

Attachment #2

*Heritage Revitalization Agreement (108 – 118
Royal Avenue and 74 – 82 First Street) Bylaw
8339, 2022*

**THE CORPORATION OF THE CITY OF NEW WESTMINSTER
HERITAGE REVITALIZATION AGREEMENT (108-118 Royal Avenue and 74-82 First Street)
BYLAW NO. 8339, 2022**

**A Bylaw to enter into a Heritage Revitalization Agreement under
Section 610 of the *Local Government Act***

WHEREAS the City of New Westminster and the owner of the properties located at 74 First Street, 82 First Street, 108 Royal Avenue, 112 Royal Avenue, 114 Royal Avenue and 118 Royal Avenue in New Westminster wish to enter into a Heritage Revitalization Agreement in respect of the properties;

NOW THEREFORE, the Council of the City of New Westminster enacts as follows:

Citation

1. This Bylaw may be cited as “Heritage Revitalization Agreement (108-118 Royal Avenue and 74-82 First Street) Bylaw No. 8339, 2022”.

Heritage Revitalization Agreement

2. The City of New Westminster enters into a Heritage Revitalization Agreement with the registered owners of the properties located at:

74 First Street, New Westminster, and legally described as:

PID: 003-959-252

NORTHERLY 60 FEET LOT 18 BLOCK 32 PLAN 2620 HAVING A FRONTAGE OF 60 FEET ON FIRST STREET BY A UNIFORM DEPTH OF 132 FEET AND ADJOINING LOTS 16 AND 17

and

PID: 012-912-441

LOT 18 EXCEPT: NORTHERLY 60 FEET HAVING A FRONTAGE OF 60 FEET ON FIRST STREET WITH A UNIFORM WIDTH THE FULL DEPTH OF LOT AND ADJOINING LOTS 16 AND 17, BLOCK 32 PLAN 2620

82 First Street, New Westminster, and legally described as:

PID: 007-604-084

LOT "C" BLOCK 32 PLAN 12722

108 Royal Avenue, New Westminster, and legally described as:

PID: 009-735-542

LOT "B" BLOCK 32 PLAN 12722

112 Royal Avenue, New Westminster, and legally described as:
 PID: 012-912-433
 LOT 15 BLOCK 32 PLAN 2620

114 Royal Avenue, New Westminster, and legally described as:
 PID: 001-316-842
 LOT 14 BLOCK 32 PLAN 2620

118 Royal Avenue, New Westminster, and legally described as:
 PID: 003-901-467
 LOT 13 BLOCK 32 PLAN 2620

and

No PID NMBR
 THAT PART OF BLOCK 32 SHOWN AS ROAD TO BE CLOSED ON PLAN EPP121184.

(together, the "Lands")

3. If the City and the registered owners of the Lands enter into a road closure and land exchange agreement and the registered owners of the Lands acquire, and consolidate with the Lands, a part of the Windsor Street (the "Closed Road") as shown in Appendix 7, the Heritage Revitalization Agreement will apply to the Closed Road.
4. The Mayor and City Clerk are authorized on behalf of the City of New Westminster Council to sign and seal the Heritage Revitalization Agreement attached to this Bylaw as Schedule "A".

READ A FIRST TIME this _____ day of _____, 2022.

READ A SECOND TIME this _____ day of _____, 2022.

PUBLIC HEARING held this _____ day of _____, 2022.

READ A THIRD TIME this _____ day of _____, 2022.

ADOPTED this _____ day of _____, 2022.

 MAYOR JONATHAN X. COTE

 JACQUE KILLAWEE, CITY CLERK

SCHEDULE "A"

HERITAGE REVITALIZATION AGREEMENT (108-118 Royal Avenue and 74-82 First Street)

THIS AGREEMENT dated for reference the 27th day of May, 2022 is

BETWEEN:

TPL DEVELOPMENTS ROYAL INC., Inc. No. BC1103289, 200-1111 West Hastings Street, Vancouver, BC V6E 2J3

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER, City Hall, 511 Royal Avenue, New Westminister, BC V3L 1H9

(the "City")

WHEREAS:

