



**To:** Planning Committee **Date:** June 6, 2019  
**From:** Wayne Craig, **File:** HA 19-859014  
 Director, Development  
 Barry Konkin  
 Manager, Policy Planning

**Re:** **Heritage Alteration Permit (HA 19-859014) and Steveston Village Heritage Conservation Grant Application for 3891 Moncton Street by Brett Martyniuk**

**Staff Recommendation**

1. That a Heritage Alteration Permit (HA19-859014) which would permit the replacement of the existing roof for the protected heritage building at 3891 Moncton Street; and
2. That a grant request of \$15,159.38 be approved under the Steveston Village Heritage Conservation Grant Program to assist with the roof replacement work for the protected heritage building located at 3891 Moncton Street and disbursed in accordance with Council Policy 5900.

Wayne Craig  
Director, Development  
(604-247-4625)

Barry Konkin  
Manager, Policy Planning  
(604-276-4139)

Att. 7

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Finance Department	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  

## **Staff Report**

### **Origin**

Brett Martyniuk has submitted applications to:

- obtain a Heritage Alteration Permit (HA19-859014) to replace the existing roof of the protected heritage building, known as the Tasaka Barbershop, located at 3891 Moncton Street; and
- seek a grant in the amount of \$15,159.38 through the Steveston Village Heritage Conservation Grant Program for proposed the roof replacement work for the protected heritage building located at 3891 Moncton Street.

A location map and an aerial photo are included in Attachment 1.

### **Findings of Fact**

The building located at 3891 Moncton Street is one of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area. The current use of the building is a bicycle shop. The Statement of Significance for the building is included in Attachment 2.

### **Related Policies**

#### Steveston Village Heritage Conservation Grant Program

The Steveston Village Heritage Conservation Grant (SVHCG) Program was established in 2009 to collect contributions from development projects in exchange for additional density, and distribute funds for the exterior conservation of the 17 identified heritage buildings in the Steveston Village Heritage Conservation Area.

Council Policy 5900 regarding the SVHCG Program was updated on November 13, 2018 in order to better promote and facilitate exterior conservation of the identified heritage buildings and utilize the heritage conservation funds collected to date.

The current balance of the account is \$1,047,315.35 as of March 31, 2019, and no grants have been issued from this fund to date. Council approved a grant request of \$150,000 from the Richmond Hospital/Healthcare Auxiliary on May 13, 2019 to assist with the foundation replacement work for the protected heritage building located at 3711 and 3731 Chatham Street. The grant can be issued once staff receive confirmation the actual cost of the completed work and a project completion report demonstrating that the work was completed in accordance with the approved plans.

Below is a summary of updated Council Policy 5900 (Attachment 3) regarding the SVHCG Program:

- The maximum grant amount per identified heritage building is \$150,000;

- The grant may not exceed 50% of the total cost of eligible expenses. However, for a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses;
- Eligible expenses include roof replacements;
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council with private matching funding to achieve exceptional heritage conservation, as determined by Council;
- The owner/developer may apply more than once as heritage conservation may occur in stages; and
- A grant will not be provided where work has already been undertaken prior to Council approval.

### **Richmond Heritage Commission**

The grant application was presented to the Richmond Heritage Commission on June 5, 2019 and was supported. An excerpt from the Commission meeting minutes is included in Attachment 4.

### **Analysis**

#### Heritage Alteration Permit

The applicant proposes to replace the existing asphalt roof, which is currently in poor condition.

Two estimates have been prepared by independent contractors, and they indicate that the original roofing material was cedar. The proposed scope of works includes removing one layer of cedar and one layer of asphalt shingles, and installing a new roof.

The proposal roofing material is called “Eco Roof Medium Rubber Shakes”, which resembles the look of traditional natural cedar shakes, but is engineered to be more weather resistant and durable. The applicant would like to use “Eco Roof Medium Rubber Shakes” as it would last longer than traditional cedar shakes and would be easier to maintain. The product is also environmentally friendly as it is made from recycled tires. The proposed colour is “Silverwood”. A photo of the proposed roofing material is included in Attachment 5. A sample of the material will be presented to the Planning Committee as well.

The owner also proposes to replace the existing gutters and downpipes and install eight (8) vent boxes for attic ventilation. The new gutters and downpipes will be painted to match the existing colours, and the vent boxes will be placed on the west side of the building so they will not be visible from Moncton Street or City lane to the east. Photos showing the existing building condition and the proposed vent boxes are included in Attachment 6.

Staff support the Heritage Alteration Permit application as the existing roofing material is not identified as a character-defining element. The building's main heritage value lies in the overall form and massing of the building which contributes to the heritage character of the overall Moncton streetscape. The proposed material will be close to its original appearance (i.e., original cedar), and will help extend the physical life of the building and preserve the heritage value of the building.

