

July 10, 2020

FOI No: 2020-22

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has received your request for access to the following information pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *copies of the building permits and inspection reports associated with the property with a civic address of 1113 Dolphin Street, White Rock for years 2017 to present*

Please note that the property at 1113 Dolphin Street was subdivided into two lots in mid-2018. One lot maintains the same civic address and the other is now known as 15387 Pacific Avenue. Neither of the two lots have been issued a building permit for years 2017 to present, however there is a building permit application in progress for 15387 Pacific Avenue.

The City has issued various permitting and conducted inspections for these lots ancillary to subdivision and demolition in the years 2017 to present. Access to these records is available. However, some of the information in the records is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing is necessary to avoid disclosing any third-party personal information without permission. Any contact information that could not be confirmed as business contact information has been severed.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Overton", with a long, sweeping horizontal line extending to the right.

Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.



Rodents Inspection and Control Declaration

I, **Azhar Latif** hereby declare that I am qualified and licensed to apply structural pest management techniques to manage and control rodents infestations.

I declare that the building and property located at **1113 Dolphin Street, White Rock, BC** has been inspected by me and evaluated for the presence of rodents. My findings are summarized as follows:

1. No sign of active infestations were found inside and outside of the property.
2. No control measures were required.

As of the date below, I confirm there was no evidence of rodents activity on the subject property.

Date: Feb 20, 2018

Signature: 

Telephone Number: Office: 604 525 9484

Business Name and Address: IPM Service Inc. 124-7184 120th St. Surrey, BC, V3W0M6

BC Pesticide License Number (Structural Category): 2904

RECEIVED

FEB 20 2018

**PLANNING & DEVELOPMENT
CITY OF WHITE ROCK**

Tree Management Permit

Type 3 Permit

TMP 17-125

Address: 1113 Dolphin Street

FOR DEMOLITION PERMIT ONLY

All trees to be protected

No trees to be removed

Issued To: **Redacted S. 22**

1. This Tree Management Permit is issued to **Redacted S. 22** as the owners and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 2 SECTION 11 NEW WESTMINSTER DISTRICT PLAN BCP4200

TOWNSHIP 1

PID: 025-622-722

Civic Address: 1113 Dolphin Street

2. This Tree Management Permit is issued pursuant to the authority of *Sections 8(3)(c) and 50 to 52 of the Community Charter*, and in conformity with the procedure prescribed by *City of White Rock Planning Procedures Bylaw, 2009, No. 1869*, and amendments thereto.
3. The terms, conditions and guidelines as set out in the *White Rock Tree Management Bylaw No. 2017 No. 1831* and amendments thereto shall apply to the area of land and premises hereinbefore described and which are covered by this Tree Management Permit.
4. This Tree Management Permit is issued in accordance with the information provided in the Arborist Report prepared by Mike Fadum and Associates Ltd who has been reviewed and approved by the City Arborist. No works shall be performed upon the lands covered by this Tree Management Permit, nor shall any tree be damaged or removed, building or structure be erected, constructed, repaired, renovated or sited, or any use permitted, that is not in accordance with all terms and conditions of this Permit.
5. This permit is issued in conjunction with Demolition Permit DP 17-087 and applies to tree protection for the demolition stage. Any trees removed or damaged contrary to the terms of this permit will result in the forfeit of securities for those trees, in addition to any penalties the City may impose in accordance with *White Rock Tree Management Bylaw, 2017 No. 1831* and *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929*.

6. Works and development on the property shall conform to the Arborist Report, attached hereto as Schedule A, as well as the Coordinated Site Development Plan attached hereto as Schedule B, when required. **Should the scope of works/development change** so that they no longer conform to Schedule A or Schedule B, this permit must be amended. Damage to or removal of trees as a result of works/development contrary to Schedules A or B will result in the forfeit of securities for those trees, in addition to any penalties the City may impose in accordance with *White Rock Tree Management Bylaw, 2008 No. 1831* and *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929*.
7. **All trees are to be protected through the demolition phase.**
8. The City requires securities for tree protection and replacement in the amount of \$ 23,000 to be submitted prior to the issuance of the Demolition Permit, as indicated in Schedule C. Tree removals during demolition, unless previously authorized by the City, are a violation of this tree management permit and will result in the confiscation of the tree protection or replacement security.
9. The applicant shall provide tree replacement in substantial compliance with the tree replacement requirements outlined in Schedule C, to the acceptance of the Director of Planning and Development Services.
10. Tree protection barriers must remain in place throughout the demolition and building stages, and may only be moved if approved by and under the supervision of the project arborist. Disturbance within tree protection zones is prohibited including, but not limited to, regrading, deposition or storage of soil or any other material, access by any vehicle or heavy equipment, or use of tree trunks as a winch support, anchorage, or temporary power.
11. **The owner shall erect a notice at the property line**, in a location visible to the public and facing the street, prior to the cutting or removal of any protected trees and shall remain posted until all work related to the removal of protected trees has been completed. The notice shall include a copy of this tree management permit, a list of the trees on site to be either retained or removed, as well as contact numbers for the owner and the City. Trees to be removed shall be painted with a large, red 'X'.
12. **Securities deposited for tree protection**, in accordance with Schedule C, will be held by the City pending a one (1) year warranty period after final building permit approval and receipt of reports from a qualified arborist outlining the health and protection measures of the trees during construction and the health of the trees at the end of the warranty period in accordance with the *White Rock Tree Management Bylaw No. 2017 No. 1831* and this Permit.
13. Securities deposited for tree replacement, in accordance with Schedule C, will be held by the City pending a one (1) year warranty period after final building permit approval and receipt of reports from a qualified arborist outlining the health and protection measures of the trees during construction and the health of the trees at the end of the warranty period in accordance with the *White Rock Tree Management Bylaw No. 2017 No. 1831* and this Permit.

14. In the interpretation of the Tree Management Permit all definitions of words and phrases contained in the *White Rock Tree Management Bylaw No. 2017 No. 1831*, as amended, shall apply to this Tree Management Permit and to the attachments thereto.
15. The City may revoke this tree management permit if the terms and conditions have been breached or the information supplied by the owner in support of the permit is found by the City to be inaccurate, incomplete, or erroneous.
16. If at any time the owner fails to comply with the tree retention or replacement requirements of this permit, the City may by its employees or others under its direction, enter upon these lands, at all reasonable times and after notification to the owner, to plant replacement trees or maintain protected trees and for such purposes may draw upon the securities provided and expend the funds to cover all costs and expenses of doing so.
17. Where the holder of this Permit does not substantially commence the works as outlined in this Tree Management Permit within two years after the date this Permit was authorized the Director of Planning and Development Services, the Permit shall lapse.
18. This permit does not constitute a development permit, a subdivision approval, or a building permit. Nothing herein contained shall be construed to authorize the owner of the said lands to develop the same other than in accordance with the provisions of this Permit.

APPROVED ON THIS 23rd DAY OF JANUARY , 2018.



Steve Whitton, Arboricultural Technician,
City of White Rock



Scott Watson, L. Arch. MBCSLA, ISA (Certified Arborist)
Manager, Parks, City of White Rock

WORKS AND SERVICING AGREEMENT

BETWEEN:

CITY OF WHITE ROCK
15322 Buena Vista Avenue
White Rock, B. C. V4B 1Y6

(the "City")

AND:

Redacted S. 22

(the "Owner")

WHEREAS:

- A The Owner is the registered and beneficial owner of **1113 Dolphin Street**, White Rock B.C., legally described as:
- Parcel Identifier: **025-622-722**
Legal Description: **LOT 2 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP4200**
- (the "Lands")
- B. The Owner wishes to develop the Land, and pursuant to Section 506 of the *Local Government Act*, is required to provide certain works and services on the Land and highways adjoining the Land; and
- C. The Owner wishes to defer construction of these works and provide security for their completion until after issue of the building permit pursuant to Section 509 of the *Local Government Act*.

NOW THEREFORE in consideration of the terms and conditions herein, the parties covenant and agree as follows:

1. OWNER TO DO WORK

The Owner shall construct and provide all the works and services listed on Schedule "A" as approved by the City (the "Works"), in accordance with the City of White Rock Engineering Standards and Specifications in force at the time of this Agreement.

2. SCHEDULES

The following Schedules will be read with and form part of this Agreement:

Schedule A – List of Works

Schedule B – Engineer's Cost Estimate

3. START OF WORK

The Owner shall not commence construction of the Works until all City agreements and permits are executed and issued.

Without limiting the foregoing, a Road Right of Way Use Permit pursuant to the City's Street and Traffic Bylaw 1999, No. 1529 (as amended or replaced from time to time) is required prior to the commencement of any works or activities on any City roadway.

4. COMPLETION OF WORK

The Owner shall, at the Owner's cost, substantially complete the construction of the Works to the satisfaction of the City before the earlier of the following:

- (a) the issuance of the Occupancy Permit for the development on the Land; and
- (b) **March 31, 2020.**

The Owner shall not apply for an Occupancy Permit, and the City will have no obligation to issue the Occupancy Permit, until the Works have been completed to the City's satisfaction.

5. ENGINEERING DRAWINGS

The Owner shall not commence the construction of the Works until the Owner has submitted the plans and specifications for the Works to the City, pursuant to section 8, and the City Engineer has approved the plans and specifications for the Works (the approved plans and specifications are the "**Engineering Drawings**").

6. TRANSFER OF INTEREST IN WORKS

The Owner shall assign, transfer and convey to the City all of its rights, title and interest in the works upon completion of the Works (as witnessed under this Agreement by the issuance of a Certificate of Acceptance (as defined in section 18)).

Nothing in this Agreement shall be construed as an undertaking on the part of the City to make available the use of or access to the Works for any purpose, and without limiting the foregoing, for the purpose of serving the Land or any other property. The City reserves the right in its sole and absolute discretion to make available, operate, alter, use, extend, diminish, discontinue, tear up, sell, rent, or otherwise dispose of the Works as the City from time to time deems fit.

7. RIGHTS-OF-WAY

The Owner shall grant to the City all necessary road dedications, statutory rights-of-way and easements over the Land to accommodate the Works, and where located upon or under privately owned lands other than the Land, shall obtain at the Owner's expense, all necessary road dedications, statutory rights-of-way and easements over such lands, in favour of the City where applicable, to accommodate the said works.

8. DESIGN BY P. ENG.

All Works must be designed by a Professional Engineer, in good standing and registered in the Province of British Columbia, retained by the Owner. Plans and specifications for the Works must bear the Professional Engineer's professional seal and signature and must be submitted to the City Engineer for approval prior to construction.

9. COMPLIANCE WITH LAWS

In undertaking the Works, the Owner shall:

- (a) construct, install and complete the Works in good workmanlike manner, in accordance with this Agreement and all applicable laws, bylaws, permits, licenses, statutes, regulations, orders, codes (including the BC Building Code), and other applicable enactments;
- (b) be fully responsible for properly disposing of all contaminated items, soil or water encountered during the course of construction;
- (c) not deposit or release any contaminants onto or into any City lands on which the Works are constructed or which the Owner uses in any manner in connection with this Agreement. If any such contaminants are so deposited or released, the Owner will promptly and at its expense remediate the City's lands affected by the contaminants to the satisfaction of the City. Without limiting anything in this Agreement, the Owner will indemnify the City for all costs incurred by the City as a result of the Owner's default under this section; and
- (d) ensure that no liens are filed in connection with the Works on any City lands and, if a lien is filed, promptly take all necessary steps to discharge the lien from the City lands.

10. ADHERENCE TO ENGINEERING DRAWINGS

In undertaking the Works, the Owner shall strictly adhere to the Engineering Drawings and shall obtain the prior written approval of the City Engineer for any changes to the Engineering Drawings.

11. SAFETY DURING CONSTRUCTION

The Owner shall provide, pay for, erect, and maintain various protective devices to ensure the safety of the public during the construction of the Works, all to the satisfaction of the City.

12. INSPECTION

The Owner shall have its Professional Engineer inspect and certify that the Works have been carried out substantially in accordance with the Engineering Drawings and the City of White Rock Engineering Standards and Specifications.

13. CITY INSPECTION

The Owner authorizes the City, its agents and contractors to enter upon the Land and other work sites at all times as the City may consider necessary or convenient for the carrying out of this Agreement, including without limitation for the purpose of inspecting or undertaking the Works.

14. CITY DIRECTIONS

If the City considers at any time that the Works are in any way defective or do not operate in a satisfactory manner, the City may require the Owner to correct the Works and the Owner shall, at its expense, promptly remove and replace, or re-execute the Works so that the Works are fully operative and function in accordance with the Engineering Drawings.

Any explanations, orders, instructions, directions and requests given by the City to the Professional Engineer will be deemed to have been given to the Owner.

Without prejudice to the foregoing, the City has no obligation to inspect the Works, or to identify if the Works are defective. The Owner is fully responsible to ensure that the Works are not defective and operate in a satisfactory manner. The Owner shall promptly remove and replace or re-execute all defective works or works that do not conform to the Engineering Drawings

15. AS- BUILT SUBMISSION

The Owner shall submit to the City the final "as-built" drawings and records of construction, and test results, acceptable to the City Engineer, pursuant to the City of White Rock Engineering Standards and Specifications, within 30 days of the date of substantial completion of the Works.