A. The Owner is the registered owner in fee simple of the land and all improvements located at:

74 First Street, New Westminister, and legally described as:

PID: 003-959-252

NORTHERLY 60 FEET LOT 18 BLOCK 32 PLAN 2620 HAVING A FRONTAGE OF 60 FEET ON FIRST STREET BY A UNIFORM DEPTH OF 132 FEET AND ADJOINING LOTS 16 AND 17

and

PID: 012-912-441

LOT 18 EXCEPT: NORTHERLY 60 FEET HAVING A FRONTAGE OF 60 FEET ON FIRST STREET WITH A UNIFORM WIDTH THE FULL DEPTH OF LOT AND ADJOINING LOTS 16 AND 17, BLOCK 32 PLAN 2620

82 First Street, New Westminister, and legally described as:

PID: 007-604-084

LOT "C" BLOCK 32 PLAN 12722

108 Royal Avenue, New Westminister, and legally described as:

PID: 009-735-542

LOT "B" BLOCK 32 PLAN 12722

112 Royal Avenue, New Westminister, and legally described as:

PID: 012-912-433

LOT 15 BLOCK 32 PLAN 2620

114 Royal Avenue, New Westminster, and legally described as:

PID: 001-316-842

LOT 14 BLOCK 32 PLAN 2620

118 Royal Avenue, New Westminster, and legally described as:

PID: 003-901-467

LOT 13 BLOCK 32 PLAN 2620.

and

No PID NMBR

THAT PART OF BLOCK 32 SHOWN AS ROAD TO BE CLOSED ON PLAN EPP121184.

(together, the "Lands");

- B. If the Owner and the City enter into a road closure and land exchange agreement and the Owner acquire, and consolidate with the Lands, a part of the Windsor Street (the "Closed Road") shown in Appendix 7, the Heritage Revitalization Agreement will apply to the Closed Road.
- C. There is one building situated on 82 First Street, known as the E.M.N Woods House (the "Heritage Building"), which is shown on the site plan attached as Appendix 1 (the "Site Plan");
- D. The City and the Owner agree that the Heritage Building has heritage value and should be conserved;
- E. The Owner wishes to relocate, make certain alterations to, restore, and rehabilitate the Heritage Building (the "Work");
- F. The Owner intends to apply to the City's Approving Officer for approval to file a subdivision plan (the "Subdivision Plan") in the Land Title Office in order to consolidate the Lands into a single parcel, generally as shown on the Site Plan;
- G. If the proposed consolidation of the Lands is approved by the City's Approving Officer, the Owner wishes to relocate the Heritage Building from 82 First Street to that portion of the Lands labeled on the Site Plan as "RELOCATED HERITAGE HOUSE", convert the Heritage Building into two (2) market strata units and to construct a new six to eight storey residential building containing 187 market strata (the "New Building") on that portion of the Lands labeled on the Site Plan as "NEW BUILDING – MULTIPLE UNIT RESIDENTIAL";
- H. Section 610 of the *Local Government Act*, RSBC 2015, Chapter 1 authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 14 or Part 15 of the *Local Government Act*;

- I. The Owner and the City have agreed to enter into this Heritage Revitalization Agreement (the "Agreement") setting out the terms and conditions by which the heritage value of the Heritage Building is to be preserved and protected, in return for specified supplements and variances to City bylaws;
- J. If the proposed consolidation of the Lands is approved by the City's Approving Officer, the Owner also wishes to relocate a building situated on 112 Royal Avenue (the "House") off-site.

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars (\$10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owner and the City each covenant with the other pursuant to Section 610 of the *Local Government Act* as follows:

