Repaint the entire exterior with the aid of a professional exterior painter who specializes in old wood-clad buildings. Follow Master Painters' Institute, Repainting Manual procedures, including a thorough preparation process removing loose paint down to next sound layer (not bare wood) - do not use powerwashing. Invest ample time in millwork repair, detailed caulking and priming before painting. Use high quality paint with a mild sheen for the body, medium sheen for the trim and high gloss for sash and doors.

Colour Scheme:
The following colours are documented historic colours proposed for the subject house:

1. WOOD SIDING - STRATHCONA RED (HISTORICAL VANCOUVER TRUE COLOURS) - VC27

2. WOOD TRIM/SOFFITS (GABLES & COLUMNS/GUTTERS - EDWARDIAN PEWTER (HISTORICAL VANCOUVER TRUE COLOURS) - VC29

3. WINDOW SASH - GLOSSY BLACK (HISTORICAL VANCOUVER TRUE COLOURS) - VC30

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition).* The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.

- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:

o wood in contact with ground or plantings;

o excessive cupping, loose knots, cracks or splits;

o open wood-to-wood joints or loose/missing fasteners;

o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);

o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;

o signs of water ingress (rot, staining, mould, infestation).

- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.

- Inspect paint finishes every 3-5 years and expect full repainting every 7-10 years. Look for:

o bubbling, cracks, "alligatoring" or crazing, wrinkles, flaking, peeling or powdering;

o excessive fading of colours, especially dark tones;

- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

Review metal flashings to ensure water runoff properly directed to the exterior and that flashing joints are intact.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.

- Check satisfactory operation of windows and doors.

- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.

- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:

o loose, split or missing shingles, especially at edges, ridges and hips;
o excessive moss growth and/or accumulation of debris from adjacent trees;
o flashings functioning properly to shed water down slope.

- Remove roof debris and moss with gentle sweeping and low-pressure hose.

- Plan for roof replacement every 18-22.

- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.

- Ensure gutter hangers and rainwater system elements intact and secure.

- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.

- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.

- Windows, doors and rainwater works should be cleaned annually.

- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green©.

- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

Ancestry.ca - historic Municipal Voters Lists for Coquitlam and Canada Census 1921

Boire, Alaine J. 2016. With Hearts and Minds: Maillardville, 100 Years of History on the West Coast of B.C. Self-Published with Amazon

BC Archives - birth, marriage and death indexes

City of Coquitlam Archives - Archival images, Tax Assessments 1913-1925, Tax assessment cards 1954-1960s

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Societe francophone de Maillardville, www.maillardville.com

Vancouver Public Library - online BC directories 1888-1955

Interview with Diane Lambert, Lisa Kamerling of Club Bel Âge staff and members April 26, 2017

Interviews with Jean Lambert, April, May and August 2017

"Schedule A" to Bylaw 4891, 2019
Appendix B3

Heritage Conservation Plan

1309 Laval Square ~ Napoleon & Josephine Croteau House ~ 1920
Maillardville ~ Coquitlam, BC

Elana Zysblat, CAHP :: Ance Building Services :: July 2019

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Statement of Significance

Description of Historic Place

The Napoleon & Josephine Croteau House is a one-and-one-half storey (plus basement) wood-frame, side gabled house situated facing the square on the east side of Laval Square below the corner Cartier Avenue, in the Maillardville neighbourhood of Coquitlam.

Heritage Value of Historic Place

The Napoleon & Josephine Croteau House, built in 1920, is valued for its social and historic associations with the Maillardville neighbourhood of Coquitlam. The neighbourhood was first developed as a village circa 1910 near the large Fraser Mills operation on the Fraser River, to house Francophone workers brought in from Canada's East Coast. The house is linked to the first influx of East Coast Francophone workers to Fraser Mills (1909-1910) which became the founding community of Maillardville and hugely impacted the shaping of Coquitlam's history, economy, culture and character.

The building's central, high visibility location on Laval Square, and its survival as part a grouping of four early Maillardville houses making up the southeast corner of the square, greatly increases its value. Laval Square is the historic heart of the Maillardville neighbourhood, the location of the Francophone community's first church and school and a traditional processional route for religious holidays or parades. Surrounded by houses oriented towards it as was customary in Quebec, the "carré" was the centre from which Maillardville's first streets radiated. Once a social and cultural gathering place full of vitality, Laval Square has lost many of its original houses, its school and corner store.

The house is further important for its association with the Croteau family, arrived to Fraser Mills with the first cohort in 1910. The Croteaus have multigenerational connections with pivotal local industries and institutions such as Fraser Mills, the Canadian Northern Railway (CNR) and Our Lady of Lourdes church across the street. It is remembered as the Croteau house for 60 years until 1980.

Built by Napoleon Croteau, who worked as a supervisor for the CNR in the Port Mann yards, this building is unique as a surviving example of an infill house constructed by a millworker's child on the undeveloped half of the parent's original lot - a scenario which occurred frequently in Maillardville but of which few examples survive. The siting of the subject house next to the original Croteau house at 1304 Laval Square, increases its importance.

This residence is valued for its aesthetic design as a good example of a Craftsman Bungalow - a popular architectural trend from around 1905 until well into the 1930s. This pattern-book house was considered a showplace in the neighbourhood and was always well-maintained by the Croteau family. Notwithstanding alterations and additions in recent decades (stone cladding on the column bases and the basement level and additions on the side) the general form is intact and most original details survive on the building. The building's deep, gabled front porch, its prominent side gabled roof with deep eaves and its stylized brackets are all elements of the Craftsman style.

Character Defining Elements

- Location on Laval Square across the street from Our Lady of Lourdes Church in the historic Maillardville neighbourhood.
- Continuous use as a single-detached residence since circa 1920.
- Siting facing the square, close to Laval Square Street and next to its principal house at 1304 Laval Square
- Residential form, scale and massing as expressed by its one-and-one-half storeys (plus basement) height
- Craftsman Bungalow design as expressed by its wide, horizontal form, prominent side gable roof, deep front porch with gabled roof, rear gabled dormer, square tapered columns at porch with wide bases, horizontal wood siding and unique Japanese-inspired brackets
- tongue and groove soffits and porch ceilings
- Original door and window openings
- Wood door and window trim
- end-wall brick chimney

Current Photographs

front view

rear view

side view
north

side view
south

Archival Photographs

Wedding of B. Charpentier and Cecile Hinque at Notre Dames de Lourdes in 1935. The subject house is clearly visible in the background and marked with an arrow.
source: Coquitlam Archives C6.647

The subject house in 2007 before the most recent alterations.
source: Bob_2006 Flickr

Project Conservation Objectives

The subject development poses the rare opportunity to conserve and revitalize an unmodified quarter of historic Laval Square. With five historic properties up for development at the same time, the reinstatement of a historic streetscape of restored pioneer homes and a retail component at the corner of Laval Square and Laval Street is the overall project objective, bringing a significant improvement to the vitality and historic character of the Laval Square area as a whole.