16. GRANT OF STATUTORY RIGHT-OF-WAY

The Owner shall, prior to the City issuing the Certificate of Substantial Completion (as defined in section 17), grant to the City, in the City's standard form of agreement, and cause to be registered, in priority to all charges except those accepted by the City, statutory rights of way for all portions of the Works located on privately-owned lands which the City determines are to be owned, maintained and repaired by the City, and the Owner shall be responsible for all associated surveying and land title registration costs.

17. CERTIFICATE OF SUBSTANTIAL

- (a) Provided that the Owner is not then in default of its obligations under this Agreement, upon substantial completion by the Owner of the covenants and conditions in this Agreement, and upon the receipt of a written request by the Owner's Professional Engineer, the City will issue to the Owner a certificate confirming substantial completion for the Works (the "**Certificate of Substantial Completion**"), signed on approval by the City Engineer.
- (b) For a period one year from the date of the Certificate of Substantial Completion, the Owner will correct, repair and replace the Works, as needed to remedy any defects in design, workmanship, material or otherwise (the "**Warranty Period**"). If any defects arise and are remedied during the Warranty Period, the City may advise the Owner in writing that the warranty obligations in this section 17 in respect of the remedied defects are extended by one year from the date the defects were remedied (the "**Extended Warranty Period**").
- (c) At the end of the Warranty Period and the Extended Warranty Period, as applicable, the Owner shall deliver to the City a Final Performance Certificate signed and sealed by the Owner's Professional Engineer, in the form and substance acceptable to the City, and the as-built drawings, in accordance with section 15.
- (d) Subject to section 18, provided the Works are not defective and operate substantially as intended, upon the expiration of the Warranty Period and the Extended Warranty Period, as applicable, the City will issue to the Owner a Certificate of Acceptance for the Works (as defined in section 18).
- (e) Upon the City issuing the Certificate of Substantial Completion, the Security Deposit (as defined in section 23) will be reduced to the aggregate of the following:
 - a. an amount, (the "**Deficiency Security**") equal to the greater of \$5,000.00 and five percent (5%) of the original amount of the Security Deposit; and

- b. an amount (the “**Warranty Security**”). determined by the City Engineer at the time of issuing the Certificate of Substantial Completion as reasonable security for any warranty claims that may reasonably be expected to arise during the Warranty Period or the Extended Warranty Period as the case may be.

The balance of the Security Deposit will be released by the City to the Owner.

- (f) The City may hold the Deficiency Security and the Warranty Security until the Certificate of Acceptance is issued, subject to section 18.

18. CERTIFICATE OF ACCEPTANCE

If:

- (a) the Owner is not then in default of this Agreement;
- (b) the Works are not defective and operate substantially as intended; and
- (c) there is no claim against the City in respect to the Works,

then, upon:

- (d) the City receiving from the Owner a satisfactory Final Performance Certificate signed and sealed by the Owner’s Professional Engineer;
- (e) the City receiving from the Owner all amounts owing under this Agreement; and
- (f) the City receiving from the Owner the as built drawings in accordance with section 15,

the City will:

- (g) issue a letter of acceptance of the Final Performance Certificate (the “**Certificate of Acceptance**”);
- (h) return the Deficiency Security or portion remaining, if any, to the Owner; and
- (i) return the Warranty Security or portion remaining, if any, to the Owner.

19. OWNER INDEMNIFIES CITY

The Owner shall indemnify the City, including the City’s employees, agents, officers and elected officials (collectively, the “**City Representatives**”) against all actions, proceedings, expenses, claims and demands whatsoever, whether known or unknown (collectively, “**Claims**”), arising by reason of:

- (a) any negligent or deficient work or service performed under this Agreement by the Owner or those for whom the Owner is at law responsible;
- (b) damage by the Owner or those for whom the Owner is at law responsible to any property owned by the City or which the City by custom or duty is obliged to construct, repair or

maintain;

- (c) damage by the Owner or those for whom the Owner is at law responsible to any real or personal property owned by any person other than the City;
- (d) death or personal injury resulting from the work or service performed under this Agreement;
- (e) breach by the Owner of this Agreement;
- (f) negligent or wrongful action of the Owner or those for whom the Owner is at law responsible;
- (g) non-payment of labour or materials, Workers' Compensation assessments, unemployment insurance, federal or provincial tax;
- (h) encroachments due to mistakes in survey; and
- (i) faulty design, workmanship or material in any of the Works.

This indemnity shall survive the expiry or early termination of this Agreement.

20. OWNER RELEASES CITY

The Owner hereby releases the City and the City Representatives from all Claims, whether related to death, bodily injury, property loss, property damage or consequential loss or damage, which the Owner may suffer or incur in relation to this Agreement, or the exercise by the City of its rights under this Agreement.

Without limiting the foregoing, the City has no obligation to oversee or keep safe any equipment or materials used by the Owner on the Land in connection with the Work. The Owner is solely responsible for the safety of its equipment and materials.

This release shall survive the expiry or early termination of this Agreement.

21. INSURANCE COVERAGE

The Owner shall ensure that it or its contractors shall have in force during the course of the work a public liability insurance policy in the amount of at least FIVE MILLION DOLLARS (\$5,000,000.00), satisfactory to the City, and shall provide to the City evidence of the policy prior to the commencement of the Works.

The Owner's insurance policy shall state the location of the works and include the City as "additional named insureds".

22. OWNER'S RISK

The Owner acknowledges and agrees that the Owner relies exclusively on its own expertise, the Owner's consulting professionals and contractors, and that the City does not, by its approvals, inspections, issuance of certificates, or acceptance of the Works, warrant or represent that the Works are in compliance with this Agreement or any enactment or warrant the quality, fitness for purpose, adequacy or safety of the Works. The Owner further acknowledges and agrees that all approvals and inspections of the

Works by the City are for the sole benefit of the City and shall in no way relieve the Owner from constructing and installing the Works in strict compliance with this Agreement.

23. SECURITY DEPOSIT

As security for the due performance of all of the covenants and promises contained in this Agreement, the Owner has deposited with the City a security deposit in the amount of **Two Hundred and Thirty Seven Thousand Three Hundred and Ninety Dollars (\$237,390.00)** as per Schedule B, Engineer's Cost Estimate, in the form of cash or an irrevocable Letter of Credit (the "**Security Deposit**").

The letter of credit shall be irrevocable with an automatic renewal clause acceptable to the City to keep the Security Deposit in effect.

24. FORFEIT OF SECURITY DEPOSIT

In the event that the Owner fails to construct and install the Works within the time specified in Subsection 4, the Security Deposit will be forfeited to the City as follows:

- (a) if the Owner has not constructed any Works, in its entirety; or
- (b) if the Owner has constructed some of the Works, in the amount that the City reasonably determines will be required to satisfy the Owner's obligations under this Agreement.

To the extent that the Security Deposit forfeits to the City under this section 24, the Owner will have no further rights to the Security Deposit.

25. USE OF SECURITY

The City may (but is not obligated to) draw on the Security Deposit, the Warranty Deposit or the Deficiency Deposit, as applicable, for the following purposes:

- (a) to remedy a breach by the Owner of this Agreement;
- (b) to address an actual or a reasonably perceived emergency arising out of this Agreement;
- (c) to complete an obligation of the Owner under this Agreement; and
- (d) to pay, settle or compromise a claim against the City for which the Owner indemnified the City under this Agreement;

The City may carry out any remedial work by itself or by contractors employed by the City.

If there is insufficient money on deposit with the City, then the Owner will pay such deficiency promptly upon request by the City.

Provided that:

- (a) the Owner is not in breach of this Agreement at the time;
- (b) there is no claim against the City in connection with the Works, the City will return the remaining Security Deposit, the Warranty Deposit and the Deficiency Deposit to the Owner as follows:

- (i) the remaining Security Deposit – upon the issuance of the Certificate of Substantial Completion; and
- (ii) the remaining Warranty Deposit and the remaining Deficiency Deposit – upon the issuance of the Certificate of Acceptance.

The City may deduct from the remaining Security Deposit, Warranty Deposit and Deficiency Deposit, as applicable, any reasonable legal and administration fees, or costs incurred by the City in connection with administering and, in the event of default by the Owner, enforcing this Agreement.

26. PARTIAL RELEASE OF SECURITY

If the City Engineer is of the opinion that the Works or any portion thereof have been adequately completed, and the Owner's covenants performed in compliance with this Agreement, and if there is no litigation pending or threatened against the City as a result of, or arising from the construction of the Works, the City Engineer may (but is not obligated to), at the request of the Owner's engineer, return a portion of the Security Deposit to the Owner, during the period from the commencement of construction to Substantial Completion.

The minimum amount of any security release for any given month shall be \$10,000.00.

The release pursuant to this section 26 will be up to an amount necessary to ensure sufficient Deficiency Security and Warranty Security remain on deposit with the City after Substantial Completion.

27. ADMINISTRATION FEE

The Owner covenants to pay the City a non-refundable fee in the amount of **Nine Thousand Four Hundred and Ninety Five Dollars and Sixty Cent (\$9,495.60)** to cover City administration, legal and engineering costs.

28. NO OTHER REPRESENTATIONS

It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreements, verbal or otherwise, with the Owner other than those in this Agreement.

29. TIME IS OF THE ESSENCE

Time is of the essence of this Agreement

30. NO WAIVER

The Owner covenants and agrees that nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any statutes, bylaws, orders, and regulations, all of which may be fully and effectively exercised in relations to the said Lands as if and the Works as if the Agreement had not been executed.

31. NO EFFECT ON LAWS AND POWERS

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Land;
- (b) affect or limit any enactment relating to the use or subdivision of the Land; or

(c) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

32. PRIME CONTRACTOR

The Owner is hereby designated as the prime contractor for all works and actions associated with the Works. The Owner shall comply with all obligations of the prime contractor under the Workers Compensation Act and associated regulations.

The Owner acknowledges having read and fully understood all the terms and conditions of this Agreement and confirms that this Agreement has been entered voluntarily.

WHENEVER the singular or the masculine is used in the Agreement it will be construed as including the plural or the feminine or body corporate or politic where the context of the parties so require.

THIS CONTRACT SHALL ENURE TO THE benefit of and be binding upon the parties hereto, their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the 20 day of MARCH, 2018

THE OWNER:

Redacted S. 22

Redacted S. 22

Redacted S. 22

BY THE CITY:

THE CITY OF WHITE ROCK,
by its authorized signatory(ies):

Wayne Baldwin
Name: **Wayne Baldwin**
Mayor

Tracey Arthur
Name: **Tracey Arthur, Director**
Corporate Administration

I HEREBY CERTIFY THAT
Personally appeared before me at the City of White Rock, in the Province of British Columbia, this 20 day of MARCH 20 18, and acknowledged the contents herein and affixed his/her signature hereunto.

Amarjit Kaur Kler
Notary Public in and for
The Province of British Columbia
Amarjit Kaur Kler
Notary Public
Suite 201 - 1538 Foster Street
White Rock, BC V4B 3X8
Tel: 604-560-5007

PERMANENT COMMISSION

SCHEDULE A

LIST OF WORKS

A-1 SCOPE OF WORK

The works and services shall be as shown on the following design drawings completed by **Mainland Engineering Design Corporation**.

Drawing Title	Sheet	Date	Revision
KEY PLAN	1	18/03/15	3
LOT GRADING PLAN	2	18/03/15	3
WATER WORKS- PACIFIC AVE	3	18/03/15	3
WATER WORKS- DOLPHIN ST	4	18/03/15	3
ROADS WORKS –DOLPHIN ST/PACIFIC AVE	5	18/03/15	3
ROAD WORKS – LANE	6	18/03/15	3
ESC PLAN	7	18/03/15	3
STREET LIGHT PLAN	8	18/03/15	3

A-2 WATERWORKS

Obtain and provide the necessary water services for the development from City of White Rock Water Services to adequately meet all applicable City by-laws and Provincial codes.

A-3 WIRING

Provide and install underground hydro, telephone and cable on all dedicated roadways as approved by the City Engineer. All power transformation shall take place on the lands and shall be screened from public view acceptable to the City Planner.

A-4 REINSTATEMENT

Repair and reinstate all existing roadways, driveways and boulevards affected by the above said works. All reinstatement shall be completed to the satisfaction of the City Engineer.

A-5 STREET SIGNS

The Developer shall provide and erect street marker signs, regulatory and warning signs, and provide and apply traffic paint in the marking of traffic lanes and other traffic regulatory markings upon the lands and highways where deemed necessary by the City with the full cost thereof to be paid by the Developer.

SCHEDULE B

ENGINEER'S COST ESTIMATE FOR THE WORKS

[NTD: To be attached.]

#1113 DOLPHIN ST, WHITE ROCK, B.C.
CLASS A CONSTRUCTION COST ESTIMATE (OFF SITE WORKS)
PREPARED BY-MAINLAND ENGINEERING DESIGN CORP.