### Funding Request

The applicant has requested the maximum grant amount of \$15,159.38 to cover half the total cost of the proposed roof replacement, including the replacement of the roof drainage systems (i.e., gutters and downpipes). The lower estimate for the proposed work is \$30,318.85 including the GST, and the requested amount is 50% of the total cost. Two competitive estimates from independent contractors are included in Attachment 7.

If Council approves the grant application, the roof replacement work must be completed before the heritage conservation grant is issued. As noted in Council Policy 5900 (Attachment 3), the applicant will be required to submit a letter confirming the actual cost of the completed work, as well as a project completion report demonstrating that the work was completed in accordance with the approved permit and specifications.

### Eligibility and Evaluation Criteria

The proposed roof replacement work is eligible for a grant as eligible expenses include roof replacements which would extend the physical life of the building.

Staff have used the following criteria to assess the application:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;
- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project in a reasonable time-frame and secure other funding sources.

The main character-defining elements of the building include its square false front with decorative moulded cornice, double-hung windows and the typical rectangular building behind.

A properly maintained roof will help extend the physical life of the building and will safeguard the character-defining elements to conserve the heritage character and convey the historic significance of the building. It will also ensure that the building continue to contribute to preserving and enhancing the overall historic fabric of Steveston Village. Also, the applicant has indicated that he has the ability to carry out the project in a reasonable time-frame and provide

the required matching funds. As the application meets all the evaluation criteria, staff support the grant application.

### **Financial Impact**

Funding for this \$15,159.38 grant request is available in the Steveston Village Heritage Conservation Grant Program fund.

### **Conclusion**

It is recommended that the Heritage Alteration Permit (HA19-859014) for 3891 Moncton Street be issued to allow the proposed roof replacement work.

It is also recommended that Council approve the grant request for \$15,159.38 through the Steveston Village Heritage Conservation Grant Program. The grant will assist the roof replacement of the heritage protected building located at 3891 Moncton Street.