Conservation of Heritage Building

1. Upon execution of this Agreement, the Owner shall promptly commence the Work to the Heritage Building in accordance with the Heritage Conservation Plan prepared by Elana Zysblat CAHP, of Ance Building Services dated June 2021, a copy of which is attached hereto as Appendix 2 (the "Conservation Plan"), and the design plans and specifications prepared by CityState Consulting Services, dated June 15, 2021, in respect of the Heritage Building, and Iredale Architecture, dated March 16, 2022 and Landscape Plans prepared by ETA Landscape Architecture dated March 14, 2022, a copy of each of which are attached hereto as Appendix 5 (the "Approved Plans"), full-size copies of which plans and specifications are on file at the New Westminster City Hall.
2. Prior to commencement of the Work, the Owner shall obtain from the City all necessary permits and licenses, including a heritage alteration permit, building permit, and tree permit.
3. The Owner shall obtain written approval from the City's Director of Climate Action, Planning and Development for any changes to the Work or the Approved Plans, and obtain any amended permits that may be required for such changes, as required by the City.
4. The Owner agrees that the City may, notwithstanding that such permits may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the Heritage Building if the work that the Owner wishes to undertake is not in accordance with the Conservation Plan or the Approved Plans.
5. The Work shall be done at the Owner's sole expense in accordance with generally accepted engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of Appendix 2, the parties agree that the conflict or ambiguity shall be resolved in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd edition, published by Parks Canada in 2010.
6. The Owner shall, at the Owner's sole expense, erect on the Lands and keep erected throughout the course of the Work, a sign of sufficient size and visibility to effectively notify

contractors and tradespersons entering onto the Lands that the Work involves protected heritage property and is being carried out for heritage conservation purposes.

7. The Owner shall, at the Owner's sole expense, engage a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia or the British Columbian Association of Heritage Professionals with specialization in Building or Planning (the "Registered Professional") to oversee the Work and to perform the duties set out in section 8 of this Agreement, below.

Role of Registered Professional

8. The Registered Professional shall:
 - (a) prior to commencement of the Work, and at any time during the course of the Work that a Registered Professional has been engaged in substitution for a Registered Professional previously engaged by the Owner, provide to the City an executed and sealed Confirmation of Commitment in the form attached as Appendix 3 and, if the Registered Professional is a member of the Canadian Association of Heritage Professionals, the Registered Professional shall provide evidence of their membership and specialization when submitting such executed Confirmation of Commitment;
 - (b) conduct field reviews of the Work with the aim of ensuring compliance of the Work with the Conservation Plan in Appendix 2;
 - (c) provide regular reports to the City's Climate Action, Planning and Development Department, on the progress of the Work;
 - (d) upon substantial completion of the Work, provide to the City an executed and sealed Certification of Compliance in the form attached as Appendix 4; and
 - (e) notify the City within one business day if the Registered Professional's engagement by the Owner is terminated for any reason.

Heritage Designation

9. The Owner irrevocably agrees to the designation of the Heritage Building as protected heritage property, in accordance with Section 611 of the *Local Government Act*, and releases the City from any obligation to compensate the Owner in any form for any reduction in the market value of the Lands, the New Building or the Heritage Building that may result from the designation.
10. Following completion of the Work, the Owner shall maintain the Heritage Building in good repair in accordance with the Conservation Plan in Appendix 2 and the maintenance standards set out in City of New Westminster Heritage Properties Minimum Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time, and, in the

event that Bylaw No. 7971 is repealed and not replaced, the Owner shall continue to maintain the building to the standards that applied under Bylaw No. 7971 immediately prior to its repeal.

11. Following completion of the Work in accordance with this Agreement, the Owner shall not alter the heritage character or the exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City.

Damage to or Destruction of Heritage Building

12. If the Heritage Building is damaged, the Owner shall obtain a heritage alteration permit and any other necessary permits and licenses and, in a timely manner, shall restore and repair the Heritage Building to the same condition and appearance that existed before the damage occurred.
13. If, in the opinion of the City, the Heritage Building is completely destroyed, the Owner shall construct a replica, using contemporary material if necessary, of the Heritage Building that complies in all respects with the Conservation Plan in Appendix 2, the Approved Plans in Appendix 5, and with City of New Westminster Zoning Bylaw No. 6680, 2001 as amended (the "Zoning Bylaw"), as varied by this Agreement, after having obtained a heritage alteration permit and any other necessary permits and licenses.
14. The Owner shall use best efforts to commence and complete any repairs to the Heritage Building, or the construction of any replica building, with reasonable dispatch.