SUMMARY SHEET

DATE: March 15, 2018

ITEM	ESTIMATES COST
ROADWORKS- DOLPHIN ST, PACIFIC AVE & PACIFIC LANE	<u>\$105,500.00</u>
BOULEVARD LANDSCAPING	<u>\$4,400.00</u>
STORM SEWERS	<u>\$2,500.00</u>
STORM SERVICE CONNECTION	<u>\$8,000.00</u>
WATER MAINS	<u>\$75,950.00</u>
WATER SERVICE CONNECTION	<u>\$13,000.00</u>
SANITARY SEWERS	<u>\$8,000.00</u>
VIDEO TESTING	<u>\$5,000.00</u>
SILTATION CONTROL	<u>\$5,040.00</u>
STREET LIGHTS	<u>\$10,000.00</u>
TOTAL CONSTRUCTION ESTIMATES	<u>\$237,390.00</u>

#1113 DOLPHIN ST, WHITE ROCK, B.C.
CLASS A CONSTRUCTION COST ESTIMATE(OFF SITE WORKS)

ITEM	DESCRIPTION	UNIT	UNIT		
			QUANTITY	PRICE	AMOUNT
ROADWORKS - DOLPHIN ST					
1	Clearing and Grubbing (For Road Works)	m ²	<u>250.00</u>	\$20.00	\$5,000.00
2	Remove and Dispose Pavement				
2.1	Milling Asphalt	m ²	<u>245.00</u>	\$20.00	\$4,900.00
3	Curbs and Gutters				
3.1	Barrier Type	m	<u>37.00</u>	\$200.00	\$7,400.00
4	Sub Base Course				
4.1	Gravel (Crushed) 200 mm Thick	m ²	<u>40.00</u>	\$20.00	\$800.00
5	Base Course				
5.1	Gravel (Crushed) 100 mm Thick	m ²	<u>40.00</u>	\$15.00	\$600.00
6	Asphaltic Surface Course Pavement (13 mm or 19 mm Mix)				
6.1	40 mm Thickness	m ²	<u>280.00</u>	\$25.00	\$7,000.00
6.2	50 mm Thickness	m ²	<u>280.00</u>	\$40.00	\$11,200.00
7	Proposed Wheel Chair Letdown including Tactile Strip Placement	each	<u>1</u>	\$2,000.00	\$2,000.00
8	Concrete Sidewalk, 1.50 m Wide Including Excavation and Granular Base	m	<u>28.00</u>	\$200.00	\$5,600.00
9	Remove and Dispose Sidewalks / Driveways				
9.1	Asphalt	m ²	<u>28.00</u>	\$50.00	\$1,400.00
10	Proposed Cross Walk	m	<u>15.00</u>	\$100.00	\$1,500.00
11	Reinstatement of Round About	total	<u>1</u>	\$5,000.00	\$5,000.00
TOTAL ROADWORKS					\$52,400.00

ROADWORKS - PACIFIC AVE					
1	Remove and Dispose Pavement				
1.1	Milling Asphalt	m ²	<u>240.00</u>	\$20.00	\$4,800.00
2	Asphaltic Surface Course Pavement (13 mm or 19 mm Mix)				
2.1	40 mm Thickness	m ²	<u>240.00</u>	\$25.00	\$6,000.00
3	Proposed Wheel Chair Letdown including Tactile Strip Placement	each	<u>1</u>	\$2,000.00	\$2,000.00
4	Proposed Cross Walk	m	<u>19.00</u>	\$100.00	\$1,900.00
TOTAL ROADWORKS					\$14,700.00

ROADWORKS - LANE					
1	Clearing and Grubbing (For Road Works)	m ²	<u>100.00</u>	\$20.00	\$2,000.00

2	Curbs and Gutters				
	2.1 Roll-Over Type	m	<u>67.00</u>	\$200.00	\$13,400.00
3	Sub Base Course				
	3.1 Gravel (Crushed) 200 mm Thick	m ²	<u>200.00</u>	\$20.00	\$4,000.00
4	Base Course				
	4.1 Gravel (Crushed) 100 mm Thick	m ²	<u>200.00</u>	\$15.00	\$3,000.00
5	Asphaltic Surface Course Pavement (13 mm or 19 mm Mix)				
	5.1 40 mm Thickness	m ²	<u>200.00</u>	\$25.00	\$5,000.00
	5.2 45 mm Thickness	m ²	<u>200.00</u>	\$40.00	\$8,000.00
6	Neighbouring Driveway Reinstall	each	<u>1</u>	\$500.00	\$500.00
7	Proposed Wheel Chair Letdown including Tactile Strip Placement	each	<u>1</u>	\$2,000.00	\$2,000.00
8	Signs				
	7.1 One Post Signs, Supply and Install	each	<u>1</u>	\$500.00	\$500.00
TOTAL ROADWORKS					\$38,400.00
TOTAL ROADWORKS DOLFIN ST, PACIFIC AVE & PACIFIC LANE					\$105,500.00
<u>BOULEVARD LANDSCAPING</u>					
1	Sodding, Seeding, Topsoil	m ²	<u>220.00</u>	\$20.00	\$4,400.00
TOTAL LANDSCAPING					\$4,400.00
<u>STORM SEWERS</u>					
1	Catch Basins Including Inlet Gratings	each	<u>1</u>	\$2,500.00	\$2,500.00
TOTAL STORM SEWERS:					\$2,500.00
<u>STORM SERVICE CONNECTION</u>					
1	Lot Service Connections				
	1.1 Connections With Inspection Chambers	each	<u>2</u>	\$4,000.00	\$8,000.00
TOTAL STORM TIE IN AND CONNECTION:					\$8,000.00
<u>WATERMAINS</u>					
1	Watermain, Imported Backfill Including Field Couplings, Test Points, etc.				
	1.1 150 mm dia.	m	<u>114.00</u>	\$300.00	\$34,200.00
2	Bend, Reducers, Tees Complete with Thrust Block				
	2.1 150 mm dia.	each	<u>2</u>	\$1,125.00	\$2,250.00
3	Gate Valve, Complete with Valve Box and Thrust Box				
	3.1 150 mm dia.	each	<u>8</u>	\$1,500.00	\$12,000.00
4	Tie-in to Existing Main	each	<u>3</u>	\$6,500.00	\$19,500.00
5	Hydrant Assembly Complete with Tee, Valve, Pipe and All Accessories	each	<u>1</u>	\$8,000.00	\$8,000.00
TOTAL WATERMAINS:					\$75,950.00

WATER SERVICE CONNECTION

1	1.1 38 mm dia. Lot Service, Connections Complete with Connection to Main and All Valving, etc.	each	<u>2</u>	\$6,500.00	\$13,000.00
---	--	------	----------	------------	-------------

TOTAL WATER TIE IN AND CONNECTION: \$13,000.00

SANITARY SERVICE CONNECTION

1	Lot Service Connections 1.1 Connections With Inspection Chambers	each	<u>2</u>	\$4,000.00	\$8,000.00
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TOTAL SANITARY SEWERS: \$8,000.00

VIDEO TESTING

1	Video Testing	each	<u>2</u>	\$2,500.00	\$5,000.00
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TOTAL MISCELLANEOUS: \$5,000.00

SILTATION CONTROL

1	Silt fence including installation	m	<u>102.00</u>	\$20.00	\$2,040.00
2	Access Pad	each	<u>1</u>	\$500.00	\$500.00
3	CB/LB Filter Fabric Protection	each	<u>10</u>	\$50.00	\$500.00
4	ESC Maintenance	total	<u>2</u>	\$1,000.00	\$2,000.00

TOTAL SILTATION CONTROL \$5,040.00

STREET LIGHTING

1	Ornamental Street Light with Base and Service Conduit	each	<u>1</u>	\$10,000.00	\$10,000.00
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TOTAL STREET LIGHTING: \$10,000.00

RECEIVED

APR 05 2018

PLANNING & DEVELOPMENT
CITY OF WHITE ROCK



Vancity Hazmat Ltd

Pre-Demolition Asbestos Survey

For

1113 Dolphin Ave., White Rock

Wednesday, April 4, 2018



Vancity Hazmat Ltd
2596 SE Marine Dr
Vancouver, BC V5S 2H1
vancityhazmat@gmail.com
604-655-3201

Introduction

The purpose of this page is to explain to the reader without any confusion or hesitation:

1. How many samples were taken from the property
2. What items need to be removed before any demolition work based on Vancity Hazmat's conclusions
3. Approximate quantity of the asbestos containing materials
4. Risk assessment of each asbestos containing material

45 samples of suspect asbestos containing building materials (ACBM) were taken throughout property 1113 Dolphin Ave., White Rock on Monday, March 26th, 2018.

Based on the findings and lab results we recommend abatement of the following:

ASBESTOS CONTAINING MATERIALS	QUANTITY (approximate)	Risk Assessment
<i>All asbestos tape around duct work throughout the house</i>	<i>10 linear feet</i>	<i>MODERATE</i>
<i>Asbestos cement around the chimney penetration</i>	<i>3 Sq.ft</i>	<i>MODERATE</i>
<i>All flooring located on the main level kitchen</i>	<i>120 Sq.ft</i>	<i>MODERATE</i>

1113 Dolphin Ave., White Rock

Executive Summary

Purpose

This report represents the findings of a pre-demolition asbestos survey carried out at a residential building located at 1113 Dolphin Ave., White Rock. The survey was completed by Maria Sousa AHERA Building Inspector CABIR-17-034. The survey was done on Monday, March 26th, 2018. Samples were sent to Coastal Laboratories Ltd.

Scope

The survey involved a visual inspection and destructive sampling technique of suspect building materials. Asbestos types include:

- Actinolite
- Amosite
- Anthophyllite
- Chrysotile
- Crocidolite
- Tremolite

Findings

The following suspect materials are assumed to contain asbestos:

- ASBESTOS TAPE AROUND ASSOCIATED DUCT WORK
- ASBESTOS CEMENT LOCATED AROUND THE CHIMNEY PENETRATION

The following materials were sampled and tested positive for asbestos fibers:

<u>Sample #</u>	<u>Sample Location</u>	<u>Material Type</u>	<u>Asbestos Type</u>	<u>Asbestos Amount</u>
M6	MAIN FLOOR KITCHEN	VINYL FLOOR TILES	CHRYBOTILE	1-3%

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Statement of Limitations

Vancity Hazmat Ltd carried out this assessment to the best of our abilities. Destructive sampling techniques were utilized to ensure all suspect building materials have been represented. Vancity Hazmat Ltd however, cannot guarantee 100% that all items have been discovered as some suspect building materials can be hidden behind wall partitions, wall cavities, sub-floors, roof overhangs, attic, concrete blocks, crawl space, mechanical systems, etc. Although aggressive destructive sampling methods are used to ensure all dismantling is performed to achieve a more accurate report, items still can be missed. If any suspect asbestos containing materials are found during demolition all work is to be stopped until a representative from Vancity Hazmat or any other qualified hazmat company clears the site.

Description of the Residential Building

- 1 Level plus basement
- Built in 1952
- Fiberglass batt insulation in attic
- Forced-air heating unit
- No visual sign of an oil tank

Exterior

- Stucco exterior
- Asphalt roof shingles
- Detached garage – drywall and wood interior, stucco exterior homogenous to house
- 13 samples were taken from the exterior of the house

Interior

Main Level

The main level of this property consists of plaster drywall walls and ceilings. Texture coat was observed in the living room. No plaster drywall samples tested positive. 4 different types of vinyl floor tiles were observed in the kitchen. All flooring in the kitchen is deemed asbestos containing. 20 samples were taken from the main level.

Basement

The basement of this property consists of drywall walls and ceilings. Sheet vinyl flooring was observed throughout the basement, but none tested positive for asbestos fibers. 12 samples were taken from the basement.

Scope of Work

All measures are in accordance with the Occupational Health & Safety Regulation section 20.112. The scope of this assessment was to:

- Inspect the property of suspect asbestos containing building materials
- Collect samples of suspect asbestos building materials
- Label all rooms/areas throughout the house
- Label each sample where taken
- Patch up sampled area to avoid possible exposure
- Clean up left over debris via HEPA vacuum and wet wiping methods
- Create floor plan which labels each room and sample taken
- Note any other hazardous materials such as lead, mercury containing thermostats, oil tank, mould and flammable or explosive materials

Methodology

The sole purpose of this report was to identify and locate the presence of asbestos containing building materials. Destructive sampling technique was undertaken to achieve a more accurate report. Asbestos survey was completed at the 1113 Dolphin Ave., White Rock to document the presence of asbestos containing materials prior to any demolition as per WorkSafeBC Regulation 20.112. Samples retrieved from the site were placed in a sealed bag and then resealed with the rest of the samples into a bigger bag. Samples have been numbered on the bag itself and nearby the physical area sampled.

A total of 45 samples were taken of building material suspected to contain asbestos. Samples were analyzed at Coastal Laboratories Ltd for the presence of asbestos. The samples were analyzed using stereo binocular microscopy and polarized light microscopy by following the #9002 method as outlined by the National Institute for Occupational Safety and Health (NIOSH). Lab results should be accompanying this report.

Survey Summary

Findings

The following suspect materials are assumed to contain asbestos:

- ASBESTOS TAPE AROUND ASSOCIATED DUCT WORK
- ASBESTOS CEMENT LOCATED AROUND THE CHIMNEY PENETRATION

The following materials were sampled and tested positive for asbestos fibers:

<u>Sample #</u>	<u>Sample Location</u>	<u>Material Type</u>	<u>Asbestos Type</u>	<u>Asbestos Amount</u>
M6	MAIN FLOOR KITCHEN	VINYL FLOOR TILES	CHRYSTILE	1-3%

Other Hazardous Materials

Lead Vents/plumbing stacks and flashing	Observed
Paint cans	Observed
Chemicals (eg. Cleaning agents, detergents etc.)	Observed
Suspect polychlorinated biphenyl (PCB) containing ballasts where fluorescent light fixtures are found	Observed
Rodent droppings – known to cause hantavirus	Observed
Smoke detectors (possibly containing radioactive substances)	Observed
Oil tank	Not Observed
Refrigeration units Fridge's/freezers that may likely contain hydro fluorocarbons	Observed
Mould	Observed

The client has been made aware of these hazardous materials and we have recommended the safe removal of these items prior to demolition.