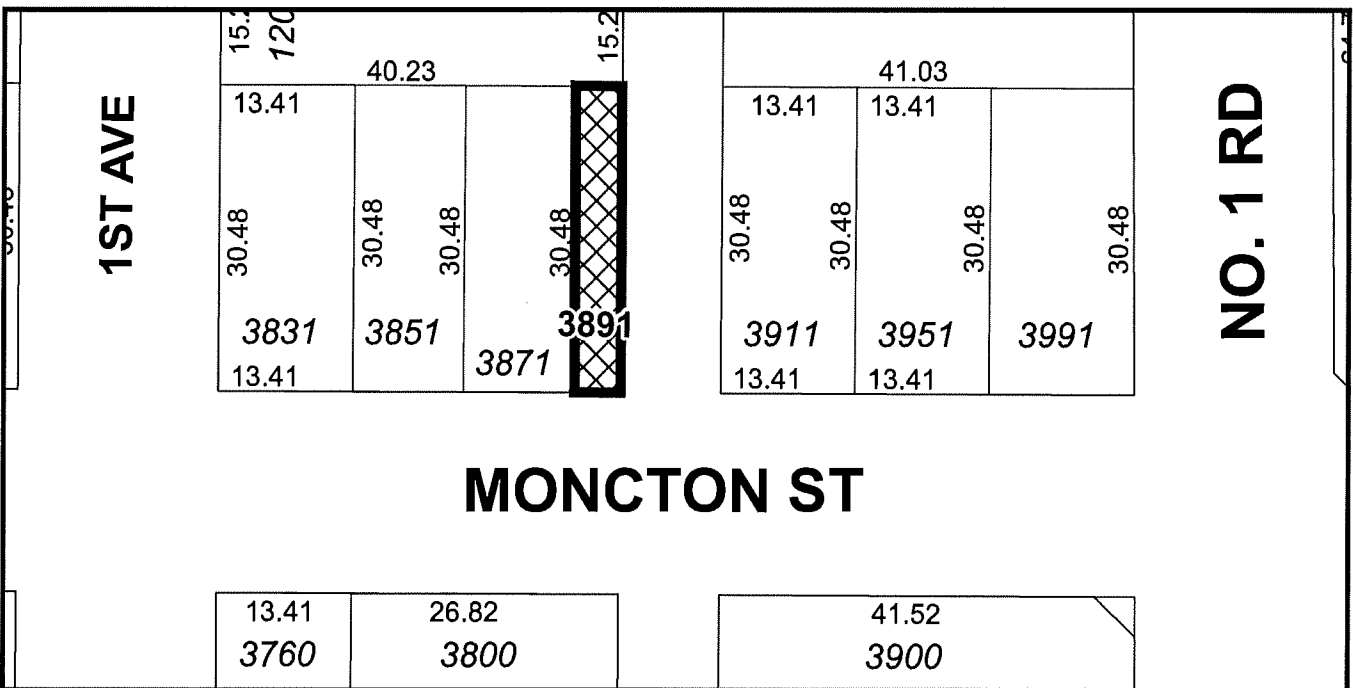
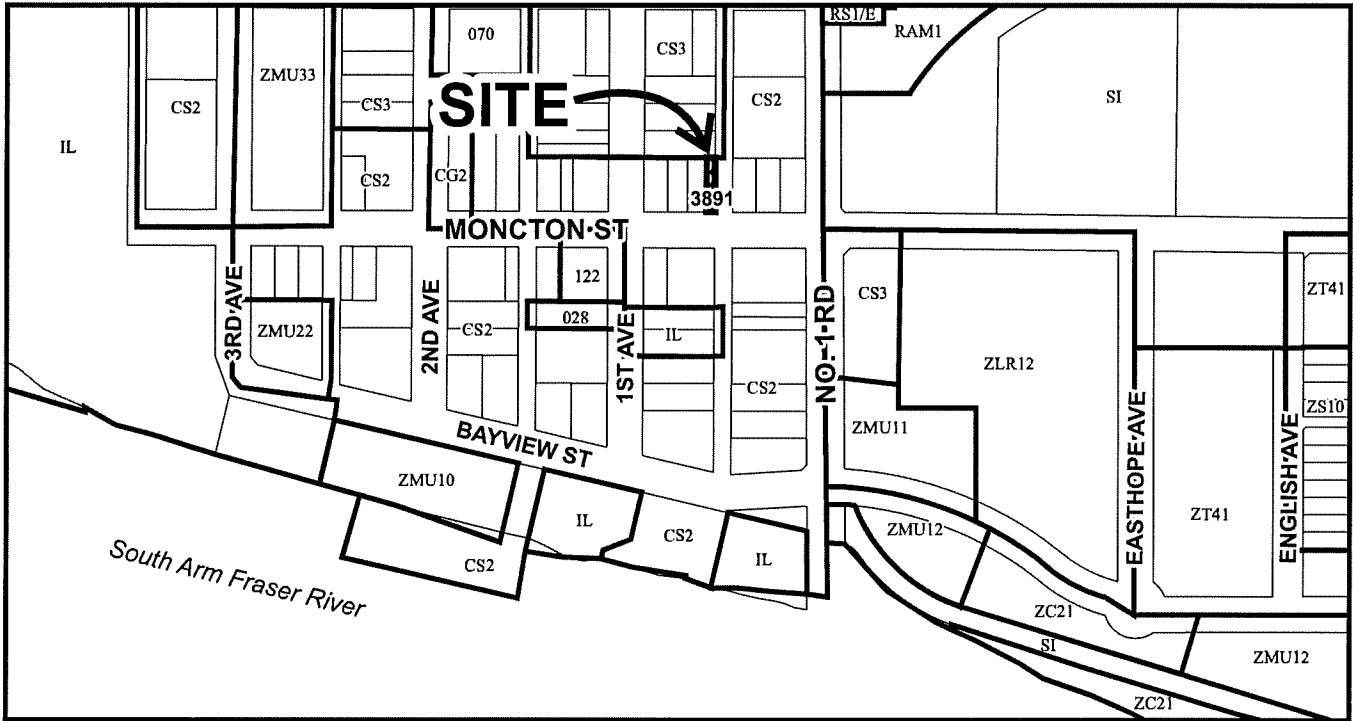
Minhee Park  
Planner 2  
(604-276-4188)

MP:cas

- Att. 1: Location Map and Aerial Photo
- 2: Statement of Significance
- 3: Council Policy 5900
- 4: Excerpt from the June 5, 2019 Richmond Heritage Commission Minutes
- 5: Photo of the Proposed Roofing Material
- 6: Photos of the Existing Building and Vent Box Example
- 7: Estimates



City of  
Richmond



	HA 19-859014	Original Date: 05/07/19
		Revision Date:
		Note: Dimensions are in METRES





City of  
Richmond



HA 19-859014

Original Date: 05/06/19

Revision Date: 05/07/19

Note: Dimensions are in METRES

## Steveston Village Conservation Program

Moncton Street  
resources30. 3891 Moncton Street  
Tasaka Barbershop

## Description

Constructed in 1938, the Tasaka Barbershop building is a one-storey false front wooden structure that sits flush with the street, part of a row of similar commercial buildings along Moncton Street in Steveston.

## Values

The Tasaka Barbershop is valued for the physical contribution it makes to an almost-continuous façade of simple, wood frame, false front style commercial buildings along Moncton Street. Constructed in 1930, it is typical of the scale of the majority of the buildings in this area, oriented and built flush to the street.

It is a valuable part of the pattern of commercial development and continuing historic pattern, rare in the city of Richmond, which characterized Steveston in the early part of the twentieth century as the area boomed in population and economic wealth from farming and fishing.