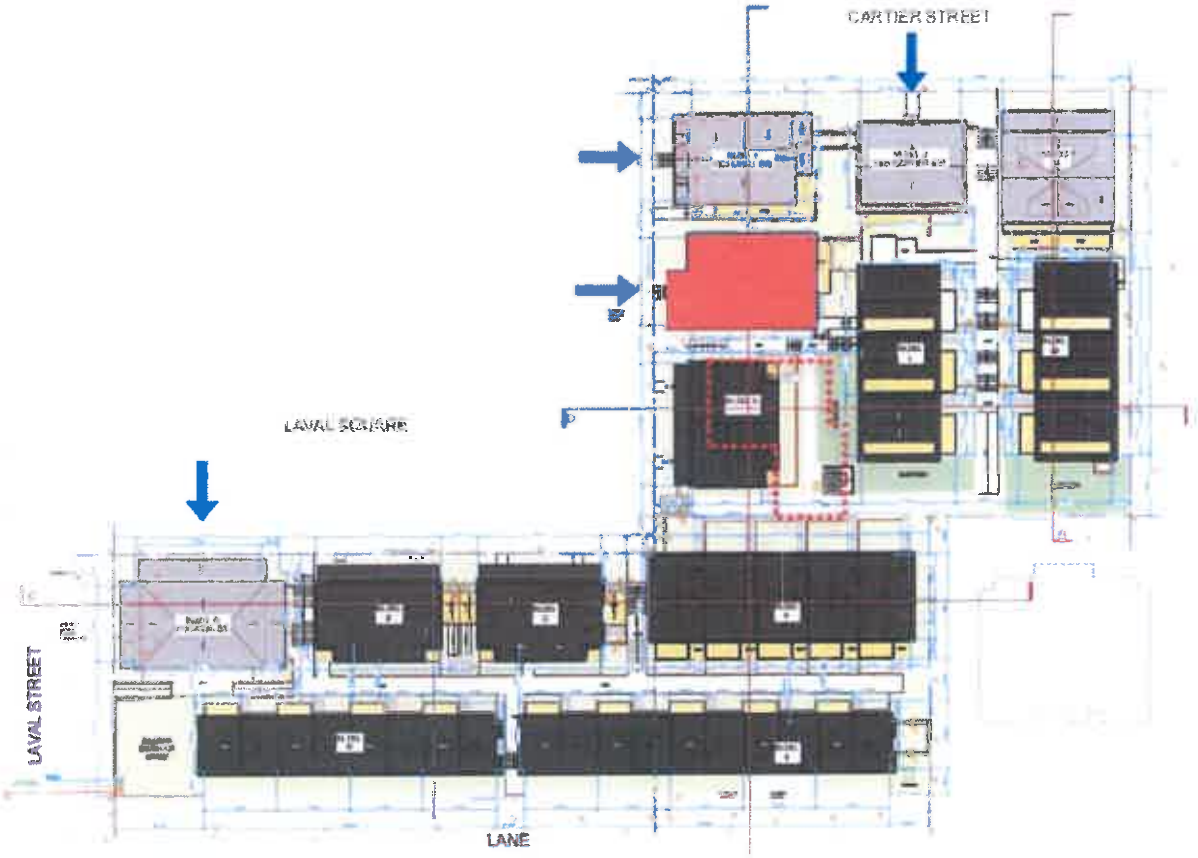
above: architectural rendering of the subject development along Cartier Avenue with 1308 Cartier and 1304 Laval conserved in situ in close proximity to Laval Square and our Lady of Lourdes Church.

below: architectural drawings of the proposed grouping of the restored 1304 and 1309 Laval Square (left and centre), with a new infill building (right) on Laval Square. source: Birmingham & Wood Architects

Site Plan

The below proposed site plan illustrates the subject development involving the retention and rehabilitation of four historic buildings (marked with blue arrows) and the introduction of a series of infill townhouses (all other buildings on plan).

The subject house (1309 Laval Square) is depicted on the site plan in red. The red outline indicates its current location and footprint and the solid red indicates its proposed new location to the north, closer to 1304 laval.



site plan source: Birmingham & Wood Architects

Building Description

The house at 1309 Laval Square is a 1.5 storey (plus basement), wood-frame Craftsman Bungalow. It features a deep, gabled front porch, a prominent side gabled roof, deep eaves and stylized brackets. It retains its original cladding and exterior wood trim and brackets. It's porch column bases have been reclad in stone and its wood windows have been replaced with vinyl windows. Notwithstanding these modifications, the house form survives and the modified character defining elements (wood windows and wood column bases) are straightforward to expose and/or restore.

drawing source: Birmingham & Wood Architects

The above architectural drawing illustrates the proposed restored and rehabilitated building at 1309 Laval Square.

Conservation Objectives

The subject building will be relocated closer to 1304 Laval Square which is associated with it. Its exterior will be restored with the the reintroduction of historically appropriate wood sash windows and the restoration of the front porch columns to all-wood. A non-original addition at it southern elevation will be removed to create reasonable space between it and an infill house proposed to its south.

Restoration is the overall conservation objective for the historic house.

Rehabilitation is the conservation objective for the property.

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

The above conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

Recommended Conservation Procedures

a. Structure and site - *Restoration:*

Restore the historic building structure through restoration of:
- wood windows and doors
- front porch columns
- remove addition on south elevation

b. Foundation - *Rehabilitation:*

- Install new seismically engineered foundation.

c. General Wood Elements - *Restoration:*

- Replace (in-kind) any individual elements that are damaged beyond repair with like species, dimensions and profiles of wood.

d. Roof and Rainwater Works - *Rehabilitation*

- Install new duroid roof and gutters system

f. Windows and Doors - *Restoration:*

- Install new historically appropriate wood sash windows with projecting sills

g. Finishes - *Restoration:*

Repaint the entire exterior with the aid of a professional exterior painter who specializes in old wood-clad buildings. Follow Master Painters' Institute, Repainting Manual procedures, including a thorough preparation process removing loose paint down to next sound layer (not bare wood) - do not use powerwashing. Invest ample time in millwork repair, detailed caulking and priming before painting. Use high quality paint with a mild sheen for the body, medium sheen for the trim and high gloss for sash and doors.

Colour Scheme:
The following colours are documented historic colours proposed for the subject house:

1 WOOD SIDING - VICTORIAN PERIOD (HISTORICAL VANCOUVER TRUE COLOURS) - VC17

2 WOOD TRIM/CEDAR SOFFIT/WOOD FRAMED ROOF OVERHANG/ALUMINUM GUTTERS - OXFORD IVORY (HISTORICAL VANCOUVER TRUE COLOURS) - VC1

3 WOOD WINDOW SASH - EDWARDIAN PEWTER (HISTORICAL VANCOUVER TRUE COLOURS) - VC28

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.

- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:

o wood in contact with ground or plantings;

o excessive cupping, loose knots, cracks or splits;

o open wood-to-wood joints or loose/missing fasteners;

o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);

o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;

o signs of water ingress (rot, staining, mould, infestation).

- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.

- Inspect paint finishes every 3-5 years and expect full repainting every 7-10 years. Look for:

o bubbling, cracks, "alligatoring" or crazing, wrinkles, flaking, peeling or powdering;

o excessive fading of colours, especially dark tones;

- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

Review metal flashings to ensure water runoff properly directed to the exterior and that flashing joints are intact.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.

- Check satisfactory operation of windows and doors.

- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.

- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:

o loose, split or missing shingles, especially at edges, ridges and hips;
o excessive moss growth and/or accumulation of debris from adjacent trees;
o flashings functioning properly to shed water down slope.

- Remove roof debris and moss with gentle sweeping and low-pressure hose.

- Plan for roof replacement every 18-22.

- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.

- Ensure gutter hangers and rainwater system elements intact and secure.

- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.

- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.

- Windows, doors and rainwater works should be cleaned annually.

- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green©.

- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

Ancestry.ca - historic Municipal Voters Lists for Coquitlam and Canada Census 1921

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Societe francophone de Maillardville, www.maillardville.com

Vancouver Public Library - online BC directories 1888-1955

Interview with Diane Lambert, Lisa Kamerling of Club Bel Âge staff and members April 26, 2017

Interviews with Jean Lambert, April, May and August 2017

"Schedule A" to Bylaw 4891, 2019
Appendix B4

Heritage Conservation Plan

1308 Cartier Avenue ~ Rodolphe & Lorette Boileau House ~ 1936
Maillardville ~ Coquitlam, BC

Elana Zysblat, CAHP :: Ance Building Services :: July 2019

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Statement of Significance

Description of Historic Place

The Rodolphe & Lorette Boileau House is a two storey (plus basement) wood-frame, gambrel-roofed house situated on the south side of Cartier Avenue, one house east of Laval Square in the Maillardville neighbourhood of Coquitlam.

Heritage Value of Historic Place

The Rodolphe (Pete) & Lorette Boileau House, built in 1936, is valued for its social and historic associations with the Maillardville neighbourhood of Coquitlam. The neighbourhood was first developed as a village circa 1910 near the large Fraser Mills operation on the Fraser River, to house Francophone workers brought in from Canada's East Coast. The house is linked to the first influx of East Coast Francophone workers to Fraser Mills (1909-1910) on which the Boileau family came to Fraser Mills and contributing to founding the Maillardville community and the shaping of Coquitlam's history, economy, culture and character.

The house is valued for its association with the Boileau family who has multigenerational ties to Fraser Mills, Our Lady of Lourdes Church, the local baseball and hockey teams and is especially remembered for the well known and loved pool hall, barber shop and confectionary at 1206 Brunette Avenue (1918 to 1960s) run by Pete's brother Louis Boileau who worked night shifts at the mill as well. Pete Boileau worked at Fraser Mills as a shingle sawyer from age 16 until retirement at 65. Coquitlam's Boileau Street was named after this pioneer family.

Built by Pete Boileau with the help of his father-in-law in 1936, this elegant, Dutch Colonial Revival style house is unique in Maillardville. Its formal, symmetrical design, gambrel roof and decorative shutters are all expressions of this architectural trend of the 1930s. The house is valued for its unaltered

exterior (and most elements of the interior) conserved and well maintained by residents over the decades.

