



PORT METRO
Vancouver

Project Review Application Form

Information supplied in this application may be made public during consultation with adjacent municipalities, First Nations groups and other interested parties, as well as to other members of the public through the Access to Information Act. **Please advise PMV of any commercially or financially sensitive information which you do not want provided to third parties.**

APPLICANT or CONSULTANT		
<i>Note names of additional applicants or consultants below</i>		
Company Beedie Construction Ltd.		Contact Stephen Toth
No. & Street 3030 Gilmore Diversion		Title Senior Project Manager
City Burnaby		Phone 604-436-7796
Postal Code V5G 3B4	Email stephen.toth@beediegrou.ca	Fax
TENANT (if different from above)		
Tenant File Number n/a		Contact n/a
Company n/a		Title n/a
No. & Street n/a		Phone n/a
City n/a		Email n/a
Postal Code n/a		Fax n/a
PROJECT INFORMATION		
Location/Address/Legal Description Parcel 1, DL757, Group 1, NWD, Plan LMP 12684, BC. PID: 018-502-199, 415 Boyne Street		City New Westminster
Project Description Summary (attach detailed description and rationale as necessary)		
See attached document.		
Floor Area 299,389 SqFt		Height of proposed structure(s) 32 feet clear to
Describe in-water works if any		
n/a		
Required utility connections:	<input type="checkbox"/> power	<input type="checkbox"/> gas <input type="checkbox"/> water <input type="checkbox"/> sanitary <input type="checkbox"/> storm
Presently on site:	<input type="checkbox"/> power	<input type="checkbox"/> gas <input type="checkbox"/> water <input type="checkbox"/> sanitary <input type="checkbox"/> storm
Modifications required:	<input type="checkbox"/> power	<input type="checkbox"/> gas <input type="checkbox"/> water <input type="checkbox"/> sanitary <input type="checkbox"/> storm
Other required approvals		
Approx. construction value \$12,500,000.00	Proposed start date Sept 1, 2015	Proposed completion date July 1, 2016

PROJECT ENVIRONMENTAL IMPLICATIONS

Include in-water works, discharges to land or water by pipe or surface run-off, potential leachates, soil contamination potential, air emissions, habitat impacts, etc. Attach a detailed description including drawings and plans, as well as proposed mitigation as appropriate.

Site drainage shall be by means of catch basins and manholes designed to drain all utilized site areas.

Will the proposal involve off-site impacts (e.g. traffic, noise, views, glare, dust)? yes no

Comments:

The majority of operations of the proposed future tenants will occur inside the building. Truck maneuvering and trailer off-loading will be the only proposed exterior site operations that may impact traffic/noise. The main truck entrances are located off Duncan Street and Boyne Street. Passenger vehicle access will be via Duncan Street, Boyne Street and Boyd Street.

Does the proposal affect any known historical or archaeological feature? yes no

Comments:

n/a

Does the proposal involve fill? If yes, please specify: yes no

Preload already on site. Only fill required would be for bedding and backfilling of utilities as required, as well as road base for asphalt areas.

Does the proposal involve dredging? yes no

If yes, please complete a dredging application form.

PROPERTY INFORMATION

Do you have an existing lease/licence/easement with Port Metro Vancouver for the property or waterlot? yes no
Lease is with Oxford Properties Corporation

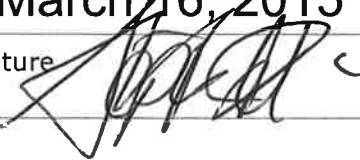
If yes to the above, is the proposal permitted under the terms and conditions of your agreement? Comments: yes no

Is the proposal entirely within your leasehold area? If not, what arrangements have you made with Port Metro Vancouver or other landowners? yes no

For in-water works, are you or Port Metro Vancouver the upland owner? yes no

If no, please attach letter of consent from upland owner.

I/we certify that I/we have reached the age of majority and the information provided in this application and supporting documentation is correct to the best of my/our knowledge.

Applicant Name Stephen Toth	Tenant (when not applicant): Name
Title Senior Project Manager	Title
Date March 16, 2015	Date
Signature 	Signature
<i>This signature signifies the applicant may act on my behalf during the course of the permit review process</i>	

Application fee submitted: \$ 2,625 <i>See page 16 in Project Review Guide</i>	Documentation deposit submitted: \$ 10,000 <i>See page 16 in Project Review Guide</i>
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Please send all completed applications to:

Port Metro Vancouver
Planning and Development Department
100 The Pointe, 999 Canada Place
Vancouver, BC Canada V6C 3T4

Applications for Environmental EAP review will be redirected to the appropriate department.

**PROJECT BRIEF FOR
PERMIT APPLICATION**

**PORT METRO VANCOUVER
BUILDING #3 – QUEENSBOROUGH LOGISTICS CENTRE (QLC)**

415 Boyne Street, New Westminster, B.C.

Submitted to:

Attention: Mr. Tim Blair, Mr. Andrew Taylor

**Planning and Development
100 The Pointe, 999 Canada Place
Vancouver, B.C. V6C 3T4**

Document: Building #3 - QLC Project Permit Application

Submitted By: Stephen Toth, Senior Project Manager

Date Submitted: March 16, 2015

DOCUMENT: Building #3 - QLC Building Permit Application
PROJECT: Port Metro Vancouver - Interfor Site
ADDRESS: 415 Boyne Street, New Westminster, B.C.

1. PURPOSE OF PERMIT APPLICATION

The purpose of this brief is to define Beedie Construction Ltd. intention on the site development of the Port Metro Vancouver Interior lands and to expedite and obtain requisite approvals to proceed with the construction of the last building on this property, as initially identified by us on the master development plan we submitted as part of our permit application for Damco. The development is being constructed for our client Oxford Properties Corporation.

2. PROJECT DESCRIPTION

Similar to the other two buildings on the property, Building 3 will be serviced utilizing the existing utilities currently on the property. Building 3 will be approximately 299,389 sq.ft. and will be similar to Building 2 recently completed in February 2015. The building will be concrete tilt-up with four sub-sections: 301, 302, 303 and 304. The building will consist of sixty-seven (67) dock loading doors and two (2) grade doors. There will be two-hundred sixteen (216) parking stalls and sixty-five (65) trailer stalls. Construction is anticipated to commence September 2015 and be completed July 2016.

3. PERMIT APPLICATION DETAILS

a. Application Status

The attached application includes all of the documentation required. Our plan is to submit the fire suppression drawings and schedule on its own separate permit. Our application package includes both the Project and Building Permit Applications. The drawings submitted in this package are considered permit ready.

b. Key Considerations

Beedie Construction Ltd. is anticipating Building Permit approval for the building and surrounding site improvements by July 31, 2015 in order to meet the July 1, 2016 occupancy date commitment we have with our client, Oxford Properties Corporation.

These items should be taken into consideration on reviewing this Permit Application:

- i. This is the last building to be completed as part of our initial master development plan. The building permit is being requested for Building 3 only, which we had previously shown in concept at the time of our permit application for both previous buildings
- ii. We are applying for our Project Permit and Building Permit simultaneously to expedite the overall permit process time frame.

4. CONCLUSION

Beedie Construction Ltd. is requesting a full review of Building #3. Any assistance Port Metro Vancouver can provide in prioritizing our application to meet our schedule would be greatly appreciated.