Relocation of the House

15. Upon execution of this Agreement, the Owner shall make reasonable efforts to advertise and offer the House for sale and relocation to a location other than the Lands for a purchase price of \$0 and a minimum \$30,000.00 contribution by the Owner towards costs of relocating the House.
16. If, prior to commencement of the excavation of the Lands, the House has not been sold, the Owner may demolish the House and pay to the City a contribution in the amount of \$30,000.00 for general serving amenities.
17. Prior to commencement of the relocation or demolition of the House, the Owner shall obtain, or if the House has been sold the purchaser, the purchaser of the House shall obtain all necessary permits, licenses, approvals and authorizations for the demolition or relocation, as applicable, from all municipal and provincial governmental authorities having jurisdiction.

Construction of the New Building

18. The Owner shall construct the New Building in strict accordance with the Site Plan and the Approved Plans.

19. Prior to commencement of construction of the New Building, the Owner shall obtain from the City all necessary approvals, permits, and licenses, including a heritage alteration permit, building permit, and tree permit and approval of the City's Approving Officer to file the Subdivision Plan in the Land Title Office.
20. The Owner shall obtain written approval from the City's Director of Climate Action, Planning and Development for any changes to the New Building, and obtain any amended permits that may be required for such changes to the New Building, as required by the City.
21. The Owner agrees that the City may, notwithstanding that such permits may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a heritage alteration permit or building permit applied for in respect of the New Building if the work that the Owner wishes to undertake is not in accordance with the Approved Plans.
22. The construction of the New Building shall be done at the Owner's sole expense and in accordance with generally accepted engineering and architectural practices.

Timing and Phasing

23. The Owner acknowledges and agrees that no building permits above grade (permits for work on levels 01, 02 03, 04, 05 or 06 of the Approved Plans) applied for in respect of the New Building shall be issued until the Owner has commenced and completed all actions required for the completion of the Work set out in Appendix 8 under the heading "HH Phase 1 – structural conservation".
24. The Owner acknowledges and agrees that no insulation inspection by the City in respect of the New Building shall be issued until the Owner has commenced and completed all actions required for the completion of the Work set out in Appendix 8 under the heading "HH Phase 2 – exterior/finishing conservation".
25. The Owner acknowledges and agrees that no occupancy permit for the New Building will be issued until the Owner has completed the Work in respect of the Heritage Building to the satisfaction of the City's Director of Climate Action, Planning and Development, has provided the Certification of Compliance described in section 8(d) above, and has approval of the City's Approving Officer to file the Subdivision Plan in the Land Title Office.
26. The Owner shall complete all actions required for the completion of the Work and the New Building, as set out in Approved Plans in Appendix 5, within five years following the date on which the Owner deposits the Subdivision Plan in the Land Title Office.

Consolidation

27. Nothing in this Agreement commits the Approving Officer to approve the proposed consolidation of the Lands.

Inspection

28. Upon request by the City, the Owner shall advise or cause the Registered Professional to advise, the City's Climate Action, Planning and Development Department, of the status of the Work.
29. For the duration of the Work and the construction of the New Building as authorized by this Agreement, without limiting the City's power of inspection conferred by statute and in addition to such powers, the City shall be entitled at all reasonable times and from time to time to enter onto the Lands for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.
30. The Owner agrees that the City may, notwithstanding that a final inspection may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a final inspection or occupancy certificate applied for in respect of the Heritage Building or the New Building if the Owner has not completed the Work with respect to the Heritage Building or construction of the New Building to the satisfaction of the City's Director of Climate Action, Planning and Development.
31. The Land shall not be subdivided by any means other than in accordance with the Subdivision Plan, including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia) in respect of the Heritage Building or the New Building if the Owner has not completed the Work with respect to the Heritage Building or construction of the New Building to the satisfaction of the City's Director of Climate Action, Planning and Development.

Conformity with City Bylaws

32. The City of New Westminster Zoning Bylaw No. 6680, 2001, is varied and supplemented in its application to the Lands in the manner and to the extent provided and attached as Appendix 6.
33. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development or use of the Lands, including any construction, alteration, rehabilitation, relocation, restoration and repairs of the Heritage Building or New Building, must comply with all applicable bylaws of the City.