The long-term ownership pattern of the house by only three families since its construction Boileau (29 years), Donovan (22 years) and Edgecumbe (28 years), echoes both the working-class character of the local community and the relatively long-term, stable character of residency in the neighbourhood.

Character Defining Elements

- Location close to Laval Square and Our Lady of Lourdes Church in the historic Maillardville neighbourhood.
- Continuous use as a single-detached residence since 1936.
- Residential form, scale and massing as expressed by its two storeys (plus basement) height
- Original wood cladding, windows and doors and wood trim
- Dutch Colonial Revival design as expressed by its formal, symmetrical design, rectangular shape, gambrel roof, decorative wood shutters, central entrance with arched hood
- end wall brick chimney

Current Photographs

front view - north

rear and
side view

Archival Photograph

Boileau Billiard Hall on Brunette Avenue with a group of Maillardville men in 1918. source: Coquitlam Archives C6-S01-C6.1061

Project Conservation Objectives

The subject development poses the rare opportunity to **conserve and revitalize an unmodified quarter** of historic Laval Square. With five historic properties up for development at the same time, the reinstatement of a historic streetscape of restored pioneer homes and a retail component at the corner of Laval Square and Laval Street is the overall project objective, bringing **a significant improvement to** the vitality and historic character of the Laval Square **area** as a **whole.**

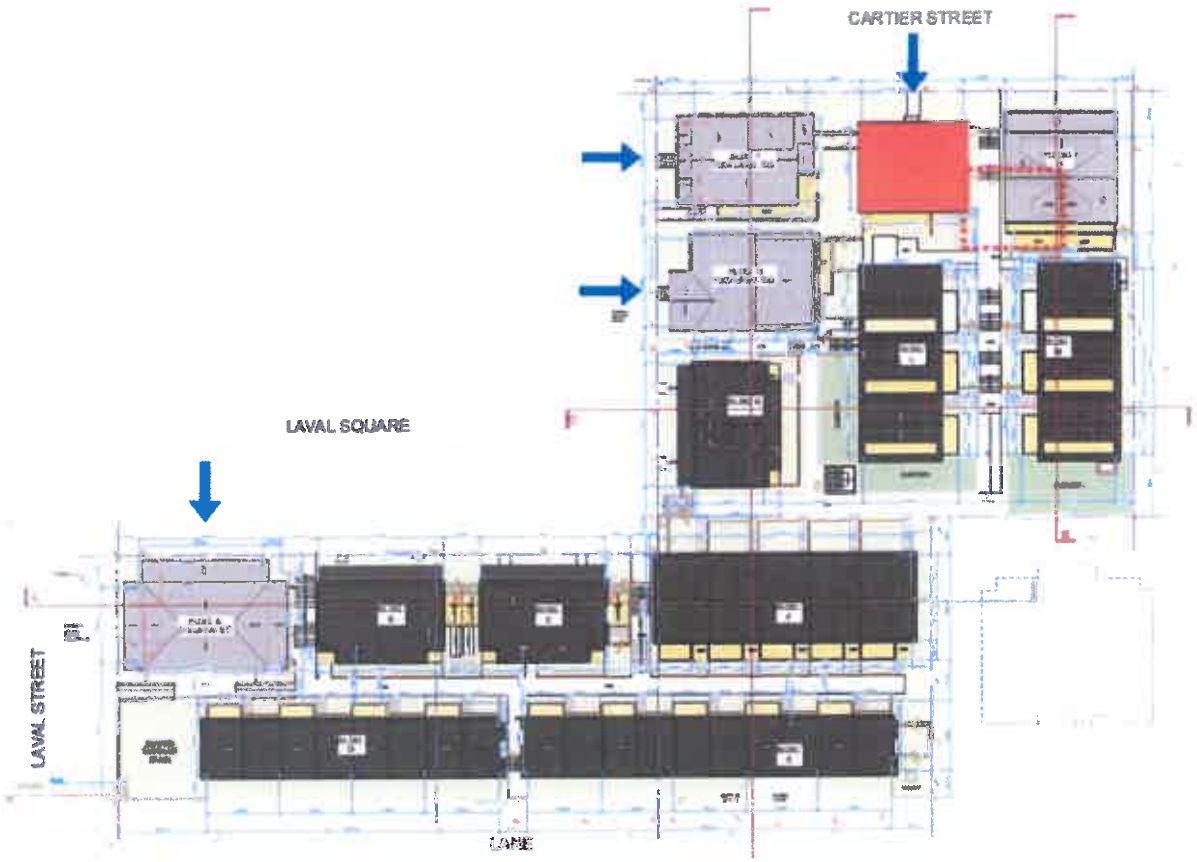
above: architectural rendering of the subject development along Cartier Avenue with 1308 Cartier and 1304 Laval conserved in situ in close proximity to Laval Square and our Lady of Lourdes Church.

below: architectural drawings of the proposed grouping of the new infill Building K (left), and the conserved 1308 Cartier (centre) and the side elevation of 1304 Laval (right). source: Birmingham & Wood Architects

Site Plan

The below proposed site plan illustrates the subject development involving the retention and rehabilitation of five historic buildings (marked with blue arrows) and the introduction of a series of infill townhouses (all other buildings on plan).

The subject houses (1308 Cartier Avenue) is depicted on the site plan in red. The red outline indicates its current footprint and location and the solid red indicates its new proposed location closer to the street and to 1304 Laval.



Building Description

The house at 1308 Cartier Avenue is a 2.5 storey (plus basement), wood-frame Dutch Colonial Revival style house. It features formal, symmetrical design, a gambrel roof and decorative shutters. This 1936 building has not been altered on the exterior and all of its character defining elements survive.

drawing source: Birmingham & Wood Architects

The above architectural drawing illustrates the proposed preserved and rehabilitated building at 1308 Cartier Avenue.

Conservation Objectives

The subject building will be preserved in its current, original condition but slightly relocated to a higher visibility location closer to the street and to accommodate an infill building next door. Its exterior will be preserved.

Preservation is the overall conservation objective for the historic house.

Rehabilitation is the conservation objective for the property.

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

The above conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

Recommended Conservation Procedures

a. Structure - *Preservation:*

Preserve the historic building structure.

b. Foundation - *Rehabilitation:*

- Install new seismically engineered foundation.

c. General Wood Elements - *Preservation:*

- Preserve original exterior elements. Repair only where deemed necessary.

d. Roof and Rainwater Works - *Rehabilitation*

- Install new duroid roof and gutters system

f. Windows and Doors - *Preservation:*

- Preserve original wood windows and doors.

g. Finishes - *Preservation:*

Repaint the entire exterior with the aid of a professional exterior painter who specializes in old wood-clad buildings. Follow Master Painters' Institute, Repainting Manual procedures, including a thorough preparation process removing loose paint down to next sound layer (not bare wood) - do not use powerwashing. Invest ample time in millwork repair, detailed caulking and priming before painting. Use high quality paint with a mild sheen for the body, medium sheen for the trim and high gloss for sash and doors.

Colour Scheme:

The following colours are the documented original colours and are proposed for the repainting of the subject house:

1. WOOD SIDING/WOOD TRIM/WOOD WINDOW SASH/CEDAR SOFFIT - PRATT & LAMBERT - SUPER ONE COAT WHITE

2. WINDOW SHUTTERS/WOOD DOOR - GLOSSY BLACK (HISTORICAL VANCOUVER TRUE COLOURS) - VC35

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition).* The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.

- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:

o wood in contact with ground or plantings;

o excessive cupping, loose knots, cracks or splits;

o open wood-to-wood joints or loose/missing fasteners;

o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);

o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;

o signs of water ingress (rot, staining, mould, infestation).

- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.

- Inspect paint finishes every 3-5 years and expect full repainting every 7-10 years. Look for:

o bubbling, cracks, "alligatoring" or crazing, wrinkles, flaking, peeling or powdering;

o excessive fading of colours, especially dark tones;

- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

Review metal flashings to ensure water runoff properly directed to the exterior and that flashing joints are intact.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.

- Check satisfactory operation of windows and doors.

- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.

- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:

o loose, split or missing shingles, especially at edges, ridges and hips;
o excessive moss growth and/or accumulation of debris from adjacent trees;
o flashings functioning properly to shed water down slope.

- Remove roof debris and moss with gentle sweeping and low-pressure hose.

- Plan for roof replacement every 18-22.

- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.

- Ensure gutter hangers and rainwater system elements intact and secure.

- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

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- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

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Societe francophone de Maillardville, www.maillardville.com

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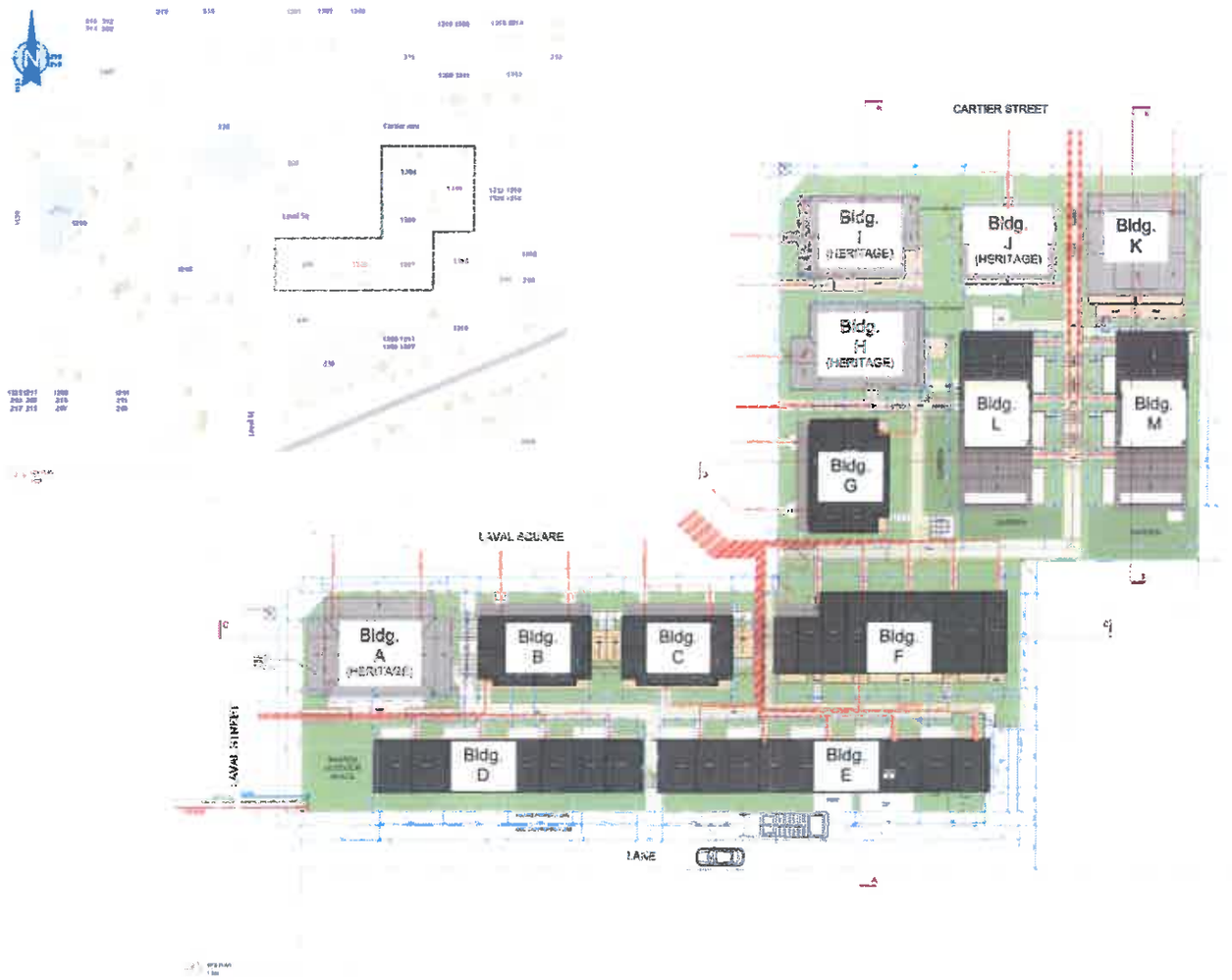
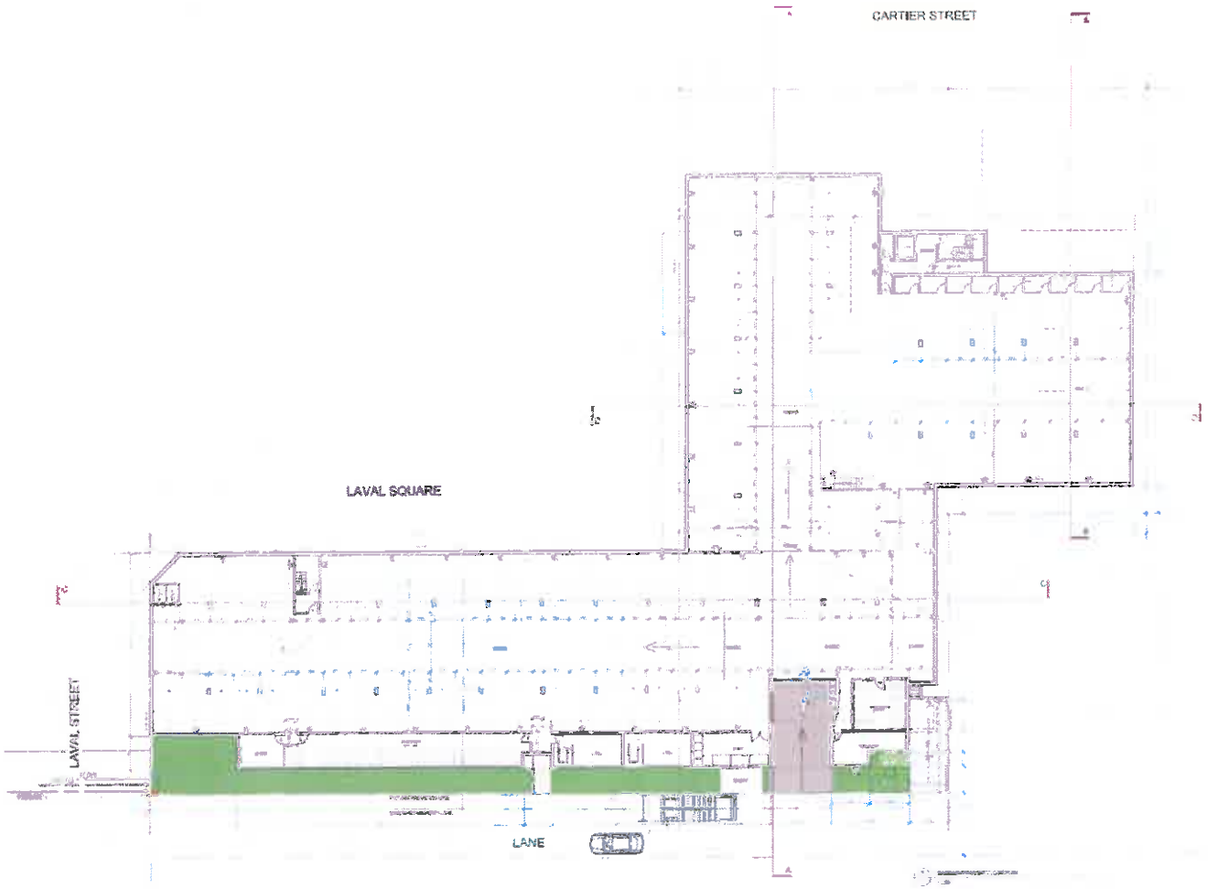
Interview with Diane Lambert, Lisa Kamerling of Club Bel Âge staff and members April 26, 2017

Interviews with Jean Lambert, April, May and August 2017

APPENDIX "C"
ARCHITECTURAL PLANS


CARTIER STREET
Bldg. I (HERITAGE)
Bldg. J (HERITAGE)
Bldg. K
Bldg. H (HERITAGE)
Bldg. L
Bldg. M
Bldg. G
LAVAL SQUARE
Bldg. A (HERITAGE)
Bldg. B
Bldg. C
Bldg. F
Bldg. D
Bldg. E
LANE