Any ballasts found to contain PCB's must be removed and disposed of in accordance with the guidelines set out by BC Ministry of Environment. Any stored chemicals suspected of being toxic, flammable, or explosive must also be removed prior demolition in accordance to the guidelines set by the Environmental Management Act and the Hazardous Waste Regulation. All non-asbestos containing drywall must be removed and separated from the rest of the building waste and disposed of at an accepting drywall facility

All chemicals and products throughout the property must be removed and disposed of as per BC Ministry of Environment Hazardous Waste Regulation (Environmental Management Act)

Conclusion & Final Recommendations

ASBESTOS CONTAINING MATERIALS	QUANTITY (approximate)	Risk Assessment
<i>All asbestos tape around duct work throughout the house</i>	<i>20 linear feet</i>	<i>MODERATE</i>
<i>Asbestos cement around the chimney penetration</i>	<i>3 Sq.ft</i>	<i>MODERATE</i>
<i>All flooring located on the main level kitchen</i>	<i>120 Sq.ft</i>	<i>MODERATE</i>

All vinyl floor tiles need to be removed using Moderate Risk work procedures by a qualified abatement contractor.

All [Other Hazardous Materials](#) (referenced one page prior) must be removed prior to demolition.

Mercury containing viles and PCB ballasts is classified as special waste material and so the disposal of these materials must be in accordance with the BC Ministry of Water, Land and Air Protection guidelines.

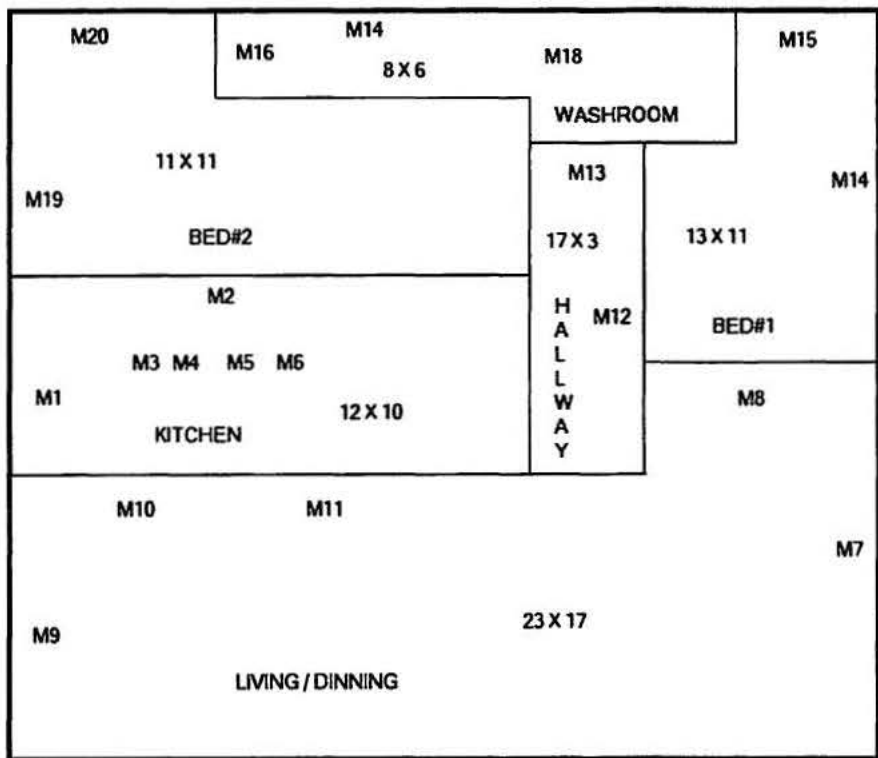
The risk assessment requirement is in compliance with the Occupational Healthy & Safety Regulation Part 6 "Substance Specific Requirements", specifically Section 6.6 subsections 1, 2, 3, & 4. If any suspect asbestos containing materials are found during demolition all work is to be stopped until Vancity Hazmat Ltd or another qualified hazmat company clears the site.

Final review done on **Wednesday, April 4, 2018**

Vancity Hazmat Ltd.

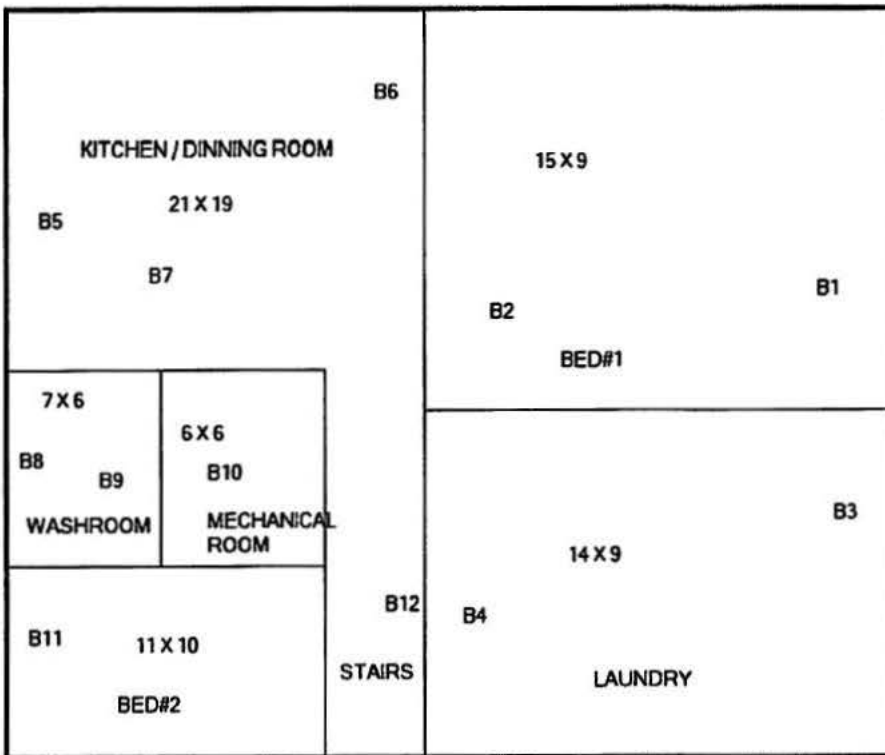
Maria Sousa
AHERA Building Inspector CABIR-17-034

Floor Plan – Main Level

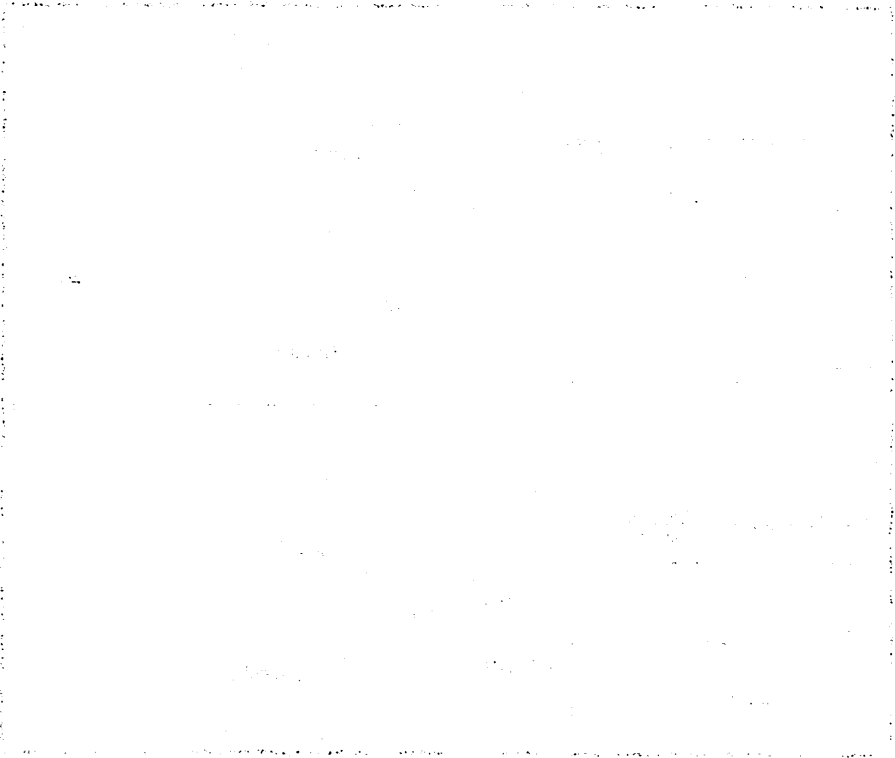


ALL MEASUREMENTS
ARE APPROXIMATE
ALL MEASUREMENTS
ARE IN FEET

Floor Plan – Basement



ALL MEASUREMENTS
ARE APPROXIMATE
ALL MEASUREMENTS
ARE IN FEET



RECEIVED

APR 05 2018

**PLANNING & DEVELOPMENT
CITY OF WHITE ROCK**



Application for Demo Permit

Planning and Development Services
 15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
 Phone: 604 541 2135 Fax: 604 541 2153
 Website: www.whiterockcity.ca

Demo Permit D17 - 087

PROPERTY INFORMATION

Address OF DEMOLITION: 1113 Dolphin St. Roll Number: 003733.002

Owner: **Redacted S. 22**

Agent: _____ Phone/Email: **Redacted S. 22**

CONTRACTOR INFORMATION

Demolition Contractor: G.S. Behrator Excavating Phone: 604-788-5163

Business Licence #: _____

BOND

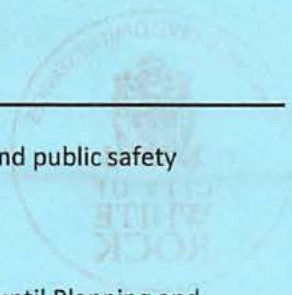
Name of Person/Company who paid bond: Avtar Sagpal + Raghbir Sagpal

Note: All returnable Bonds are issued to the name of the person or company whose name is on the original cheque payment. (as above). It is the responsibility of the Bond Payee to request any potentially refundable bonds with the Engineering Department AFTER the Building Final

FEES

BONDRD	Road and ROW Bond	\$5,000	\$ <u>5000.00</u>
DEMOPMT	Demolition SFD/Duplex:	\$1,050	\$ <u>1050.00</u>
	Demolition Commercial/Multi Family	\$1,250	\$ _____
	Demolition Accessory Building	\$80.00	\$ _____
	Moving Building	\$200.00	\$ _____
	Underground Storage Tank Removal	\$210.00	\$ _____
SANITCF	Sanitary Sewer Connection Fee	\$4,000.00	\$ <u>4000.00</u>
STORMCF	Storm Sewer Connection Fee	\$4,000.00	\$ <u>4000.00</u>
	Total		\$ <u>14050.00</u>

Owner/Builder's Signature Redacted S. 22	Application Date <u>Nov. 29 / 2017</u>
Building Inspector/Plan Examiner Signature 	Issued Date APR 20 2018



PLEASE NOTE:

- Refer to Part 8 of the **BRITISH COLUMBIA BUILDING CODE** governing construction and public safety measures and all other applicable enactment.
- Excavation is **not** permitted until Building Permit has been issued.
- Burning is not permitted.
- If the demolition contractor changes after the permit is issued, the permit is invalid until Planning and Development Services has been notified.

PRIOR TO RELEASE OF DEMO PERMIT - REQUIRED FROM APPLICANTS:

1. **Hazardous material report**
2. **Abatement of hazardous materials**
3. **Copy of notice of project to WorkSafe BC**
4. **Issued Tree Management Permit**
5. **Vector Control Report stating that there are no vectors present or that all vectors have been successfully removed**

AFTER THE DEMOLITION PERMIT IS ISSUED:

1. Contact and obtain approvals from the appropriate parties for the disconnections of Hydro, Gas and Water Services.
2. Cap-off of services is required and done by the City's Engineering Department. Owner is required to expose sewer services at property line prior to schedule of cap-offs. Call Engineering Department **48 hours prior to demolition to schedule for storm and sewer cap-offs at 604.541.2181.** Please allow 24 hours for completion of cap-off.
3. Demolition inspection is required. Call the Building Inspection Line at **604.541.2135** when the demolition is completed **to schedule a demolition inspection** of the site.
4. Once the services have been capped by Engineering, they will notify Planning and Development Services. The applicant will be notified shortly thereafter.

NOTE:

Building Permits are only issued after demolition completion and sewer cap-off confirmation from the Engineering Department.