No Application to Building Interiors

34. Unless otherwise stated in this Agreement or set out in the Conservation Plan, the terms and conditions of this Agreement respecting the Heritage Building and New Building apply only to the structure and exterior of the buildings, including without limitation the foundation, walls, roof, and all exterior doors, stairs, windows and architectural ornamentation.

Enforcement of Agreement

35. The Owner acknowledges that it is an offence under Section 621(1)(c) of the *Local Government Act* to alter the Lands, the Heritage Building or the New Building in contravention of this Agreement, punishable by a fine of up to \$50,000.00 or imprisonment for a term of up to 2 years, or both.
36. The Owner acknowledges that it is an offence under Section 621(1)(b) of the *Local Government Act* to fail to comply with the requirements and conditions of any heritage alteration permit issued to the Owner pursuant to this Agreement and Section 617 of the *Local Government Act*, punishable in the manner described in the preceding section.
37. The Owner acknowledges that, if the Owner alters the Lands, the Heritage Building or the New Building in contravention of this Agreement, the City may apply to the British Columbia Supreme Court for:
 - (a) an order that the Owner restore the Lands or the Heritage Building or the New Building, or all, to their condition before the contravention;
 - (b) an order that the Owner undertake compensatory conservation work on the Lands, the Heritage Building, or the New Building;
 - (c) an order requiring the Owner to take other measures specified by the Court to ameliorate the effects of the contravention; and
 - (d) an order authorizing the City to perform any and all such work at the expense of the Owner.
38. The Owner acknowledges that, if the City undertakes work to satisfy the terms, requirements or conditions of any heritage alteration permit issued to the Owner pursuant to this Agreement upon the Owner's failure to do so, the City may add the cost of the work and any incidental expenses to the taxes payable with respect to the Lands, or may recover the cost from any security that the Owner has provided to the City to guarantee the performance of the terms, requirements or conditions of the permit, or both.
39. The Owner acknowledges that the City may file a notice on title to the Lands in the Land Title Office if the terms and conditions of this Agreement have been contravened.
40. The City may notify the Owner in writing of any alleged breach of this Agreement and the Owner shall have the time specified in the notice to remedy the breach. In the event that the Owner fails to remedy the breach within the time specified, the City may enforce this Agreement by:
 - (a) seeking an order for specific performance of the Agreement;
 - (b) any other means specified in this Agreement; or

- (c) any means specified in the *Community Charter* or the *Local Government Act*,
and the City's resort to any remedy for a breach of this Agreement does not limit its right to resort to any other remedy available at law or in equity.

Statutory Authority Retained

41. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

Indemnity

42. The Owner hereby releases, indemnifies and saves the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the existence or effect of any of the restrictions or requirements in this Agreement, or the breach or non-performance by the Owner of any term or provision of this Agreement, or by reason of any work or action of the Owner in performance of its obligations under this Agreement or by reason of any wrongful act or omission, default, or negligence of the Owner.

43. In no case shall the City be liable or responsible in any way for:

- (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or
- (b) any loss or damage of any nature whatsoever, howsoever caused to the Lands, or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements in this Agreement, wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements in this Agreement or with any other term, condition, or provision of this Agreement.

No Waiver

44. No restrictions, requirements, or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

Interpretation

45. In this Agreement, "Owner" shall mean all registered owners of the Lands or subsequent registered owners of the Lands, as the context requires or permits.

Headings

46. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

Appendices

47. All appendices to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

48. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Joint and Several

49. If at any time more than one person (as defined in the *Interpretation Act* (British Columbia)) owns the Lands, each of those persons will be jointly and severally liable for all of the obligations of the Owner under this Agreement.

Successors Bound

50. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date written above.

TPL DEVELOPMENTS ROYAL INC. by its authorized signatories:

Name:

Name:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER
by its authorized signatories:

Mayor Jonathan X. Cote

Jacqueline Killawee, City Clerk

APPENDIX 1

SITE PLAN

REDIC DEVELOPMENTS

TFL DEVELOPMENTS WINNIPEG INC.