A2.0

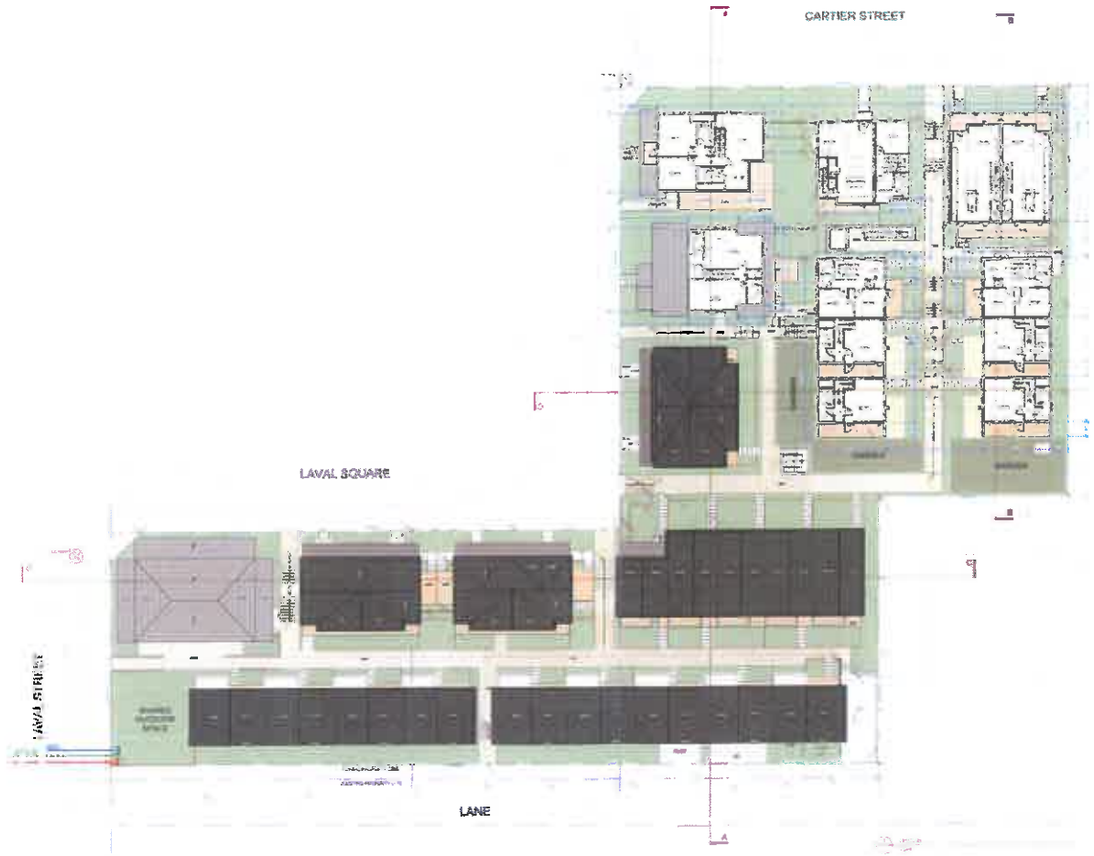
CARTIER STREET
LAVAL SQUARE
LAVAL STREET

A2.1

CARTIER STREET
LAVAL SQUARE
LANE

PROJECT
Residential Development
LAVAL SQUARE
Kelowna, BC
DRAWING TITLE
LEVEL 01
A2.2

CARTIER STREET
LAVAL SQUARE
LANE
LANE ENTRANCE


CARTIER STREET
LAVAL SQUARE
LANE

CARTIER STREET
LAVAL SQUARE
LANE

CARTIER STREET
LAVAL SQUARE
LANE

CARTIER STREET
LAVAL SQUARE
LAVAL STREET
LANE
BIRMINGHAM
&
WOOD
ROOF PLAN
A2.7

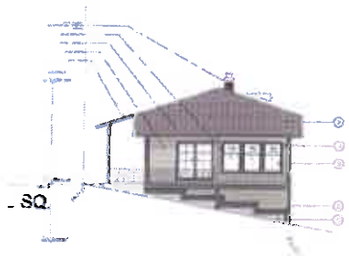
LAVAL SQ.
LANE
LAVAL ST.
GARNER
LAVAL ST.

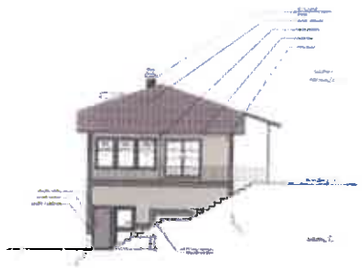
CARTIER

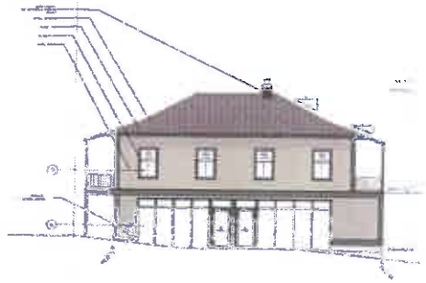
LAVAL ST.

CARTIER

BIRMINGHAM
&
WOOD
PROJECT
DRAWING TITLE
SITE ELEVATIONS







PROJECT
Residential Development
LAVAL SQUARE
Coquitlam, BC

DRAWING TITLE
BUILDING A
ELEVATIONS

DRAWN	DESIGN	SCALE AS NOTED	SHEET NO
VC	SR		A3.2

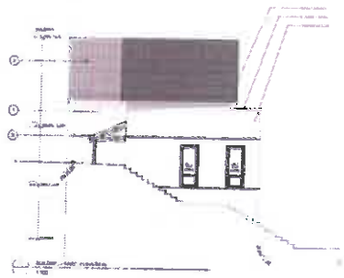
BIRMINGHAM & WOOD

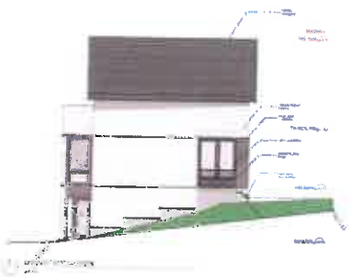
Residential Development
LAVAL SQUARE
Coquitlam, BC

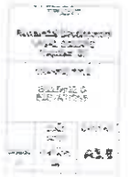
DRAWING TITLE
BUILDING B&C
ELEVATIONS

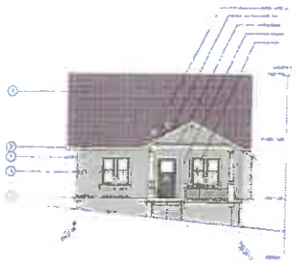
SCALE
1/8"=1'-0"