Architecturally, the Tasaka Barbershop is significant as a fine example of an early, wood frame, false front building. Its design, with an angled entrance facing the intersection, emphasizes the importance of its prominent location on the main commercial street in the village.

Its association with former Japanese owners and businesses is important as a reflection of the cultural diversity which facilitated the economic growth of the village.

## Character-Defining Elements

The character-defining elements of the Tasaka Barbershop include:

- Design details typical of early commercial buildings including a front gable roof, square false front with a double-hung window and decorative moulded cornice, typical rectangular building behind, side shed gable window and brick chimneys
- The height, scale, colour and massing of the building typical of the street
- Its orientation and relationship to Moncton Street
- Its presence as part of the historical form of the street
- Its association with the Tasaka Barber Shop and surviving evidence thereof

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain design, function, technique and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness, scale, form and materials





**POLICY 5900:**

It is Council policy that:

The Steveston Village Heritage Conservation Grant (SVHCG) Program is established to provide financial assistance to property owners – on a cost share basis - for conserving the exterior of 17 heritage buildings in the Steveston Village Heritage Conservation Area, as identified in the Steveston Area Plan.

The 17 identified heritage buildings make a significant contribution to the heritage character of Steveston Village. The intent of the program is to help conserve the exterior of these significant buildings and support their continued legacy for future generations.

**1. Program Funding Sources**

The source of funds for the SVHCG Program includes:

- Density bonus contributions, as set out in the Steveston Area Plan\*;
- Senior government and Non-Governmental Organization grants; and
- Other private donations.

\*Specific sites within the “Steveston Village Land Use Density and Building Height Map” are identified for a maximum possible Floor Area Ratio (FAR) of 1.6. In order to achieve this maximum density, a contribution of \$608.05 per m<sup>2</sup> (\$56.49 per ft<sup>2</sup>) - based on the increase in net building floor area between the 1.2 FAR base density and up to the 1.6 FAR maximum density - must be provided.

Contribution amounts may be reduced by an amount equivalent to any cash-in-lieu contributions received under the City’s Affordable Housing Strategy.

The above contribution rate to the SVHCG Program will be revised, starting February 28, 2019, and then by February 28 every two years thereafter, by adding the annual inflation for the preceding two calendar years using the Statistic Canada *Vancouver Construction Cost Index – Institutional* inflation rate. The revised rates will be published in a City Bulletin.

**2. Grant Amounts**

- Maximum grant of \$150,000 per identified heritage building. The grant may not exceed 50% of the total cost of eligible expenses (e.g. only projects with eligible expenses of \$300,000 or more would be able to apply for the maximum amount).
- An additional maximum grant of \$100,000 per identified heritage building may be considered by Council, with private matching funding, to achieve exceptional heritage conservation. Exceptional heritage conservation means a complete and comprehensive restoration of a building, in the opinion of Manager of Policy Planning and a retained heritage consultant, that would greatly enhance the heritage value of the Steveston Village Heritage Conservation Area. The final determination of what is exceptional will



Page 2 of 4	<b>Steveston Village Heritage Conservation Grant Program</b>	<b>Policy 5900</b>
	Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018	

be made by Council based on the project's overall contribution to conserving the character of Steveston Village.

- If the registered owner of the property containing one of the identified heritage buildings is a registered non-profit society, Council may consider providing up to 75% of the total cost of eligible expenses.
- As heritage conservation may occur in stages, an owner/developer may apply more than once; however, the total grant amount per identified heritage building is limited to \$150,000, and for exceptional conservation projects, it is limited to \$250,000.
- If no program funds are available, no grant applications will be considered (i.e., first-come, first-serve basis).

### 3. Eligible Expenses

Eligible expenses are limited to works related to the exterior conservation of the identified heritage buildings. These include, but are not limited to, the following:

- Façade restoration or rehabilitation to improve the appearance and convey the heritage significance of the building;
- Repair or restoration of the character-defining elements such as wood windows or original cladding;
- Reconstruction of lost heritage elements such as front porches or exterior trims;
- Roof replacement;
- Structural upgrades, including seismic upgrades, and stability work (e.g. new foundations) to extend the physical life of the building; and
- Directly related consultant costs, including the cost to prepare a conservation plan and architectural drawings, up to 10% of the total grant amount. Consultant costs without associated physical improvements to the building are not eligible.

Ineligible expenses include, but are not limited to, the following:

- General on-going maintenance work (e.g. power washing, gutter cleaning);
- Renovation or replacement of the non-historic elements of the building;
- New additions and/or construction of accessory buildings;
- Interior works; and
- Any other work deemed to be inappropriate at the discretion of the Manager of Policy Planning.

The Standards and Guidelines for the Conservation of Historic Places in Canada shall be used as a guide in determining eligible expenses. The Standards and Guidelines for the Conservation of Historic Places in Canada defines "conservation" as all actions or processes aimed at safeguarding the character-defining elements of a resource to retain its heritage value and extend its physical life.