Thank You for Your Payment

14,050.00 Total
 -14,050.00 CHEQUE
Redacted S. 22

1 RD RIBBON BOND DP17-087/1113 5,000.00
 1 RP DEMO SF/D DP17-087/1113 D 1,050.00
 1 RD SB CONNECT DP17-087/1113 4,000.00
 1 RD STORM CONNT DP17-087/1113 4,000.00

Distribution:

Station: CASH 4/1850N
 Recd: Nov 29 2017
 Receipt #: 7861/4
 Nov 29 2017
 BC Assessment
 Fire Department
 Finance - Tax Clerk
 WorkSafeBC - Vicky-604-232-7077

City of White Rock
 15322 Buena Vista Ave
 White Rock BC V4B 1Y6

Record #	N/A	Reference Number	6592	Status	SENT	Sent Date	May 17, 2018 11:06:00 AM
Subject	An Inspection has been completed for Permit: BP020164 (1113 DOLPHIN ST)						
Template Type	INSPECTION RESULTS	System	COMDEV	Scheduled Date	May 17, 2018		
Template Name	INSPECTION RESULTS	System Ref	Folder Number: BP020164	Priority	NORMAL		

Main Errors Attachments

From: ggareau@whiterockcity.ca
 To: Redacted S. 22
 Cc:
 Bcc:
 Reply To: <noreply@whiterockcity.ca>

Error	No	Test	No
Created On	May 17, 2018 11:03:31 AM		
Created By	dbo		
Last Modified On	May 17, 2018 11:03:36 AM		
Last Modified By	GUY		

City of White Rock

15322 Buena Vista Ave Phone: (604) 541-2149
White Rock, BC V4B 1Y6 Fax: (604) 541-2153

FINAL INSPECTION - DEMOLITION

Address: 1113 DOLPHIN ST
Permit: BP020164 - FINAL INSPECTION - DEMOLITION
Date: May 17, 2018

Status: PASSED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

- City Engineering to confirm capping of services. Demo approved subject to item listed.

Building Official: GUY GAREAU

- Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

Email Reference #6592

October 2, 2018

Project No: WG1-1389

Redacted S. 22

**THIS REPORT MAY NOT BE RELIED UPON
WITHOUT THE EXPRESS WRITTEN
CONSENT OF THE AUTHOR OF THE REPORT**

Attention: **Redacted S. 22**

Email: **Redacted S. 22**

Phone: **Redacted S. 22**

Re: **Geotechnical Investigation Report
Proposed Two (2) Lot Subdivision
1113 Dolphin Street, White Rock, B.C.**

1. INTRODUCTION

This report presents the results of a geotechnical field investigation conducted by Western Geotechnical Consultants Ltd. (WesternGeo), along with recommendations for design and construction for the proposed development. It is understood the proposed development will be a two (2) lot single family subdivision. The following findings and recommendations will be included in the report:

- Observed soil and groundwater conditions;
- Depth to competent subgrade for the proposed building;
- Allowable soil bearing capacity for building foundations;
- Soil design parameters and other pertinent parameters, criteria and information relevant for foundation design;
- Excavation, backfilling and compaction requirements;
- Lateral earth pressures; and,
- Construction review requirements.

This report has been prepared in accordance with the standard geotechnical engineering principles and practices for similar structures in this region. In writing this report, the British Columbia Building Code (BCBC 2012) was considered. This report may be used by the client and City of White Rock for

British Columbia Locations:
Abbotsford, Burnaby and Sechelt.

Alberta Locations:
Calgary





development and building planning purposes. Environmental considerations are outside the scope of this report.

2. PROPOSED DEVELOPMENT

It is understood that the existing land parcel will be subdivided into two (2) lots; Lot A and Lot B. A single family dwelling is proposed on each lot. The buildings will each consist of two (2) storeys with a basement. In Lot A there will be a detached garage located on the north side of the property. Lot A will be fronting Dolphin Street and Lot B will be fronting Pacific Avenue. At present, WesternGeo has reviewed the preliminary architectural drawings prepared by *Raymond S. Bonter Design* and structural drawings prepared by *Bansal and Associates*.

3. SITE DESCRIPTION

The site is rectangular in shape, measuring approximately 35 m (N-S) by 27 m (E-W). The site is bounded by a laneway to the north, Pacific Avenue to the east, Dolphin Street to the south and a residential lot to the west. At present, the previous existing house had been removed and the lot remains undeveloped. The site is generally flat-lying at an approximate elevation of 75 m. All elevations and dimensions are according to White Rock Online Mapping System (WROMIS) and topographic survey included in the preliminary architectural drawings.

4. FIELD WORK

WesternGeo visited the site on October 1, 2018 to complete a site reconnaissance and a subsurface soil investigation. The subsurface soil investigation consisted of advancing three (3) test pits to a maximum depth of approximately 2.1 m below existing grade, using a locally sub-contracted track-mounted excavator.

WesternGeo's staff visually logged and classified the soil excavated from each test pit. Representative soil samples were obtained for further visual classification. The subject site was traversed by foot in accessible areas and any features of engineering geological significance were recorded. Test pits were immediately filled with excavated material after soil logging.

The approximate location of each test pit is shown in Figure 1 and test pit logs are appended to this report.

5. SOIL AND GROUNDWATER CONDITIONS

WesternGeo completed a desktop study prior to site investigation. According to the Surficial Geology Map of New Westminster (MAP 1484A) the site is situated in the Capilano Sediments, which consists of marine and glaciomarine stony (including till-like deposits) to stoneless silt loam to clay loam with minor

sand and silt normally less than 3 m thick but up to 30 m thick, containing marine shells. This is consistent to the soil conditions observed during WesternGeo’s site investigation.

From investigation the general subsoil profile at the site consists of up to about 0.15 m to 0.45 m of **TOPSOIL** consisting of soft silt, overlying compact to dense **SAND** with trace to some gravel. At approximately 0.9 m to 1.8 m below existing grade was dense, till-like **SAND** to maximum exploration depth of 2.1 m below existing grade. Note that in TP18-03 **FILL** was encountered to 1.4 m below existing grade within the footprint of the recently demolished house. A detailed description of the site sub-surface material is presented in the individual test pit logs, appended to this report.

Groundwater seepage was not encountered in any of the test pits. During wetter periods of the year a perched water table is expected to be located above the dense till-like soil. Seasonal fluctuations in the groundwater are expected.

The test pit logs attached describe the specific sub-surface soil conditions in the test pits and are representative of the general soil condition in the immediate vicinity of each respective test pit. Interpretation of soil conditions between boreholes is based on an assumed continuity of the subsurface conditions. The soil conditions described are generalized and are based on the available test pit information. Variation in soil stratigraphy can occur between test pit locations, and in the areas not investigated. The test pit logs should only be referenced for soil and groundwater conditions at the specific test pit locations.

6. EARTHQUAKE HAZARD ANALYSIS

According to the B.C. Building Code (BCBC 2012), the Site Classification for this property is ‘D’ – Stiff Soil. The National Building Code (NBCC 2010) Seismic Hazard Calculation for the coordinates 49.01 North and 122.80 West gives a Peak Ground Acceleration (PGA) of 0.566 g for a return period equivalent to 2 % in 50 years. The design Spectral Accelerations for this seismic event are given in Table 1.

Table 1: Seismic spectral coefficients from NBCC (2010)

$S_A(0.2)$ (s)	$S_A(0.5)$ (s)	$S_A(1.0)$ (s)	$S_A(2.0)$ (s)	PGA (g)
1.135	0.758	0.348	0.176	0.566

F_a and F_v values of 1.1 and 1.2 should be used, respectively. It is judged that there is negligible probability of liquefaction of the subgrade at this site during the design earthquake.



7. DISCUSSION AND RECOMMENDATIONS

Based on our site investigation and assessment, the proposed development is feasible from a geotechnical engineering standpoint. The land may be used safely for the use intended provided the following recommendations in this report are incorporated into the final design and construction.

7.1 Site Preparation

Areas within the building envelope and paved area should be stripped and cleared of topsoil, fill, organics, loose soils and other deleterious material, in order to expose the undisturbed, natural compact to dense sand soil. Based on the proposed basement footing level of the proposed building the excavation depth is expected to be approximately 3.0 m below existing grade. Actual stripping and excavation depths may vary throughout the site during construction.

All subgrade soils, once stripping is complete, must be reviewed and monitored by WesternGeo.

In order to minimize the disturbance to the exposed subgrade, the following recommendations should be followed during construction:

- Site preparation should be undertaken during extended periods of dry weather.
- All loose or deleterious material should be stripped to expose the load bearing surfaces, to a distance beyond the building footprint equal to at least the depth of the excavation. Recommended maximum cut slopes should be 1.5 H to 1 V (Horizontal: Vertical) for slopes not exceeding a depth of 1.2 m.
- If any excavated area will remain open during extended period of time, rainfall protection measures are recommended. Polyethylene Sheeting should be used to cover all cut faces and slopes. Temporary berms and channels shall be constructed to divert water away from excavations.
- A bedding layer of 100 mm (minimum thickness) of 19 mm clear crush gravel, or approved equivalent, should be placed directly on filter fabric overlying the excavated surface.
- All water-softened or disturbed soils should be removed and replaced with compacted, clean, cohesionless, well-graded structural fill, or as directed by the Geotechnical Engineer.

7.2 Foundations

The proposed building should be supported on shallow footings founded on the undisturbed, natural compact silty sand. Foundation subgrade must be reviewed by WesternGeo prior to footing construction. Geotechnical recommendations for footings are provided below:

- Footings placed directly on compacted fill or undisturbed, natural compact silty sand should be designed for a Factored Ultimate Limit State (ULS) bearing pressure is 150 kPa, for a



resistance factor of 0.5 in accordance with Table 8.2 of the Canadian Foundation Engineering Manual (CFEM). The Serviceability Limit State (SLS) pressure is 100 kPa.

- The SLS is based on an estimated post-construction total settlement of less than 25mm with a differential settlement of less than 12.5mm over a horizontal distance of about 10m.
- Minimum footing widths should be 0.45 m for strip footings and 0.9 m for spread footings and are subject to the requirements of the British Columbia Building Code (BCBC 2012).
- Footings should have a minimum embedment of 0.45 m below final grade, for frost protection and confinement.
- Footing subgrade should be free of any water-softened or loose soil prior to placing concrete. Placement of footings within areas of accumulated water is to be avoided and all standing water should be removed.
- If the footings are to be stepped, this should be done so that a line connecting the closest edges of two footings is no steeper than 2 H to 1 V (Horizontal to Vertical). Where this cannot be achieved, the lower wall should be designed to accommodate the footing surcharge. The base of the footing should be below a 1 H to 1 V line projected up from the base of any adjacent excavation undertaken for installation of buried utilities.

7.3 Excavation and Utility Trenches

Where excavation is required and exceeds a depth of 1.2 m, WorkSafe B.C. guidelines for stable excavations should be followed, to ensure a safe working area. Temporary slopes can be cut with a maximum slope of 1.0 (H): 2.0 (V) for excavations up to 3.0 m in height. All slope cuts should be reviewed by the Geotechnical Engineer.

The excavation should be kept dry such that the excavated surface does not become disturbed and saturated. The footing level is proposed above the existing groundwater therefore it is anticipated that minimal dewatering will be required. However, if encountered, the control of groundwater and excavation dewatering may be accommodated by conventional methods, using swales, sumps, and pumps.

Bedding material for utility trenches should have Type 1 gradation, in accordance with MMCD specifications and should be placed and compacted in lifts to provide a minimum of 95% Modified Proctor maximum dry density (ASTM D-1557) around the pipe, including underneath its haunches. Hand-tamping equipment should not directly contact the pipe and should not be allowed to compact above the pipe until the full 300 mm bedding zone has been placed above it.

Imported trench backfill should consist of pit-run gravel or approved equivalent fill material that follows MMCD guidelines and should be placed only within the zone of trench backfill, above the pipe bedding zone. Trench backfill should be compacted to a minimum of 95% Modified Proctor maximum dry density.



7.4 Slab-on-Grade

Floors formed as concrete slab-on-grade construction can be constructed on the natural silty sand or imported structural fill. Compaction testing on all fills must be completed and achieve a minimum of 100% Standard Proctor maximum dry density (ASTM D-698). A moisture barrier, such as 6 mil polyethylene sheeting should be installed underneath the slab to minimize potential for slab dampness. A thin levelling layer of sand can be placed underneath the poly to avoid puncture due to gravels.

WesternGeo must review the compaction of all fills prior to pouring the slab.

7.5 Structural Fill

Structural fill is defined as fill placed beneath any load bearing area. Imported structural fill should consist of inorganic, clean, cohesionless (less than 8 percent passing the 0.075 mm sieve), well-graded granular material.

Structural fill should extend beyond the edge of the footing and paved areas by a distance equal to, or greater than the depth of structural fill below these structural elements. Structural fill should be placed in maximum 0.3 m lifts. Table 2 summarizes the compaction recommendations for structural fill for various structural components

Table 2: Compaction Requirements for Structural Fill

Structural Component	Minimum Compaction
Beneath building envelope, footings, slab-on-grade, and basement wall backfill	100% SPMDD*
Beneath pavements	95% MPMDD**

*Standard Proctor maximum dry density

**Modified Proctor maximum dry density

Laboratory Proctor and field density testing should be conducted to confirm that the standards are met. Prior to importing to the site, sources of structural fill should be reviewed by WesternGeo for approval.

7.6 Lateral Earth Pressures

Permanent retaining and foundation walls should be adequately designed to resist the lateral earth pressures acting on them. The rigid walls should be designed for lateral pressures in the at-rest condition. Depending on the excavation slopes and soil profile, the rigid lateral pressures may be derived using the at-rest case with a K_0 of 0.5, the flexible lateral pressures may be derived using active case with a K_a of 0.3. For seismic loading, the extra lateral earth pressure should be taken as ΔK_{ae} of 0.27.



In the event that the water table is at the surface, which is unlikely given the raised topography and the free draining subgrade material, there is potential for significant hydrostatic pressure buildup behind the foundation walls. This does not affect the pressure coefficients; however, while the unit of weight of soil may be reduced, the hydrostatic pressure must be accounted for.

The lateral earth pressures provided are only based upon the assumed soil properties. Revised recommendations may be necessary based on actual observed soil conditions during the construction.