20	Jan 20 2022	Revised for DP 8, Rezoning
21	Jan 20 2022	Revised for DP 8, Rezoning
22	Jan 20 2022	Revised for DP 8, Rezoning
23	Jan 20 2022	Revised for DP 8, Rezoning
24	Jan 20 2022	Revised for DP 8, Rezoning
25	Jan 20 2022	Revised for DP 8, Rezoning
26	Jan 20 2022	Revised for DP 8, Rezoning
27	Jan 20 2022	Revised for DP 8, Rezoning
28	Jan 20 2022	Revised for DP 8, Rezoning
29	Jan 20 2022	Revised for DP 8, Rezoning
30	Jan 20 2022	Revised for DP 8, Rezoning
31	Jan 20 2022	Revised for DP 8, Rezoning
32	Jan 20 2022	Revised for DP 8, Rezoning
33	Jan 20 2022	Revised for DP 8, Rezoning
34	Jan 20 2022	Revised for DP 8, Rezoning
35	Jan 20 2022	Revised for DP 8, Rezoning
36	Jan 20 2022	Revised for DP 8, Rezoning
37	Jan 20 2022	Revised for DP 8, Rezoning
38	Jan 20 2022	Revised for DP 8, Rezoning
39	Jan 20 2022	Revised for DP 8, Rezoning
40	Jan 20 2022	Revised for DP 8, Rezoning
41	Jan 20 2022	Revised for DP 8, Rezoning
42	Jan 20 2022	Revised for DP 8, Rezoning
43	Jan 20 2022	Revised for DP 8, Rezoning
44	Jan 20 2022	Revised for DP 8, Rezoning
45	Jan 20 2022	Revised for DP 8, Rezoning
46	Jan 20 2022	Revised for DP 8, Rezoning
47	Jan 20 2022	Revised for DP 8, Rezoning
48	Jan 20 2022	Revised for DP 8, Rezoning
49	Jan 20 2022	Revised for DP 8, Rezoning
50	Jan 20 2022	Revised for DP 8, Rezoning
51	Jan 20 2022	Revised for DP 8, Rezoning
52	Jan 20 2022	Revised for DP 8, Rezoning
53	Jan 20 2022	Revised for DP 8, Rezoning
54	Jan 20 2022	Revised for DP 8, Rezoning
55	Jan 20 2022	Revised for DP 8, Rezoning
56	Jan 20 2022	Revised for DP 8, Rezoning
57	Jan 20 2022	Revised for DP 8, Rezoning
58	Jan 20 2022	Revised for DP 8, Rezoning
59	Jan 20 2022	Revised for DP 8, Rezoning
60	Jan 20 2022	Revised for DP 8, Rezoning
61	Jan 20 2022	Revised for DP 8, Rezoning
62	Jan 20 2022	Revised for DP 8, Rezoning
63	Jan 20 2022	Revised for DP 8, Rezoning
64	Jan 20 2022	Revised for DP 8, Rezoning
65	Jan 20 2022	Revised for DP 8, Rezoning
66	Jan 20 2022	Revised for DP 8, Rezoning
67	Jan 20 2022	Revised for DP 8, Rezoning
68	Jan 20 2022	Revised for DP 8, Rezoning
69	Jan 20 2022	Revised for DP 8, Rezoning
70	Jan 20 2022	Revised for DP 8, Rezoning
71	Jan 20 2022	Revised for DP 8, Rezoning
72	Jan 20 2022	Revised for DP 8, Rezoning
73	Jan 20 2022	Revised for DP 8, Rezoning
74	Jan 20 2022	Revised for DP 8, Rezoning
75	Jan 20 2022	Revised for DP 8, Rezoning
76	Jan 20 2022	Revised for DP 8, Rezoning
77	Jan 20 2022	Revised for DP 8, Rezoning
78	Jan 20 2022	Revised for DP 8, Rezoning
79	Jan 20 2022	Revised for DP 8, Rezoning
80	Jan 20 2022	Revised for DP 8, Rezoning
81	Jan 20 2022	Revised for DP 8, Rezoning
82	Jan 20 2022	Revised for DP 8, Rezoning
83	Jan 20 2022	Revised for DP 8, Rezoning
84	Jan 20 2022	Revised for DP 8, Rezoning
85	Jan 20 2022	Revised for DP 8, Rezoning
86	Jan 20 2022	Revised for DP 8, Rezoning
87	Jan 20 2022	Revised for DP 8, Rezoning
88	Jan 20 2022	Revised for DP 8, Rezoning
89	Jan 20 2022	Revised for DP 8, Rezoning
90	Jan 20 2022	Revised for DP 8, Rezoning
91	Jan 20 2022	Revised for DP 8, Rezoning
92	Jan 20 2022	Revised for DP 8, Rezoning
93	Jan 20 2022	Revised for DP 8, Rezoning
94	Jan 20 2022	Revised for DP 8, Rezoning
95	Jan 20 2022	Revised for DP 8, Rezoning
96	Jan 20 2022	Revised for DP 8, Rezoning
97	Jan 20 2022	Revised for DP 8, Rezoning
98	Jan 20 2022	Revised for DP 8, Rezoning
99	Jan 20 2022	Revised for DP 8, Rezoning
100	Jan 20 2022	Revised for DP 8, Rezoning