Page 3 of 4	<b>Steveston Village Heritage Conservation Grant Program</b>	<b>Policy 5900</b>
Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018		

**4. Grant Applications**

- Grant applications must be submitted in accordance with the procedures and forms provided by the City;
- Owners or developers of sites with identified heritage buildings may include public entities (e.g. City or other levels of government), and are eligible to apply for a grant;
- Contributors to the SVHCG Program may apply for a grant (e.g., if the site proposed to be redevelop contains one of the 17 identified heritage buildings). However, the required contribution must be provided to the City prior to final approval of the accompanying rezoning or a Heritage Revitalization Agreement application;
- All grant applications that meet the eligibility criteria will be considered by Council. A grant will not be provided where work has already been undertaken prior to Council approval;
- Final decision on all grant applications that meet the eligibility criteria will be made by Council;
- If Council approves the application, the eligible works must be completed before the grant is issued. The following items must be submitted and accepted by City staff prior to the grant's issuance:
  - A letter from the applicant/owner indicating the actual cost of the completed project accompanied by paid bills as proof and a request for payment of the grant;
  - A project completion report from the project manager (e.g., independent contractor who has completed the work) confirming that the work has been completed in accordance with the approved plans and specifications, including a complete list of actual improvements and installation methods. The report must include a copy of written warranties of all applicable work; and
  - Photographs of the completed project; and
- The completed works must be inspected and deemed satisfactory by the City staff.
- The works covered by the approved grant must be completed within 24 months of the date of the approval by Council. After 24 months from the date of the approval, the grant approval will expire.

**5. Evaluation Criteria**

The following considerations will form the basis for evaluation of grant applications:

- How the proposed work contributes to preserving and enhancing the overall historic fabric of Steveston Village;
- The level of contribution of the proposed work in conserving the heritage character and conveying the historic significance of the building;



Page 4 of 4	<b>Steveston Village Heritage Conservation Grant Program</b>	<b>Policy 5900</b>
Adopted by Council: April 27, 2009 Amended by Council: November 13, 2018		

- How the proposed work helps extend the physical life of the building; and
- The overall quality of the submission and the applicant's ability to carry out the project on a reasonable time-frame at reasonable costs and secure other funding sources.

**Excerpt from Minutes**  
**Richmond Heritage Commission**  
Held Wednesday, June 5, 2019 (7:00 pm)  
M.2.002  
Richmond City Hall

3.2. Heritage Alteration Permit (HA19-859014) and Heritage Conservation Grant Applications for the property at 3891 Moncton Street

Staff provided an overview of the proposed roof replacement work and details of the grant request. A sample of the proposed roofing material was presented to the Commission.

- In response to the Commission's queries, the applicant noted that he had chosen the material because of its durability and aesthetics.
- The Commission noted that the proposed roofing material was a durable and environmentally-friendly product made from recycled tires. The Commission agreed that the material looked like cedar and was appropriate for the heritage building.
- In response to the Commission's queries, the applicant noted that the vent boxes will be placed on the west side of the roof, so they would not be visible.

It was moved and seconded:

*That the Richmond Heritage Commission support the Heritage Alteration Permit (HA19-859014) and the Steveston Village Heritage Conservation Grant applications for the proposed roof replacement at 3891 Moncton Street.*

*Carried*





PLN - 31











PLN - 34

*Photo Example of Vent box*



Prepared for: **Brett Martyniuk**

3891 Moncton St  
Richmond, BC V7E 3A7

Prepared by: Sean Crowther

email: s.crowther@penfoldsroofing.com cel: (604) 379-0648

Penfolds Residential Roofing Inc  
2230 Hartley Ave  
Coquitlam, BC V3K6X3

This proposal was created exclusively for Brett Martyniuk



"The sign of quality, trust & value"



Think Roofing ... Think Penfolds

Penfolds Residential Roofing Inc - 2230 Hartley Ave Coquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



PLN - 35



# Scope of Work



Customer: **Brett Martyniuk**  
Address: 3891 Moncton St  
Richmond, BC V7E 3A7  
Phone: (604) 916-5637  
email: info@village-bikes.ca

Proposal No: **1911324**  
Date: **Wednesday, March 27, 2019**  
Consultant: **Sean Crowther**  
Phone: (604) 379-0648  
email: s.crowther@penfoldsroofing.com