7.7 Perimeter Drainage

Footing drains are recommended. Footing drains should consist of 100mm (4 inch) perforated drain pipe surrounded on the top and sides by at least 150mm (6 inches) of nominal 19mm (3/4 inch) drain rock or clear crushed gravel wrapped in filter fabric. A minimum 600mm (2 foot) wide zone of free-draining backfill should be placed against foundation walls above the drain rock.

8. CONSTRUCTION REVIEW

WesternGeo should be notified during the construction stage in order to facilitate and complete necessary field reviews. As a minimum, the following field reviews are necessary during construction:

- Review of stripping depth to acceptable subgrade soils;
- Review of foundation subgrade and confirmation of subsoil bearing capacity;
- Review of structural fill materials and compaction below footings and floor slab;
- Review of excavations in excess of 1.2 m depth; and,
- Review of site during excavation if ground water is encountered.

Upon request, WesternGeo can issue Schedule B for geotechnical aspects of the Building Permit Application for the individual building constructed for this project. WesternGeo must be notified when construction commences, to conduct the necessary field reviews. WesternGeo cannot assume responsibility or liability for the adequacy of the recommendations used in the field without WesternGeo being retained to review and approve the actual soil conditions during construction.

9. LIMITATIONS

The recommendations in this report are provided on the assumption that the contractor will be suitably qualified and experienced. In the event of report revisions, additional funds may be required. The subsurface conditions may vary between test holes and with time. The interpretation of subsurface conditions provided is an opinion and not a certification. Stratigraphic variations in ground conditions are expected due to its historic nature. As such, all explorations involve an inherent risk that some conditions will not be detected.



Environmental considerations are outside the scope of this geotechnical report. Our recommendations do not constitute a design of any proposed structural element. Incorporation of our recommendations into the design does not constitute us as designers. The designers of such elements must consider the appropriateness of our recommendations.

Samples obtained from site will be retained in our laboratory for 60 days. Should no instructions be received to the contrary, these samples will then be discarded. This report has been made in accordance with the generally accepted soil and foundation engineering practices.

No other warranty, expressed or implied, is made. If the project does not start within 2 years of the report date, the report may become invalid and further review may be required. This report has been prepared for the exclusive use of the client, City of White Rock and their "Approved Users" for specific application to the development mentioned in the report. WesternGeo and its employees accept no responsibility to another party for loss or liability incurred as a result of use of this report. Any use of this report for purposes other than the intended, should be approved in writing by WesternGeo. Contractors should rely upon their own explorations for costing purposes.

The above referenced report "the Report" may be relied upon by the City of White Rock as if the Report was directly issued to the City of White Rock, subject to the following conditions:

- The City of White Rock will only use the Report for the specific project that is the recipient and subject of the Report.
- To the extent required by law and subject to the Freedom of Information and Protection of Privacy Act, R.S.B.C., 1996, c. 165, as amended, the City of White Rock agrees not to disclose or distribute the Report furnished hereunder to any third party unless City of White Rock on the first page of the Report places a prominent statement that "THIS REPORT MAY NOT BE RELIED UPON WITHOUT THE EXPRESS WRITTEN CONSENT OF THE AUTHOR OF THE REPORT".



10. CLOSURE

We appreciate the opportunity to be of service to you. If you have any questions regarding the contents of this report, or if we can be of further assistance to you on this project, please call any of the undersigned.

Yours truly,

Western Geotechnical Consultants Ltd.

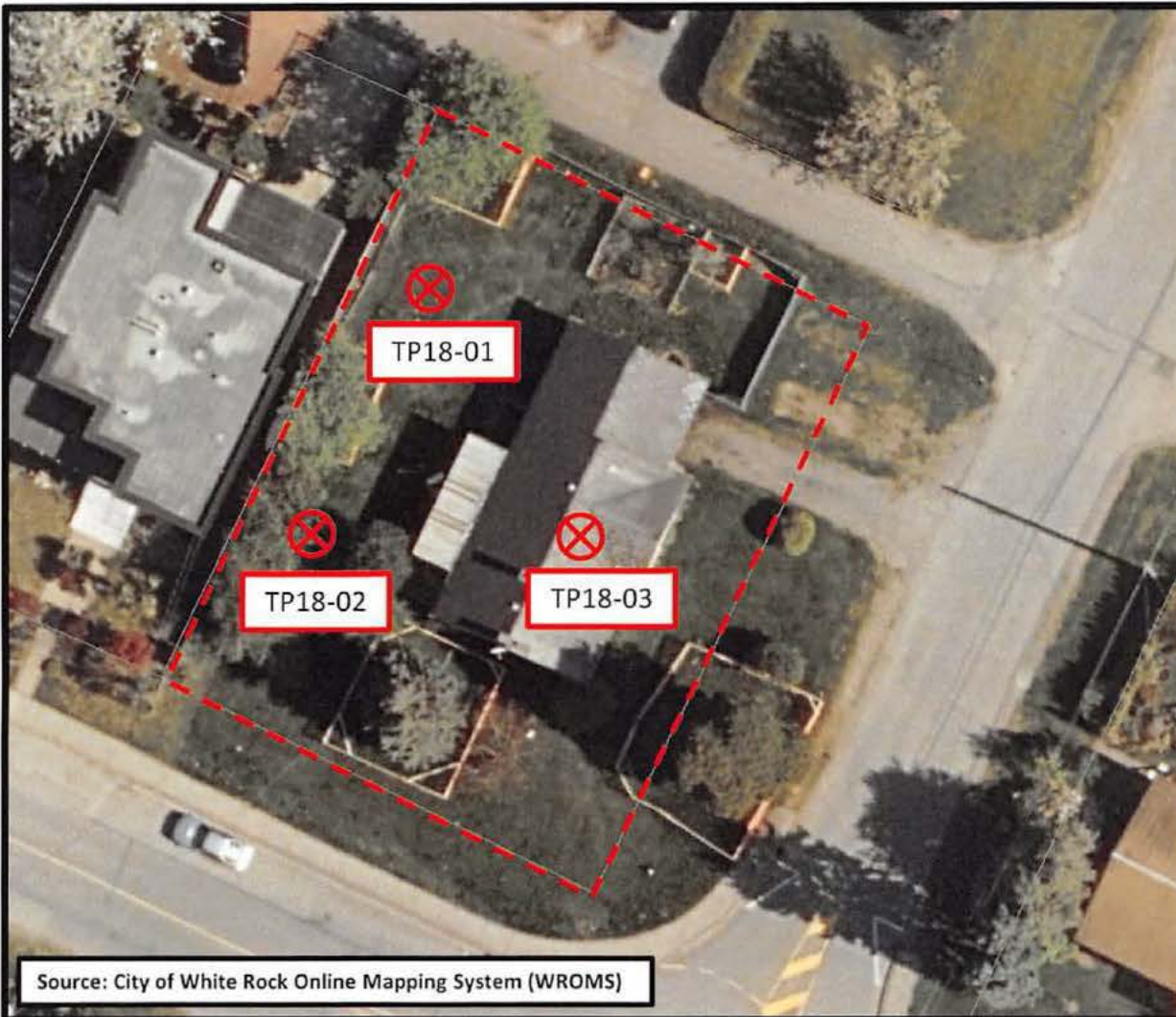
Prepared by:

Loni Nickel, E.I.T.
Geotechnical Engineer in Training

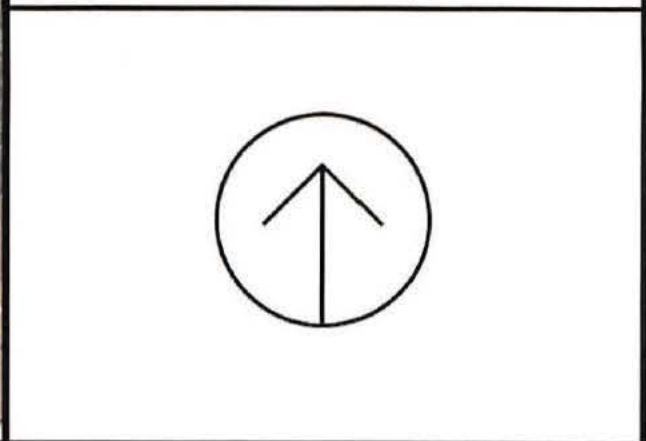
Reviewed by:

John Meng, P.Eng, Ph.D.
Geotechnical Engineer

Attachments: **Figure 1: Test Pit Location Plan**
 Soil Logs



Source: GeoBC Ministry of Forests, Lands and Natural Resource Operations



Source: City of White Rock Online Mapping System (WROMS)




Client: **Redacted S. 22**

Geotechnical Investigation Report
 Test Pit Location Plan
 1113 Dolphin Street, White Rock, B.C.

Project Number: WG1-1389
 Number: Figure 1
 Drawing Date: 10/01/2018

Drawn By: L.Nickel
 Reviewed By: J.Meng
 Scale: NTS

Legend:

 Test Pit Location (approximate)

SOIL LOG

TP18-01

CLIENT Redacted S. 22 **PROJECT No** WG1-1389
PROJECT Proposed Two (2) Lot Subdivision **DATUM** _____ **NORTHING** ---
LOCATION 1113 Dolphin Street, White Rock, B.C. **ELEVATION** _____ **EASTING** ---
DATE TESTED October 1, 2018 **METHOD** Track Excavator

DEPTH (m)	CLASSIFICATION	SOIL SYMBOL	MATERIAL DESCRIPTION	SAMPLE TYPE	ELEVATION	DCPT (N)	MOISTURE CONTENT & ATTERBERG LIMITS	POCKET ▲ PENTROMETER (kPa)	□ DCPT N VALUE	DEPTH (ft)
							WP 20 40 60 80 W 60 WL 80	100 175 250 325	20 40 60 80	
0.0			TOPSOIL: silt, sandy, trace rootlets, soft, dark brown, wet							0
			SAND: trace gravel, loose, rusty brown, moist							
0.5			SAND: some gravel, trace boulder, compact to dense, brownish grey, moist							
1.0			SAND: dense, grey, moist							
1.5			SAND: till-like, some silt, some gravel, dense, grey, moist							
2.0			End of hole at 2.1 m.							
2.5	Sample Type: GS- Grab Sample SPT- Standard Penetration Test ST- Shelby Tube PT- Piston Tube VT- Shear Vane Test			LOGGED BY: LN/JM		Western Geotechnical Consultants Ltd. 20 - 3275 McCallum Road Abbotsford, B.C. V2S 7W8 T: 604.385.4244				

SOIL LOG - WG1-1389 2018.10.01 SOIL LOG REVISION 00 LN.GPJ TESTING PURPOSE -M.I.G.D.T. 10/1/18

SOIL LOG

TP18-02

CLIENT Redacted S. 22 **PROJECT No** WG1-1389
PROJECT Proposed Two (2) Lot Subdivision **DATUM** _____ **NORTHING** ---
LOCATION 1113 Dolphin Street, White Rock, B.C. **ELEVATION** _____ **EASTING** ---
DATE TESTED October 1, 2018 **METHOD** Track Excavator

DEPTH (m)	CLASSIFICATION	SOIL SYMBOL	MATERIAL DESCRIPTION	SAMPLE TYPE	ELEVATION	DCPT (N)	MOISTURE CONTENT & ATTERBERG LIMITS	POCKET ▲ PENTROMETER (kPa) 100 175 250 325 □ DCPT N VALUE 20 40 60 80	DEPTH (ft)
0.0			TOPSOIL: silt, sandy, trace rootlets, soft, dark brown, wet				WP 20 40 60 80 W 40 60 80 WL 60 80		0
0.5			SAND: trace gravel, loose, rusty brown, moist						
1.0			SAND: some gravel, trace boulder, compact to dense, brownish grey, moist						
1.0			SAND: till-like, some silt, some gravel, trace boulder, dense, grey, moist						
1.8			End of hole at 1.8 m.						