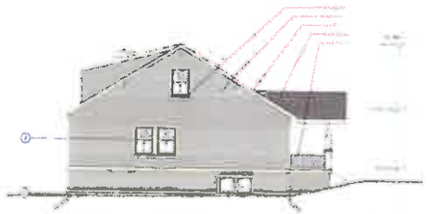
SHEET NO
A2.3

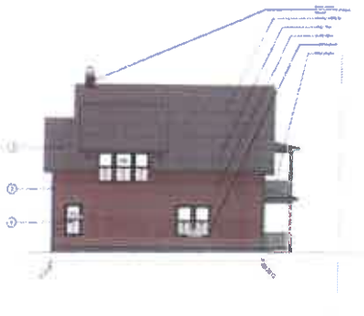


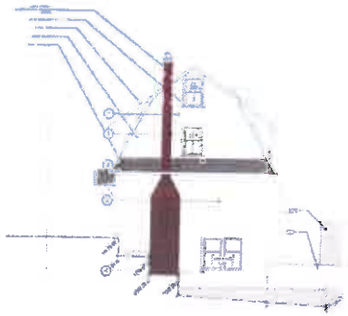


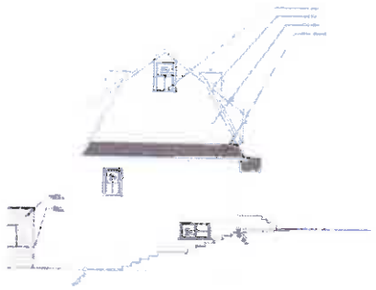


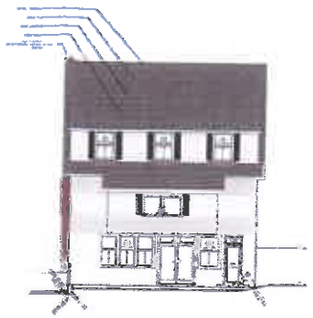


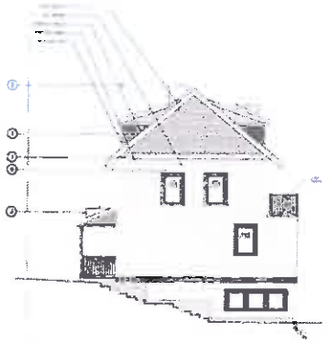


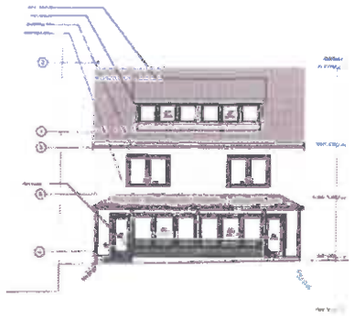


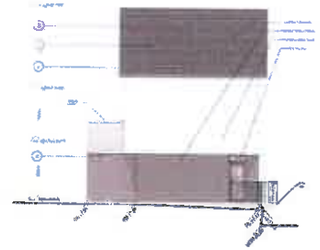


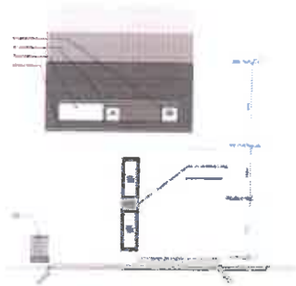


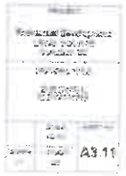








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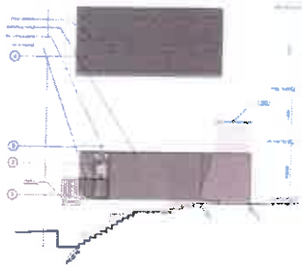
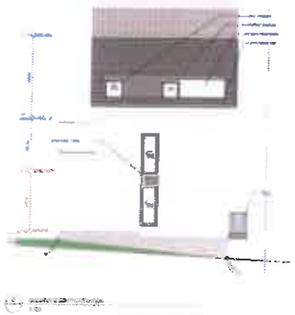
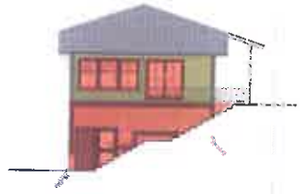
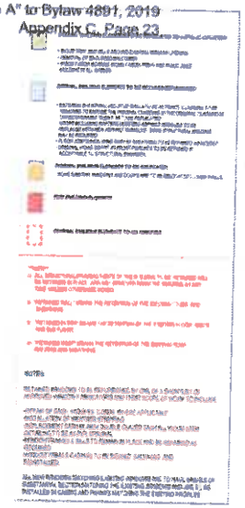
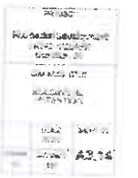


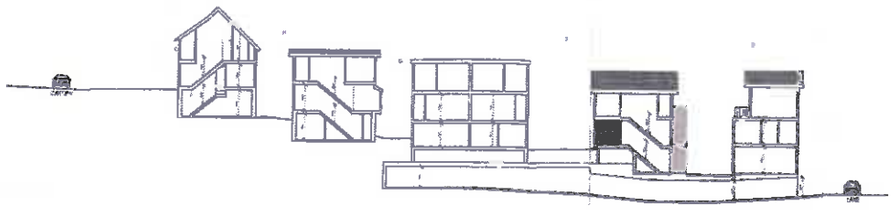


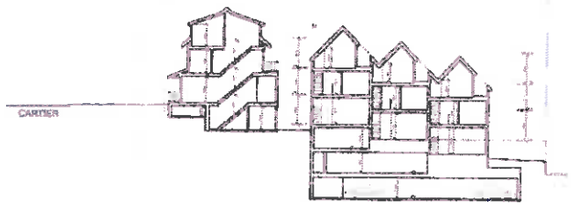




"Schedule A" to Bylaw 4691, 2019
Appendix C, Page 24



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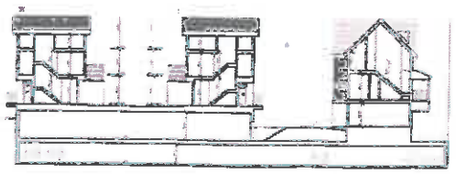
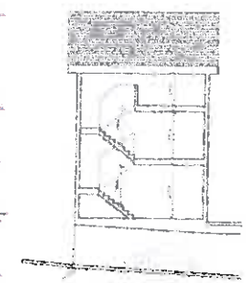
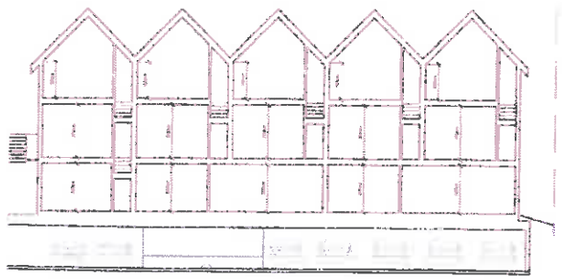
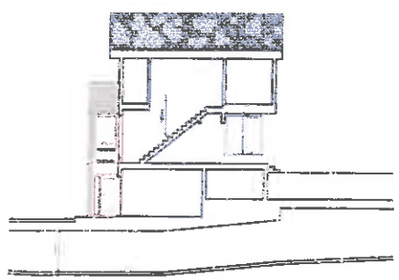


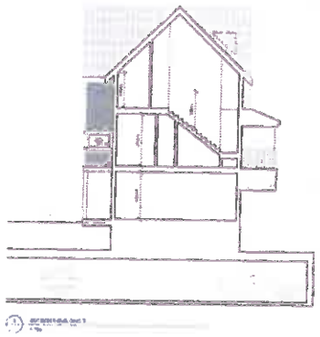
Residential Development
LAVAL SQUARE
Carnillon, QC
SITE SECTIONS
A4.0

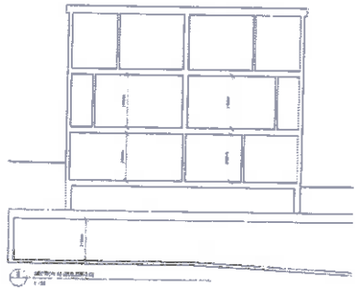
PROJECT
Residential Development
LAVAL SQUARE
Coquitlam, BC
DRAWING TITLE
SECTIONS 1-4
BLDG A,B & C
A4.1

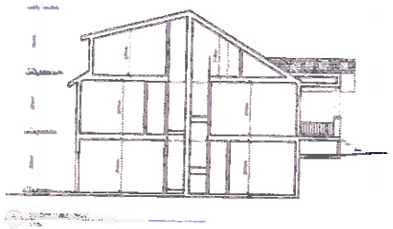


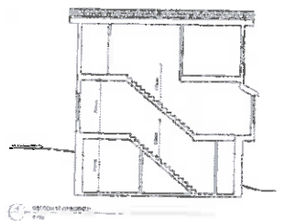


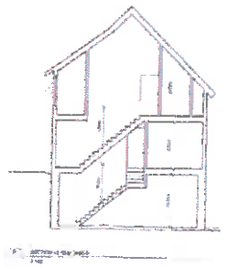


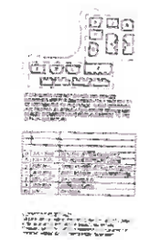










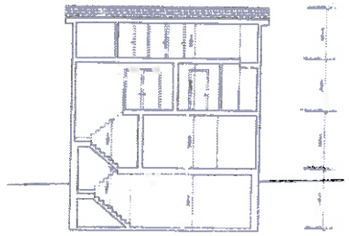


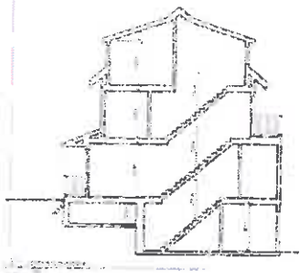
BIRMINGHAM
&
WOOD

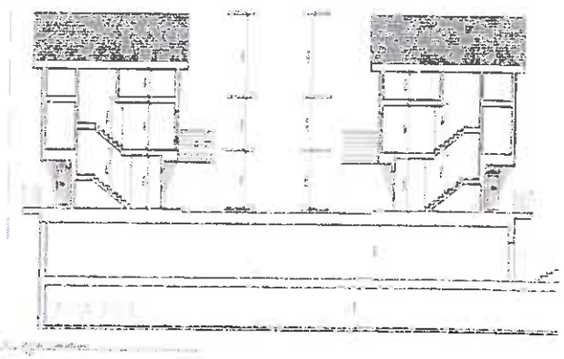
PROJECT
Residential Development
LAVAL SQUARE
Coquitlam, BC

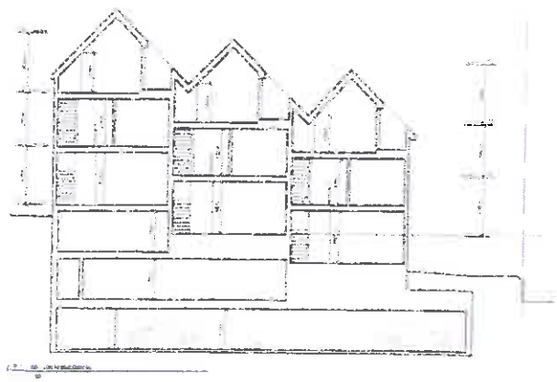
DRAWING TITLE
SECTIONS 3-12
BLDG. G,H & I