## General Scope Of Work

- tear off 1 layer of cedar shingles/shakes from the roof
- tear off 1 layer of asphalt shingles from the roof
- inspect the exposed roof substrate for rot or deterioration and advise accordingly.
- install 8 Box Vents to ventilate the attic space
- replace all existing plumbing flashings, heat outlet vents and gas furnace vent flashing.
- install baked enamel maintenance free flashing to all gable ends to conceal the roof sheathing and to provide a neat finish.
- to wrap all protrusions, chimneys and skylight curbs with Peel & Stick Ice and Water Shield, and to replace all base flashings (back pan, front apron and step flashing)
- paint existing B-Vent stacks with paint to match the new roof.
- If roof ventilation does not meet current building code requirements, the performance of the selected roofing system may be adversely affected and any possible future warranty claims may be jeopardized. The design of some homes may prevent us from meeting these standards.
- clean up and remove all related debris.
- the areas included in this proposal are the entire house, excluding any outbuildings

## Laminated Fiberglass Shingle Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with textured fiberglass laminated asphalt shingles including a starter course at all eaves and gables.
- install standard profile Ridge and Hip Caps.

Accept:  Reject:

Roofing Product Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_

Flashing Colour Selection: \_\_\_\_\_

Gable Drip Edge Flashing \_\_\_\_\_

Built-in Gutter Cap Colour Selection: \_\_\_\_\_

Colour Selection: \_\_\_\_\_

**Optional Upgrade** - To install a Ridge Vent system in place of the standard box vents

Accept:  Reject:



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Phone: (604) 379 0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



**Optional Upgrade** - To install Raised Profile Capping in place of the conventional flat caps

Accept:  Reject:

### Cedartwin Plus® Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- to shingle with Penfolds Exclusive Cedartwin Plus® Laminated Shingles, including a starter at all eaves and gables. The Cedartwin Plus® has a built-in Algae Block for protection against algae growth.
- to install standard profile Ridge and Hip Caps.

Accept:  Reject:

Roofing Product Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_

Flashing Colour Selection: \_\_\_\_\_

Gable Drip Edge Flashing \_\_\_\_\_

Built-in Gutter Cap Colour Selection: \_\_\_\_\_

Colour Selection: \_\_\_\_\_

### Cedartwin Classic® Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- to shingle with Penfolds Exclusive Cedartwin Classic® Laminated Shingles - including a starter at all eaves and gables. CedarTwin® Classic shingles have built in Algae Resistance and include the NexGen Rubber Polymer which reinforces the shingle for additional performance and durability.
- to install standard profile ridge and hip caps

Accept:  Reject:

Roofing Product Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_

Flashing Colour Selection: \_\_\_\_\_

Gable Drip Edge Flashing \_\_\_\_\_

Built-in Gutter Cap Colour Selection: \_\_\_\_\_

Colour Selection: \_\_\_\_\_

### Cedartwin® Ultra Rubberized Laminated Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with CedarTwin® Ultra Rubberized Laminated Shingles including a starter course at all eaves and gables, and custom manufactured ridge and hip caps. CedarTwin® Ultra shingles include Scotchguard® for superior algae resistance.
- to install standard profile capping

Accept:  Reject:



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Penfolds Residential Roofing Inc. 2230 Hartley Ave Coquitlam BC V3K6X3

PLN - 37

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



Roofing Product Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_

Flashing Colour Selection: \_\_\_\_\_

Gable Drip Edge Flashing

Colour Selection: \_\_\_\_\_

Built-in Gutter Cap Colour  
Selection: \_\_\_\_\_

Cedar Shakes can be CCA pressure treated as an option prior to installation. This will provide a 30 year limited warranty

Accept:  Reject:

## EcoRoof® Medium Rubber Roof System

- install new 3/8" plywood sheathing to the entire roof deck.
- install a layer of heavy duty underlay to the entire roof deck including eaves and valleys.
- shingle the roof with Penfolds EcoRoof Medium Rubber Roof System in either the Shake or Slate profile, including a starter course at all eaves, and custom manufactured ridge and hip caps.

Accept:  Reject:

Roofing Product Selection: \_\_\_\_\_

Roofing Colour Selection: \_\_\_\_\_

Flashing Colour Selection: \_\_\_\_\_

Gable Drip Edge Flashing

Colour Selection: \_\_\_\_\_

## Smartvent System

- cut a continuous ventilation strip in the roof deck just inside the roof overhang or at the headwall termination to allow through-ventilation in the attic.
- install the SmartVent ventilation system between the shingle rows.
- clean up and remove related debris.

Accept:  Reject:

## Chimney Refurbishment

- install new chimney counter flashing inclusive of removing the old counter flashing, installing new custom manufactured maintenance free baked metal counter flashing into the cut mortar joint and re-sealing.