SOIL LOG: WG1-1389 2018.10.01 SOIL LOG REVISION 00 LN, GP, J TESTING PURPOSE - MI, GDT 10/1/18

Sample Type: GS- Grab Sample SPT- Standard Penetration Test
 ST- Shelby Tube PT- Piston Tube VT- Shear Vane Test

LOGGED BY:
 LN/JM



Western Geotechnical Consultants Ltd.
 20 - 3275 McCallum Road
 Abbotsford, B.C. V2S 7W8
 T: 604.385.4244

SOIL LOG

TP18-03

CLIENT Redacted S. 22 **PROJECT No** WG1-1389
PROJECT Proposed Two (2) Lot Subdivision **DATUM** _____ **NORTHING** _____
LOCATION 1113 Dolphin Street, White Rock, B.C. **ELEVATION** _____ **EASTING** _____
DATE TESTED October 1, 2018 **METHOD** Track Excavator

DEPTH (m)	CLASSIFICATION	SOIL SYMBOL	MATERIAL DESCRIPTION	SAMPLE TYPE	ELEVATION	DCPT (N)	MOISTURE CONTENT & ATTERBERG LIMITS	POCKET ▲ PENTROMETER (kPa)	DEPTH (ft)
							WP W WL 20 40 60 80	100 175 250 325 □ DCPT N VALUE 20 40 60 80	
0.0			FILL: sand, silty, some construction debris, loose, dark brown, moist *water from abandoned pipe at 1.4 m depth						0
-0.5									
-1.0									
-1.5			SAND: till-like, some silt, some gravel, dense, grey, moist						5
-2.0			End of hole at 1.8 m.						
-2.5									

SOIL LOG WG1-1389 2018.10.01 SOIL LOG REVISION 00 LN.GPJ TESTING PURPOSE -M.L.GDT 10/1/18

Sample Type: GS- Grab Sample SPT- Standard Penetration Test
 ST- Shelby Tube PT- Piston Tube VT- Shear Vane Test

LOGGED BY:
 LN/JM



Western Geotechnical Consultants Ltd.
 20 - 3275 McCallum Road
 Abbotsford, B.C. V2S 7W8
 T: 604.385.4244

INSPECTION FORM - CITY OF WHITE ROCK

Initiated by:	P. ALMEIDA		Reference #:	BP 020164
Date:	Oct. 31.18		Time:	
Type of Inspection:	FINAL-DEMO INSPECTION BP020164			
Civic Address:	1113 DOLPHIN			
Location:				
Phone Contact:				
Comments				
ROADWAY - DOLPHIN - GOOD CONDITION				
- PACIFIC - GOOD CONDITION				
- LANEWAY - OKAY CONDITION				
BOULEVARD - GRASS - IN GOOD CONDITION				
DRIVEWAY - ASPHALT TRANSITION ONTO MULCH				
Action Required				
MONITOR SITE				
RECOMMEND DEMO BOND RELEASE				
Complete:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Date:	Oct. 31.18
Name of Staff:	Paul Almeida			



**CITY OF
WHITE ROCK**

**Corporation of the City of White Rock
HIGHWAY AND/OR RIGHT OF WAY USE PERMIT**

Permit No. RAP 00027 REVISED

Location of Work: 1113 Dolphin Street	
Effective Date: March 18, 2019	Expiry Date: April 30, 2019
Hours of Work: As per the City's Noise Bylaw	

Owner: Redacted S. 22	Prime Contractor: Name: A.E. Sieffert Trucking 155 – 27111- 0 Avenue Aldergrove, BC V4W 2T4
Telephone 1	Telephone 1: 604-825-8200
Telephone 2	Telephone 2:

PERMISSION IS HEREBY GRANTED TO: A.E. Sieffert Trucking

To do the following work at the above location:

- Perform partial road closures along Pacific Avenue and Dolphin Street as per the attached traffic management plans date stamped received March 11, 2019 for the purpose of installing off site civil works (replacement of water main and curb and sidewalk) as per the executed Works and Servicing Agreement for the development at 1113 Dolphin Street.
- The contractor must notify The Operations Department (604-541-2181) a minimum 72hrs in advance of any road closure.
- The contractor must distribute construction notices to affected residents a minimum 72 hours in advance on road closures. The contractor must clearly indicate their contact person and phone number on the construction notice.
- Signage must be in place at all times during the course of the work and supply and placement is the responsibility of the contractor.
- No driveways are to be permanently blocked as a result of the road closure. Emergency vehicles to have access if required.
- **Restoration of City Right of Ways and road cuts to be restored as per MMCD standards and the City of White Rock specification and standards, and also to the satisfaction of the Director of Engineering and Municipal Operations. All pavement cuts to be temporarily patched with asphaltic concrete at the end of each working day and maintained until permanent road restoration is complete.**
- All final boulevard and restoration works must be completed to the satisfaction of the Director of Engineering and Municipal Operations.

- The builder/developer must notify the City at 604-541-2181 a minimum 24 hours in advance of the beginning of the road closure which will occur.

B. COMPLETION REQUIREMENTS

- For inspection please call 604-541-2181
- A charge of \$250.00 shall be charged for each additional inspection, and deducted from the security amount provided.
- All Works are to be completed to the satisfaction of the Director of Engineering and Municipal Operations

C. CONDITIONS OF PERMIT

- I hereby agree to abide by all the terms of this permit and the City's Street and Traffic By-law which pertain to this permit.
- I have deposited as security the amount of \$0.00 (***Paid with Works and Servicing Agreement***) with the City to guarantee the fulfillment of the conditions and completion requirements of this permit and of the Work within the time specified for the permit.
- I understand the City will return the security upon completion of a one year maintenance period, from the date of the acceptance the Works by the City, and if required a submission and acceptance of any as-built drawing minus any costs incurred by the City for inspections, rectifying the Work, or damage to City property.
- All Works are to be completed to the satisfaction of the Director of Engineering and Municipal Operations who will determine when the security is released and the final dollar amount released.
- The security amount will be released to the person or company whose name is on the original payment.
- I further agree to indemnify and save the City harmless against any and all claims, actions or expenses whatsoever or by whomsoever brought against the City by reason of the City granting me this City Road and Right of Way Use permit or by reason of the construction of the above-referred Work, including any matter that may arise under the Worker's Compensation Act, R.S.B.C. 1996, c. 492 ("the Act") and its regulations.
- This permit is not valid without insurance. The Corporation of the City of White Rock must be named as additional insured on policy for a minimum of \$5,000,000.00 liability. The Prime Contractor must be skilled in the work assigned, and must comply with the Act and its Occupational Health and Safety Regulations. The Prime Contractor must comply with the "BC Manual for Traffic Control for Work on Roadways".
- The Prime Contractor must have a valid City of White Rock business license.
- All works shall be completed in accordance with all current Corporation of the City of White Rock construction specifications and standard drawings. The Prime Contractor shall not employ or sub-contract with any party not skilled in the work assigned. As-built drawing may be required with the attached specifications prior to release of security.

D. PRIME CONTRACTOR'S DECLARATION AS PER WORKER'S COMPENSATION ACT

I/We acknowledge, in accordance with the provisions of the *Worker's Compensation Act*, R.S.B.C. 1996, Chapter 492 that I/we are the "Prime Contractor" and are qualified to act as the "Prime Contractor". I/we accept the duties and responsibilities for the coordination of health and safety in accordance with the *Act*. I/we will do everything that is reasonably practicable to establish and maintain a system or process that will ensure compliance with the *Act* and the Occupational Health and Safety Regulations made thereunder.

Issued By: Justin Abbott

Engineering Department

Name of Prime Contractor: A. E. SUPPORT TRUCKING & EQUIPMENT

Signature of Authorized Signatory: [Signature] Date: 03/17/2019

FEES AND SECURITY	
Security Amount (Paid with Works Agreement)	\$0.00
Application Fee (paid)	\$53.00
Permit Fee	\$530.00
TOTAL	\$530.00
Deposit Receipt No.:	



THE CORPORATION OF
THE CITY OF WHITE ROCK
RECEIVED
MAR 11 2019
Operations Department

LEGEND:

	Sign Location		Delineator
	Close One Barricade		Traffic Control Person
	Closure Area		

VALLEY TRAFFIC SYSTEMS
VALLEY TRAFFIC SYSTEMS, INC.
TRAFFIC MANAGEMENT DIVISION
8770 199A STREET
LANGLEY BC V1H 2K7
PHONE: 604-613-0210
FAX: 604-613-3661

REVISIONS:

DATE	DETAILS

- NOTES:**
1. Dates: TBD
 2. Hours of Operation: TBD
 3. Duration: TBD
 4. Traffic Plan based on a 50 km/h speed zone
 5. TCPs to assist pedestrians and cyclists as required

MUNICIPAL PROJECT NO.	
MUNICIPAL CONTACTS	TBD
ONSITE CONTACT	TBD
BUS STOP(S) TO BE REMOVED	N/A
PARKING METERS TO BE REMOVED	N/A

A.E. SIEFFERT	
WHITE ROCK: 1113 DOLPHIN ST	
Traffic Control Plan: SLAT on Pacific Ave Traffic Onto Westbound Lane	
SCALE: NTS	DATE: 28.09.2018
VTS PROJ. NO. 16989	DWG. NO. DWG 01
REV. BY: 00	REV. BY: TONY



THE CORPORATION OF
THE CITY OF WHITE ROCK
RECEIVED
MAR 11 2019
Operations Department

LEGEND:

	Sign Location		Delineator
	Class One Barricade		Traffic Control Person
	Closure Area		



REVISIONS:

DATE	DETAILS

NOTES:

1. Dates: TBD
2. Hours of Operation: TBD
3. Duration: TBD
4. Traffic Plan based on a 50 km/h speed zone
5. TCPs to assist pedestrians and cyclists as required

MUNICIPAL PROJECT NO.	
MUNICIPAL CONTACTS	TBD
ONSITE CONTACT:	TBD
BUS STOP(S) TO BE REMOVED:	N/A
PARKING METERS TO BE REMOVED:	N/A

A.E. SIEFFERT			
WHITE ROCK: 1113 DOLPHIN ST			
Traffic Control Plan: SLAT on Pacific Ave Traffic Onto Eastbound Lane			
SCALE: NTS	DATE: 01.10.2018	VTS PROJ. NO.: 16989	DWG. NO.: DWG 02
		REV: 00	REV: IBC: TONY

Fire Hydrant Use Application Form

Engineering & Municipal Operations
877 Keil Street, White Rock, BC V4B 4V6
Ph: (604) 541-2181

Instructions: Please email completed form to water@whiterockcity.ca or apply at the Engineering and Municipal Operations Department Please allow 3-5 business days to process your application.

Terms of Permit

- The City will supply and install a backflow prevention assembly. Independent hydrant port NOT to be used by the Permit Holder. Hydrant not to be turned on or off by Permit Holder.
- Water taken from White Rock hydrants is not for domestic use, human or livestock consumption.
- A minimum 24 hours' notice is required to schedule a hydrant set up.
- The hydrant connection must be locked whenever the hydrant is not in use or not being monitored by the user.
- The applicant is responsible for any and all damages to equipment and property that may occur and indemnified the City against any and all claims associated with the use of the hydrant.
- **Fees are payable in advance.** The amount of \$52.00 is to be paid per calendar day and may be paid by cash, cheque or credit card.

Applicant Information

Name: ART SIEBERT Date: APRIL 10th 2019

Company Name (if applicable) A. SIEBERT TRUCKING

Phone: 604 825-8200 Email: _____

Purpose for Connection: RILL NEW WATER MAIN

Civic Address (If Applicable) 1113 DOLPHIN

Hydrant Location: 1113 DOLPHIN Hydrant No.: _____

Start Date: APRIL 15th 2019 Finish Date: APRIL 25 2019

Daily Start Time: 8:00 AM Daily End Time: 3:00 PM

Total Days Required: 15 DAYS Date Permit Required: APRIL 10th 2019

By signing this form, I/we certify that the information in this application is correct and true and acknowledge I/we are responsible for compliance with all provisions listed above.

April 10th 2019
(Date)

ART SIEBERT
(Name: Please Print)

[Signature]
(Applicant Signature)

Engineering and Municipal Operations
P: 604.541.2181 | F: 604.541.2190
877 Keil Street, White Rock BC, Canada V4B 4V6

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
My City by the Sea!

www.whiterockcity.ca

Inspector's Daily or Weekly Inspection/Progress Report

MUNICIPAL PROJECT #:			DATE: Oct. 5, 2019		ENGINEER:			
CONSULTANT FILE #:			WEATHER: 11 C		CONTR/OWNER:			
LOCATION: 1113 Dolphin St.			Cloudy		INSPECTOR: Srood Omer			
U/G WORKS	Road/ St/Ave	Manhole Location		Size of Pipe (mm)	Type of Pipe	Type of Joint	Type of Bedding	Type of Backfill
		From/To						
Storm Sewer	NA							
Sanitary Sewer	NA							
Watermain	NA							
Sanitary/Storm/Water Service Connections: NA								
Sanitary/Storm Pipe Testing: NA					Sieve Testing: NA			
Water Testing: NA					Density Testing: NA			
ESC Measures: NA					Other Testing: NA			
A/G WORKS	St/Ave	Subbase	Base	Compact	Concrete/Asphalt Testing	Proof roll	Other	
Road Works	NA							
Concrete Curb	NA							
Concrete S/W	NA							
Road Paving	NA							
Retaining Walls	NA							
Street Lighting	NA	BC Hydro: NA			Telus/Shaw: NA			
Road Cuts/Patch: NA		Roads Cleaned: NA			Condition of Traffic Control: NA			
WCB COMPLIANCE: NA		Traffic Control Personnel: NA			Signage: NA			
COMMENTS:								
<ul style="list-style-type: none"> - This pre-use inspection was conducted in response to a RROW use permit. - The general condition of the road has been recorded which are to be reviewed during pre and post inspections. - Please see attached photos. 								
ACTION REQUIRED:								
<ul style="list-style-type: none"> - Security bond to be retained and held until after post construction inspection has been conducted and the general condition of the road remains the same and to the approval of the inspector. 								
Signature of Inspector: Srood Omer								

Nov 5, 2019 at 11:51:42 AM



Nov 5, 2019 at 11:51:44 AM



Nov 5, 2019 at 11:51:46 AM



Nov 5, 2019 at 11:52:02 AM



Nov 5, 2019 at 11:52:04 AM



Nov 5, 2019 at 11:52:16 AM



Nov 5, 2019 at 11:52:19 AM



Nov 5, 2019 at 11:52:25 AM



Nov 5, 2019 at 11:52:39 AM



Nov 5, 2019 at 11:52:43 AM



Nov 5, 2019 at 11:52:45 AM



Nov 5, 2019 at 11:52:47 AM



Nov 5, 2019 at 11:53:00 AM



Nov 5, 2019 at 11:53:02 AM



Nov 5, 2019 at 11:53:03 AM



Nov 5, 2019 at 11:53:08 AM



Nov 5, 2019 at 11:53:11 AM



Nov 5, 2019 at 11:53:20 AM







**CITY OF
WHITE ROCK**

**Corporation of the City of White Rock
HIGHWAY AND/OR RIGHT OF WAY USE PERMIT**

Permit No. RAP 00073

Location of Work: 1113 Dolphin Street	
Effective Date: November 8, 2019	Expiry Date: November 8, 2019
Hours of Work: As per the City's Noise Bylaw	

Owner: Redacted S. 22	Prime Contractor: Name: A.E. Sieffert Trucking 155 – 27111- 0 Avenue Aldergrove, BC V4W 2T4
Telephone 1	Telephone 1: 604-825-8200
Telephone 2	Telephone 2:

PERMISSION IS HEREBY GRANTED TO: A.E. Sieffert Trucking

To do the following work at the above location:

- Perform a sidewalk closure along Dolphin Street as per the attached traffic management plan date stamped received November 4, 2019 for the purpose of installing a new light pole at 1113 Dolphin Street. Equipment hoisting the pole is to be stationed on private property.
- The contractor must notify The Operations Department (604-541-2181) a minimum 72hrs in advance of any road closure.
- The contractor must distribute construction notices to affected residents a minimum 72 hours in advance on road closures. The contractor must clearly indicate their contact person and phone number on the construction notice.
- TCP is to assist pedestrians and cyclists as required.
- Signage must be in place at all times during the course of the work and supply and placement is the responsibility of the contractor.
- No driveways are to be permanently blocked as a result of the road closure. Emergency vehicles to have access if required.
- **Restoration of City Right of Ways and road cuts to be restored as per MMCD standards and the City of White Rock specification and standards, and also to the satisfaction of the Director of Engineering and Municipal Operations. All pavement cuts to be temporarily patched with asphaltic concrete at the end of each working day and maintained until permanent road restoration is complete.**
- All final boulevard and restoration works must be completed to the satisfaction of the Director of Engineering and Municipal Operations.