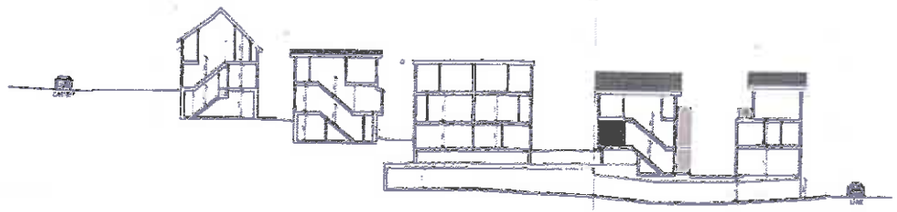
SHEET NO
A4.3

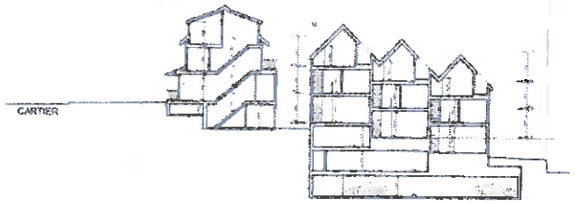








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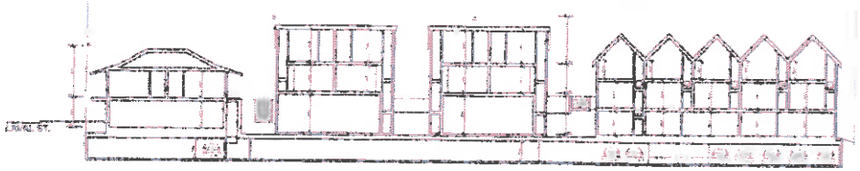
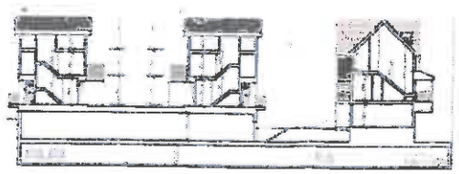
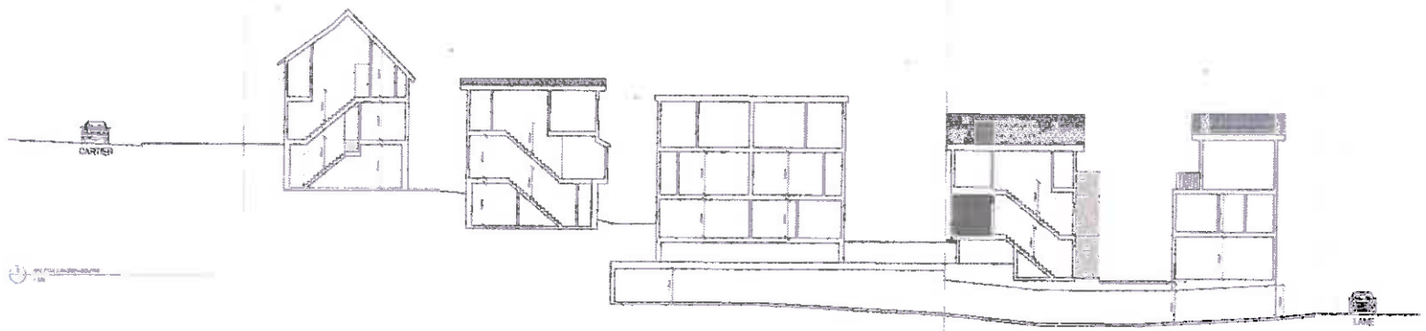


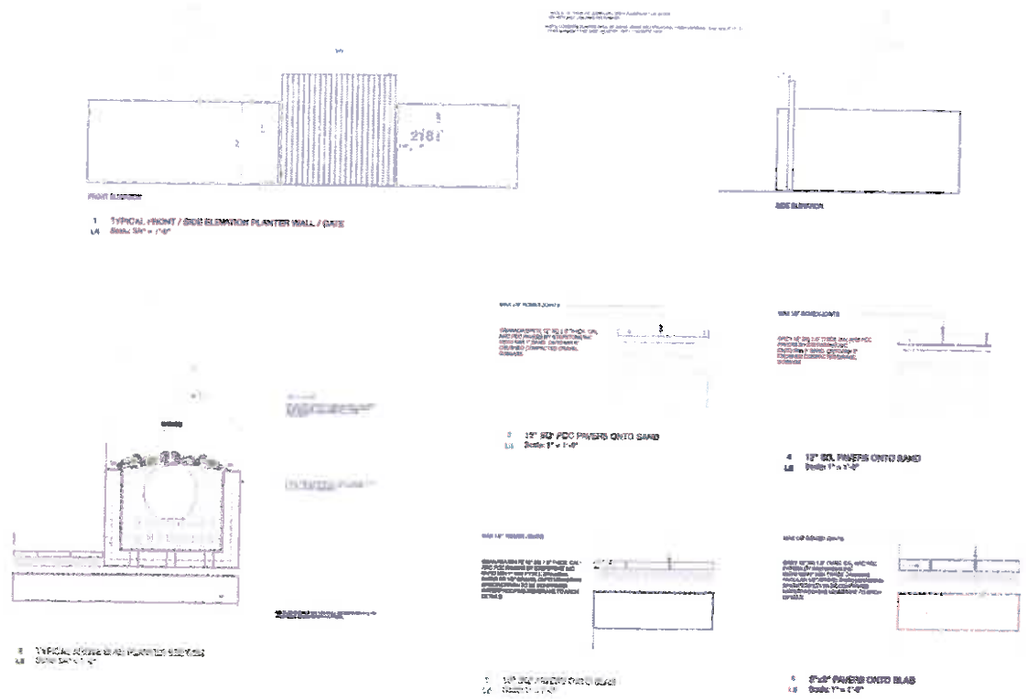




APPENDIX "D"
LANDSCAPING PLANS

considered design inc

L4



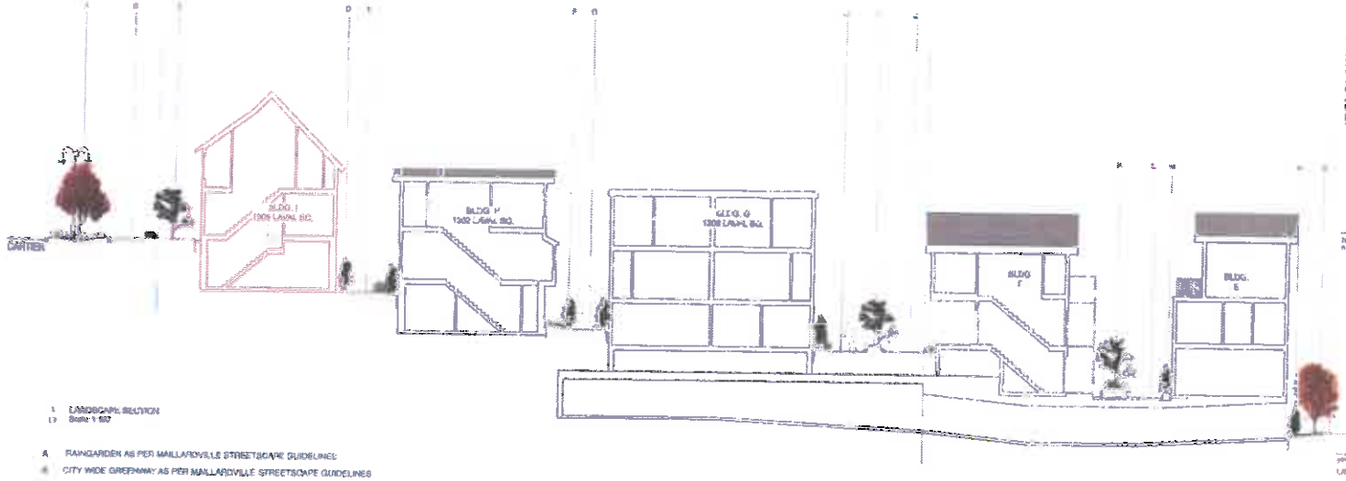
considered design inc

project
LAURL SQUARE GROUTLINE

legal
DISTRICT LOT 48, GROUP 1
NEW WESTMINSTER DISTRICT

scale
AS SHOWN

L6



1 LANDSCAPE SECTION
L3 Scale: 1:100

A RAINGARDEN AS PER MAILLARDVILLE STREETSCAPE GUIDELINES
B CITY WIDE GREENWAY AS PER MAILLARDVILLE STREETSCAPE GUIDELINES
C SMALL DECIDUOUS TREE PLANTING. (AMELANCHIER SP)
D EVERGREEN HEDGE (TAXUS SP)
E INSITU CONCRETE STEPS
F EVERGREEN HEDGE (TAXUS SP)
G DARK GREY PCC PAVERS 12" SQ CAL ARC PCC PAVERS BY STEPSTONE INC
H GRANADA WHITE 12" SQ CAL ARC PCC PAVERS BY STEPSTONE INC
I INSITU CONCRETE PLANTER WITH SMALL DECIDUOUS TREE PLANTING (AMELANCHIER SP)
J PRIVATE TOWNHOUSE GARDEN
K 30" HIGH DYED INSITU CONCRETE PLANTER
L GRANADA WHITE 12" SQ CAL ARC PCC PAVERS BY STEPSTONE INC
M 24" HIGH POWDERCOATED (CHARCOAL GREY) METAL PLANTER A EVERGREEN HEDGE (TAXUS SP)
N EVERGREEN HEDGE (TAXUS SP)
O DECIDUOUS TREE PLANTING (ACER SP) WITH EVERGREEN GROUND COVER PLANTING.