Accept:  Reject:

## Solar Panel System

- to identify the best location for Solar Panels on the property



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to install an 12 panel, 4.44 kilowatt system

- the average home in Metro Vancouver uses 10,000 kilowatt hours per year. A 4.44 kilowatt system with good solar exposure will provide the power for roughly 40% of the average home's needs. These are only averages and a full assessment will be done of your home prior to installation

Accept:  Reject:

System Size Selection: \_\_\_\_\_

\_\_\_\_\_



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Penfolds Residential Roofing Inc - 7231 Stanley Ave, Coquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663



# Pricing Summary



Customer: **Brett Martyniuk**  
 Address: **3891 Moncton St**  
**Richmond, BC V7E 3A7**  
 Phone: **(604) 916-5637**  
 email: **info@village-bikes.ca**

Proposal No: **1911324**  
 Date: **Wednesday, March 27, 2019**  
 Consultant: **Sean Crowther**  
 Phone: **(604) 379-0648**  
 email: **s.crowther@penfoldsroofing.com**

The following is a summary of pricing for this Proposal. Pricing may be subject to change without notice, until such time as the contract is signed and deposits paid, including financing approval (if applicable).

	†Cost/ Month	*Price	Accepted
<b>General</b>			
<b>Steep Slope Roofing Systems - Asphalt</b>			
Laminated Fiberglass Shingle Roof System	\$147	\$14,500	_____
Ridge Vent System	\$8	\$825	_____
Raised Profile Capping	\$4	\$365	_____
Cedartwin Plus® Laminated Roof System	\$155	\$15,350	_____
Cedartwin Classic® Laminated Roof System	\$166	\$16,400	_____
Cedartwin® Ultra Rubberized Laminated Roof System	\$177	\$17,500	_____
<b>Steep Slope Roofing Systems - Cedar</b>			
Cedar Shake Roofing System Medium Resawn	\$282	\$27,900	_____
Cedar Shake Roofing System Heavy Resawn	\$297	\$29,400	_____
CCA Pressure Treatment	\$19	\$1,850	_____
<b>Steep Slope Roofing Systems - Rubber</b>			
EcoRoof® Medium Rubber Roof System	\$278	\$27,500	_____
Snow Stop System	-	TBD	_____
<b>Roof Drainage Systems</b>			
Gutters & Down Pipes	\$14	\$1,375	_____
<b>Ventilation Systems</b>			
Smartvent System	\$16	\$1,550	_____
<b>Chimney Work</b>			
Chimney Refurbishment	-	TBD	_____



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4.44 Kilowatt 12 x 370 Watt Solar Panel System	\$135	\$13,362
SubTotal (Accepted):	-	-
*GST:	-	-
Proposal Discount \$500 to No Tax Valid until April 15 2019	-	-
<b>Total:</b>	-	-

\* All prices exclude GST.

† Please see loan documentation for more details located directly after confirmation of contract.

## Confirmation of Contract

On signature by all the parties this Confidential Proposal constitutes a binding contract and records the entire understanding. The company entering into this contract is Penfolds Residential Roofing Inc. and will be bound by all the terms and conditions set out in this document. The person(s) signing as customer confirms that he/she is a registered owner(s) of the property or is authorized to sign the contract and bind the owner. No other understanding, collateral or otherwise, shall be binding unless agreed in writing and signed by all parties. Receipt of a copy of this contract is hereby acknowledged. All contracts are subject to a pre-inspection and verification of the scope of work by Penfolds Production department. Additional terms and conditions are attached.

\_\_\_\_\_

Date Accepted

Sean Crowther

\_\_\_\_\_

Technical Advisor

Accepted for Penfolds Residential Roofing Inc:

\_\_\_\_\_

Customer Name (please print)

\_\_\_\_\_

Customer Signature

\_\_\_\_\_

Authorized Signature

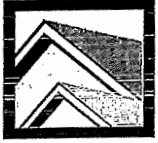


Think Roofing ... Think Penfolds

Penfolds Residential Roofing Inc - 2230 Parkview Ave, Coquitlam BC V3K6X3

Phone: (604) 379-0648 Toll Free: 1-877-652-7663 Email: s.crowther@penfoldsroofing.com Fax: (604) 254-7663





**Crown  
Roofing Ltd.**  
*Tried & True Since 1902*

Member: RCABC | CRCA

Thursday, April 11, 2019

Brett Martyniuk  
3891 Moncton St.  
Richmond, BC  
V7E-3A7

Dear Brett Martyniuk,

Thank you for giving Crown Roofing and Drainage Residential Division Ltd. the opportunity to provide you with a free estimate and consultation. We value your business.

Crown Roofing and Drainage Residential Division Ltd. has been successfully installing roofs on homes in the lower mainland for over 100 years! Quality workmanship and professional service is the foundation of our business. It really does matter who performs the work on your home.

Please take some time to review the information package provided. We suggest you highlight any areas of concern or questions that you may have as you review our information package. We have enclosed additional information for you to review including:

- A copy of our Insurance Certificate
- A copy of our Business Licence
- A copy of our WCB Certificate
- Customer references

We look forward to providing you with an estimate and answering any questions or concerns you may have. Thank you for the opportunity to quote your roofing project.