- The builder/developer must notify the City at 604-541-2181 a minimum 24 hours in advance of the beginning of the road closure which will occur.

B. COMPLETION REQUIREMENTS

- For inspection please call 604-541-2181
- A charge of \$255.00 shall be charged for each additional inspection, and deducted from the security amount provided.
- All Works are to be completed to the satisfaction of the Director of Engineering and Municipal Operations

C. CONDITIONS OF PERMIT

- I hereby agree to abide by all the terms of this permit and the City's Street and Traffic By-law which pertain to this permit.
- I have deposited as security the amount of \$0.00 (***Paid with Works and Servicing Agreement***) with the City to guarantee the fulfillment of the conditions and completion requirements of this permit and of the Work within the time specified for the permit.
- I understand the City will return the security upon completion of a one year maintenance period, from the date of the acceptance the Works by the City, and if required a submission and acceptance of any as-built drawing minus any costs incurred by the City for inspections, rectifying the Work, or damage to City property.
- All Works are to be completed to the satisfaction of the Director of Engineering and Municipal Operations who will determine when the security is released and the final dollar amount released.
- The security amount will be released to the person or company whose name is on the original payment.
- I further agree to indemnify and save the City harmless against any and all claims, actions or expenses whatsoever or by whomsoever brought against the City by reason of the City granting me this City Road and Right of Way Use permit or by reason of the construction of the above-referred Work, including any matter that may arise under the Worker's Compensation Act, R.S.B.C. 1996, c. 492 ("the Act") and its regulations.
- This permit is not valid without insurance. The Corporation of the City of White Rock must be named as additional insured on policy for a minimum of \$5,000,000.00 liability. The Prime Contractor must be skilled in the work assigned, and must comply with the Act and its Occupational Health and Safety Regulations. The Prime Contractor must comply with the "BC Manual for Traffic Control for Work on Roadways".
- The Prime Contractor must have a valid City of White Rock business license.
- All works shall be completed in accordance with all current Corporation of the City of White Rock construction specifications and standard drawings. The Prime Contractor shall not employ or sub-contract with any party not skilled in the work assigned. As-built drawing may be required with the attached specifications prior to release of security.

D. PRIME CONTRACTOR'S DECLARATION AS PER WORKER'S COMPENSATION ACT

I/We acknowledge, in accordance with the provisions of the *Worker's Compensation Act*, R.S.B.C. 1996, Chapter 492 that I/we are the "Prime Contractor" and are qualified to act as the "Prime Contractor". I/we accept the duties and responsibilities for the coordination of health and safety in accordance with the *Act*. I/we will do everything that is reasonably practicable to establish and maintain a system or process that will ensure compliance with the *Act* and the Occupational Health and Safety Regulations made thereunder.

Issued By: *Rosul E*

Engineering Department

Name of Prime Contractor: *A B SIKKERT TRUCKING*

Signature of Authorized Signatory: *[Signature]* Date: *11/05/2018*

FEES AND SECURITY

Security Amount (Paid with Works Agreement)	\$0.00
Application Fee (paid)	\$53.00
Permit Fee	\$540.00
TOTAL	\$540.00

Deposit Receipt No.:



**CITY OF
WHITE ROCK**

**Corporation of the City of White Rock
HIGHWAY AND/OR RIGHT OF WAY USE PERMIT**

Associated with Lot Servicing No. LS 000066

Location of Work: 15387 Pacific Avenue	
Effective Date: March 3, 2020	Expiry Date: March 3, 2021

Owner: Redacted S. 22	Prime Contractor: Name: GALLERY HOMES LTD. GUNN, BLAIR 13048 14 AVE SURREY BC V4A 1G3
Telephone 1:	Telephone 1: 604-341-0327
Telephone 2:	Telephone 2:

PERMISSION IS HEREBY GRANTED TO: GALLERY HOMES LTD.

to do the following work at the above location:

- Construct / improve driveway access from Pacific Avenue and Lane as per comments shown on Site Plan date stamped received January 30, 2020 and Site Servicing/Grading Plan date stamped received January 30, 2020. Driveway and Boulevard restoration must be completed to meet the completion requirements described below prior to the return of the **\$10,000.00** Security:
- Driveway access within the City Blvd (road edge to PL) to slope up a minimum 2%.
- Driveway from the property line to the edge of garage slab to have a slope not exceeding 15%.
- Backfill under the driveway within the City Boulevard must be structural fill (3" minus material) compacted to 95% Modified Proctor Density.
- Driveway access width through the City Boulevard (road edge to PL) to be 6.0m maximum (4.5m minimum).
- Driveway access through the City Blvd. must be asphalt or brick pavers. Concrete is not permitted.
- Cost to remove, repair or replace curb, gutter, sidewalk, and letdown works to be borne by the owner/developer and performed by the City.
- No retaining walls or "landscape rock" are permitted on the City Boulevard.
- Remaining City Boulevard must be restored with a minimum 150mm of topsoil and sod.

- Any alterations or improvements on the City Boulevard must first be approved by the Engineering Department.

B. COMPLETION REQUIREMENTS

- For inspection please call 604-541-2181
- Note: A charge of \$255.00 shall be paid for each additional inspection made not mentioned above.
- All Works to be completed to the satisfaction of the Director of Engineering and Municipal Operations

C. CONDITIONS OF PERMIT

- I hereby agree to abide by all the terms of this permit and the City's Street and Traffic By-law which pertain to this permit.
- The applicant confirms to the City that in undertaking the Works, the applicant shall strictly adhere to the Design Drawings approved for road and right of way use permit and obtain the prior written approval of the City Engineer for any changes to the Design Drawings.
- I understand the City will return the security upon completion of a one year maintenance period, from the date of the acceptance the Works by the City, and if required a submission and acceptance of any as-built drawing minus any costs incurred by the City for inspections, rectifying the Work, or damage to City property.
- The security amount will be released to the person or company whose name is on the original payment.
- I further agree to indemnify and save the City harmless against any and all claims, actions or expenses whatsoever or by whomsoever brought against the City by reason of the City granting me this City Road and Right of Way Use permit or by reason of the construction of the above-referred Work, including any matter that may arise under the Worker's Compensation Act, R.S.B.C. 1996, c. 492 ("the Act") and its regulations.
- This permit is not valid without insurance. The Corporation of the City of White Rock must be named as additional insured on policy for a minimum of \$5,000,000.00 liability. The Prime Contractor must be skilled in the work assigned, and must comply with the Act and its Occupational Health and Safety Regulations. The Prime Contractor must comply with the "BC Manual for Traffic Control for Work on Roadways".
- The Prime Contractor must have a valid City of White Rock business license.
- All works shall be completed in accordance with all current Corporation of the City of White Rock construction specifications and standard drawings. The Prime Contractor shall not employ or sub-contract with any party not skilled in the work assigned. As-built drawing may be required with the attached specifications prior to release of security.
- If the conditions of this permit are not met, the Director of Engineering and Municipal Operations has the right to revoke this permit.

- Street cleaning charges will be deducted from the security deposit if roads are not kept clean to a satisfactory level as determined by the Engineering Inspector.
- The owner must retain a BC Land Surveyor to install or locate the property pins. The owner must protect property pins throughout the course of construction and up to final inspection. The owner is responsible for ensuring that a BC Land Surveyor verifies the location of the property pins before final inspection. The Engineering Inspector will not perform a final inspection if property pins are missing. If there are no property pins at time of inspection, a BC Land Surveyor will need to submit a posting plan and re-establish the property pins.

PRIME CONTRACTOR'S DECLARATION AS PER WORKER'S COMPENSATION ACT

I/We acknowledge, in accordance with the provisions of the *Worker's Compensation Act*, R.S.B.C. 1996, Chapter 492 that I/we are the "Prime Contractor" and are qualified to act as the "Prime Contractor". I/we accept the duties and responsibilities for the coordination of health and safety in accordance with the *Act*. I/we will do everything that is reasonably practicable to establish and maintain a system or process that will ensure compliance with the *Act* and the Occupational Health and Safety Regulations made thereunder.

Issued By: 

Name of Prime Contractor: _____

Signature of Authorized Signatory: _____ Date: _____

FEES AND SECURITY	
Security Amount (paid)	\$5,000.00
Security Amount (additional security required)	\$5,000.00
Permit Fee	\$540.00
TOTAL	\$5,540.00
Deposit Receipt No.:	



Corporation of the City of White Rock - Public Works Department



Address: **15387 Pacific Avenue** Applicant: **GALLERY HOMES LTD.**
 Legal Description: **Lot A, Section 11, Township 1, New Westminster District Plan EPP83089**
 Owner: **Redacted S. 22** Phone #: **s. 22**

Date Filed: _____ Date Paid: _____
 Date Installed: _____

Sanitary Sewer Service *Depth and Location are approximate and to be used as a guide only
 Proposed Location: **As per Works and Servicing Agreement**
 Approximate Depth: **As per Works and Servicing Agreement**
 Main Extension Required: Yes No
 Remarks: **NOTE: Service Connection Fees are taken as a deposit only and may be subject to additional charges as per the City of White Rock's Sewer Connection Bylaw No. 396 As well as confirmation by the City of White Rock's Public Works Department.**

Connection Fee _____ \$4,000.00
 Total Cost for Sanitary Connection **Paid \$4,000.00**

Storm Sewer Service *Depth and Location are approximate and to be used as a guide only
 Proposed Location: **As per Works and Servicing Agreement**
 Approximate Depth: **As per Works and Servicing Agreement**
 Main Extension Required: Yes No
 Remarks: **NOTE: Service Connection Fees are taken as a deposit only and may be subject to additional charges as per the City of White Rock's Sewer Connection Bylaw No. 396 As well as confirmation by the City of White Rock's Public Works Department.**
If a gravity storm sewer connection cannot be established a restrictive covenant will need to be registered on the title of the property at the Land Title Office, identifying that the lot cannot be drained by gravity and must be serviced by a privately owned pump. The registered owner of the lot will be responsible for maintaining the pump system.

Connection Fee _____ \$4,000.00
 Total Cost for Storm Connections **Paid \$4,000.00**

Total Cost For Storm & Sanitary Services \$8,000.00

- General Requirements
- IF THE ABOVE LOCATION OF THE NEW SERVICE IS NOT WHERE THE OWNER / BUILDER WOULD LIKE THEY MUST REQUEST A NEW LOCATION THROUGH PUBLIC WORKS AND AN ADDITIONAL FEE WILL BE REQUIRED
 - Owner / Builder must expose existing sanitary service at the property line for Cap-Off by Public Works Foreman. Failure to do so will result in denial for request of a Building Permit.
 - All work must conform to the Corporation of the City of White Rock Standards and Specifications
 - All inspections on private property to be carried out by the City's Building Department
 - The owner / builder is responsible for maintaining and lowering the Inspection Chamber to no lower than finished grade. Any replacement / repairs to the Inspection Chamber must be done by the City and the costs will be charged to the owner.
 - All services will be installed at the lowest possible elevation, however, the City is not responsible for providing a gravity service. It is the owner's / builder's responsibility to connect at that elevation at property line whether by gravity or sump pump.
 - The owner/builder is responsible to determine the minimum basement elevation of the works proposed, and is also responsible in determining if a restrictive covenant is required. MBE for gravity connections are determined to be 200mm above the existing grade of the road or the 100 year hydraulic grade line as determined by the owner/developer or their consultant.
 - Notify Public Works Foreman (541-2181) **two weeks** prior to service installation to allow for scheduling of work.

Date: _____ Applicant's Signature: _____