considered design inc

L7

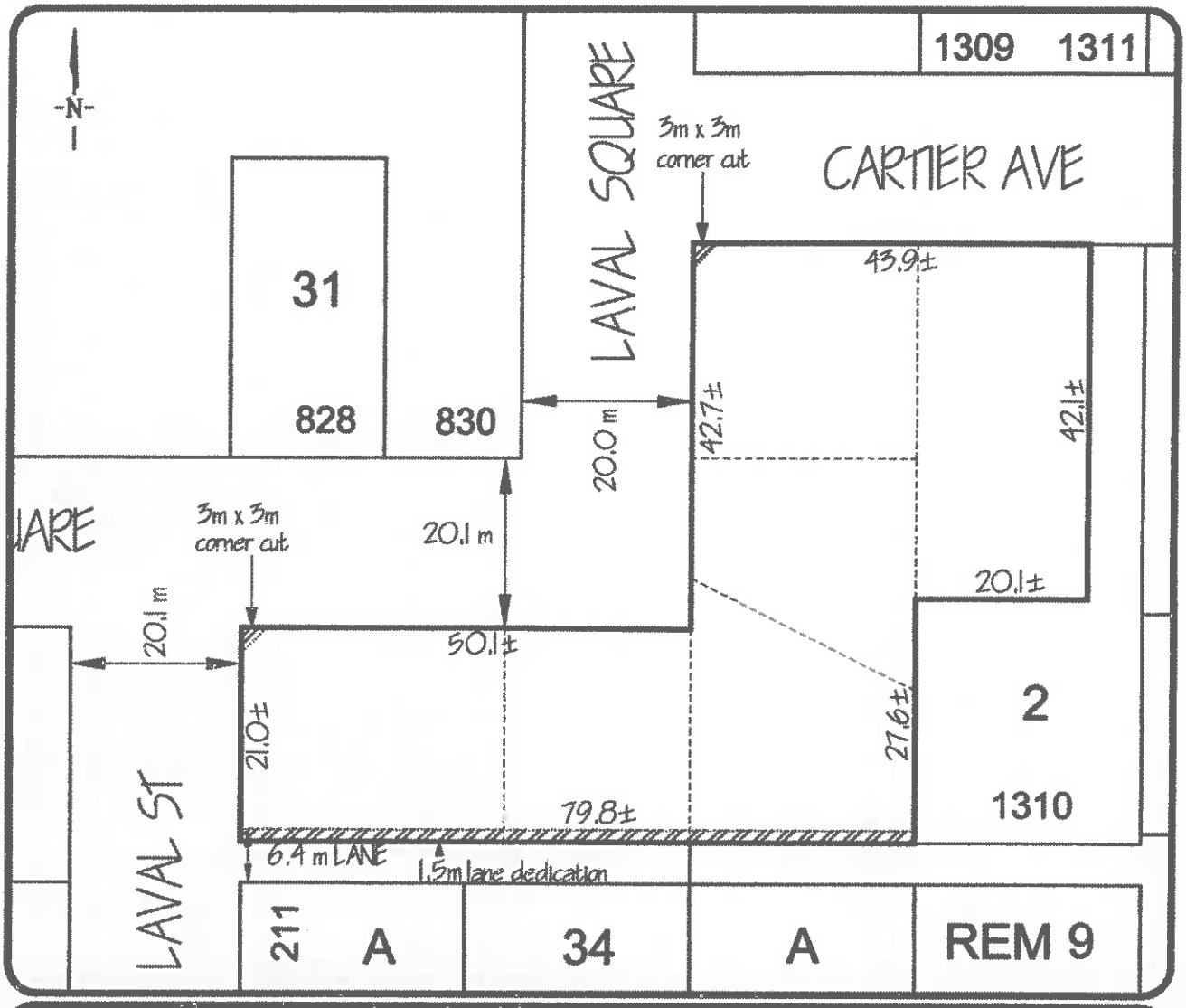
TREE TO BE REMOVED

considered design inc

L12

APPENDIX "E"
SUBDIVISON SKETCH

"Schedule A" to Bylaw 4891, 2019
Appendix E



SUBDIVISION OF LOT 1 DISTRICT LOT 46 GROUP 1 NWD PLAN LMP1376 (1308 Cartier Ave); LOT 5 EXCEPT: SOUTH 150 FEET, BLOCK 8 DISTRICT LOT 46 GROUP 1 NWD PLAN 2624 (1304 Laval Sq); LOT 1 DISTRICT LOT 46 GROUP 1 NWD PLAN 73210 (1309 Laval Sq); LOT 2 DISTRICT LOT 46 GROUP 1 NWD PLAN 73210 (1307 Laval Sq); EAST 72 FEET LOT 4 BLOCK 8 DISTRICT LOT 46 GROUP 1 NWD PLAN 2624 (1302 Laval Sq); AND LOT 4 EXCEPT: EAST 72 FEET LOT 4 BLOCK 8 DISTRICT LOT 46 GROUP 1 NWD PLAN 2624 (213 Laval St)

NOTES:

1. Subject Properties
2. Lot lines to be removed.
3. New lot lines.

OWNER: 1157039 BC Ltd

APPLICANT: Domus Projects Ltd

DATE: _____

STATUS: _____

SKETCH NO.: 17 160679 SD
SCALE: 1:1000
PREPARED BY: CS

Coquitlam

17 160679 SD_CS.dwg

APPENDIX "F"
ALLOWABLE DENSITY AND PERMITTED VARIANCES

APPENDIX "F"
ALLOWABLE DENSITY AND PERMITTED VARIANCES

Heritage Revitalization Agreement Bylaw No. 4891, 2019 will allow for increased density and permit a number of variances to Zoning Bylaw No. 3000, 1996, all as set out below.

1. **Density**

   In Subsection 1203(5)(a) in Part 12, RM-1 Two Storey Low Density Apartment Residential Zone, the maximum density is increased from 0.45 to 0.95.

2. **Lot Coverage**

   In Subsection 1203(6) in Part 12, RM-1 Two Storey Low Density Apartment Residential Zone, the maximum lot coverage is increased from 30% to 40%.

3. **Siting Exceptions**

   In Subsection 514(2) in Part 5, General Regulations, the siting exception for porches and steps is increased from 1.5 m to: 1.8 m for Buildings C and F; 2.3 m for Building B; 2.5 m for Building A; 2.8 m for Building G; and 3.4 m for Buildings H and I.

4. **Setbacks**

   In Subsection 1203(8)(a) in Part 12, RM-1 Two Storey Low Density Apartment Residential Zone, the minimum setback along:

   - Laval Street is reduced from 7.6 m to 2.1 m (Building A);
   - Laval Square is reduced from 7.6 m to 3.1 m (Buildings A, B and C) and 3.9 m (Buildings G, H and I);
   - Cartier Avenue is reduced from 7.6 m to 2.5 m (Building I), 3.5 m (Building J) and 4.5 m (Building K);
   - The east property line is reduced from 7.6 m to 1.8 m (Buildings F, K and M) and 3.9 m (Building E); and
   - The rear lane is reduced from 7.6 m to 2.6 m (Buildings D and E).

5. **Height**

   In Subsection 1203(10)(a) in Part 12, RM-1 Two Storey Low Density Apartment Residential Zone, the maximum height is increased from two storeys to:

   - Three storeys for Buildings D, E, G, H, I, L and M, and
   - Four storeys for Buildings J and K.