Sincerely,

  
Jason Bradley



**Crown  
Roofing Ltd.**  
*Tried & True Since 1902*

Member: RCABC | CRCA

Thursday, April 11, 2019

Brett Martyniuk  
3891 Moncton St.  
Richmond, BC  
V7E-3A7

We at Crown Roofing and Drainage believe that a job should be done right the first time. This quote offers our warranty backed by over 100 years experience in the business. Our installations are done to or exceeding manufacturer's specifications.

*We are pleased to offer you the following quotation:*

- GAF Timberline Ultra Lifetime Fiberglass Laminate Shingles: \$22,298.22 plus GST
- GAF Grand Sequoia Premium Designer Lifetime Shingles: \$24,556.00 plus GST
- GAF Glenwood Premium Triple Layer Shake Lifetime Shingles: \$26,228.00 plus GST

Payment Details:

- 10% Deposit
- 40% Due on Project Start/Material Delivery
- 50% Due on Substantial Completion
- Lifetime Material Warranty
- 20 Year Labour Warranty

**All Prices Subject to GST**

Please feel free to contact Jason Bradley at our office with any questions

*\* Glenwood PROTO  
\$23,228 + GST  
JB*

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are hereby authorized to complete the work as quoted. Payment terms as specified above.

Date: 11-Apr-19

Signed: Jason Bradley, Crown Roofing

Signed: Brett Martyniuk

**Application Details:**

Remove 2 layers of shingles, 1 layer of cedar and any associated old roofing materials from the home  
Dispose of refuse  
Inspect decking for rot, spot repair as required (200sqft. included)  
Replace rotten bargeboard with new, primed and caulked to match (20' included)  
Inspect strapping for rot and spot repair as required (300 ft. included)  
Install 3/8" standard grade plywood on the entire roofing surface, fully secured  
Install Deck Armour, premium, breathable underlayment over plywood decking  
Install Weatherwatch ice and water membrane in the valleys, eaves edge, rake edge, walls and protrusi  
Install 1 row of starter shingles along the gutters and up the rake edge

**Supply and install Option 1, 2 or 3 shingles to the manufacturers warranty standards**

Install Timbertex ridge caps on all hips and ridges  
Replace old plumbing gaskets with new lead plumbing gaskets, paint to match  
Flash and seal around 2 chimneys including custom flashing wrap  
Install W-metal channel into valleys underlaid with ice & water membrane  
Install gable edge flashings (.26 gauge pre-painted steel)  
Install eave edge flashings (.26 gauge pre-painted steel)  
Install RT 65 roof vents to code for attic exhaust ventilation  
Install Cobra continuous ridge venting for attic exhaust ventilation  
Install Cobra continuous intake venting for attic intake ventilation  
Extend downpipes running on the roof into the lower gutters  
Paint all unpainted accessories to match the roof

**GAF Golden Pledge Lifetime Warranty - 100% coverage for the first 20-years (commercial terms)**

**Project manager assigned to each project**

**All work is inspected by an independent roofing inspection company (RCABC-RRO)**

This quote includes a free repair or service until the job begins

Clean up the site to your complete satisfaction

Protect the property and garden as required

**Install new 5" continuous aluminum gutters and associated down-pipes: Add \$980.00 plus GST**

**Specification Summary:**

All work is done to the manufacturer's warranty standards and is registered with the manufacturer.  
Includes an independent final inspection by an RCABC - RRO. **Thank you for choosing Crown!**

**Liability Information**

Crown Roofing Residential Division carries \$5,000,000 of liability coverage

All workers are covered by the Workers Compensation Board of BC

**Site Protection:**

It is always our goal to leave a clean site to the best of our ability. We will do our utmost to tarp around plants and plywood areas around the house that can be sensitive to debris. After work is completed, we use a magnetic rake to remove all nails otherwise left in the grass and gardens.

**Note Transfer:**

**2 layers of asphalt on cedar. Golden Pledge Lifetime Warranty.**

Initials: \_\_\_\_\_



# City of Richmond

## Heritage Alteration Permit

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

File No.: HA 19-859014

To the Holder: Brett Martyniuk  
Property Address: 3891 Moncton Street  
Legal Description: East 15 Feet Lot 16 Block 3 Section 10 Block 3 North Range 7 West New Westminster District Plan 249

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - Designated Heritage Property (s.611)
  - Property Subject to Temporary Protection (s.609)
  - Property Subject to Heritage Revitalization Agreement (s.610)
  - Property in Heritage Conservation Area (s.615)
  - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize the following:
  - Roof replacement with the roofing material called “Eco Roof Medium Rubber Shakes” in “Silverwood” colour as shown in the photo included in Schedule A;
  - Replacement of the existing gutters and downpipes and painting them to match the existing colours; and
  - Installation of eight (8) vent boxes on the west side of the roof for attic ventilation.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_ ISSUED BY THE COUNCIL THE DAY OF  
DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