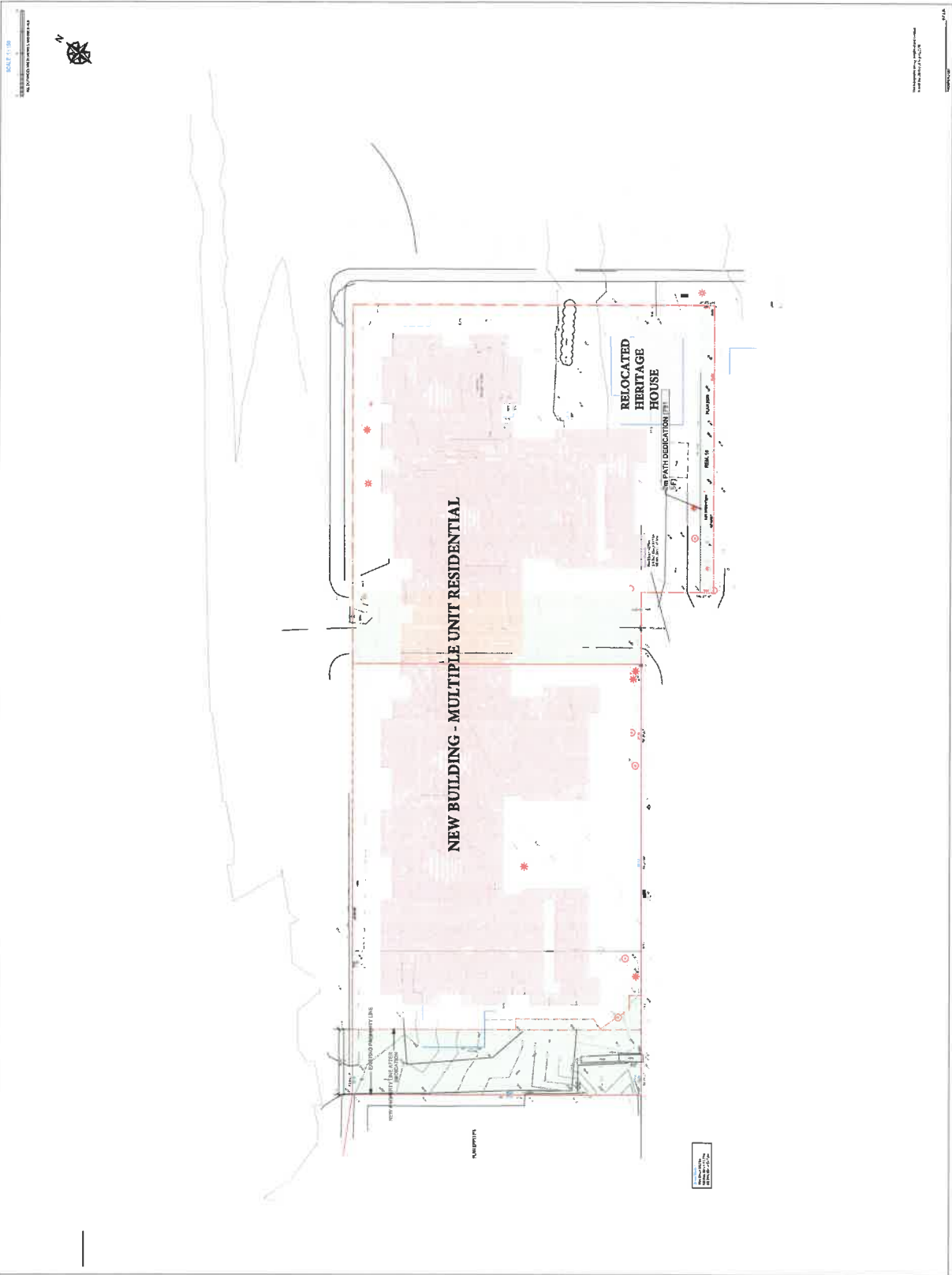


IREDALE ARCHITECTURE
220-13 Main Street
Vancouver, BC V6B 1A5
604-778-5551
Vancouver Victoria Calgary
iredale.ca

TITLE
First+Rosal
ADDRESS
74-82 WEST STREET A
105-115 ROYAL AVENUE
NEW WESTMINSTER
BC V3L 1T2

SURVEY

Drawn	PJH	Checked	None	Project	PJH
Scale	1:100	Drawn by	None	Project No.	18077
Date	16 MARCH 2022	Drawn by	None	Sheet No.	4
				Scale	1:100



APPENDIX 2
CONSERVATION PLAN

Heritage Conservation Plan

82 First Street, New Westminster, BC
E. M. N. Woods House ~ 1890



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

Contents

Statement of Significance.....	3
Historic Brief.....	5
Research Findings.....	7
Archival Photographs.....	8
Current Photographs.....	9
Conservation Objectives.....	12
Condition Assessment.....	13
Recommended Conservation Procedures.....	16
Proposed Elevations.....	23
Future Changes.....	27
Research Resources.....	27

Statement of Significance



Description of the Historic Place

The E.M.N. Woods House is a 1 and 1/2 storey, Victorian Arts & Crafts style house located between Queen's Park and Albert Crescent at the southeast corner of Royal Avenue and 1st Street in downtown New Westminster.

Heritage Value of the Historic Place

Built in 1890, the E. M. N. Woods House is associated with the late 1880s development boom in New Westminster, sparked in response to the announcement of the arrival of the Canadian Pacific Railway to the area. Located on a short stretch of First Street connecting Queen's Park and Albert Crescent, the E. M. N. Woods House was constructed in what was considered the most exclusive area of early New Westminster. The lots on Park Lane (the original name of First Street) were advertised in local papers as some of the 'finest' in the city and the subject building's corner location adds to this prestige.

The building's association with its developers and first residents - pioneers, notable and affluent citizens of the city - expresses the prestigious status of this location in the Victorian era. When Edward Montague Nelson Woods - the son of the local Archdeacon Charles T. Woods - commissioned the construction of this residence, he had been recently married and inducted as a barrister. His new wife Emily Sophia Dickinson was the daughter of New Westminster Mayor Robert Dickinson whom the nearby Dickinson Street is named for.

The E. M. N. Woods House is important as an example of one of approximately two dozen buildings generated by the brief partnership between two prolific architects in 1890 and 1891 - Samuel Maclure

and Charles Clow. New Westminster-born architect Samuel Maclure, who is considered the leading residential architect in British Columbia in the early twentieth century, had just begun his distinguished career when the E. M. N. Woods House was designed in 1890. Shortly after the subject house construction, Maclure moved on to work in Victoria and then Vancouver where he left an invaluable built heritage legacy. Charles Clow began his practice in New Westminster in 1887 and remained active in the area for close to 30 years, especially while New Westminster was rebuilt after the fire of 1898.

The building's elaborate display of the Victorian Arts & Crafts style expresses an elite architectural trend of the late 1880s and early 1890s.

The flat-roofed apartment addition attached to the side of the house was constructed in 1958 during a time when the neighbourhood shifted towards rental units and the house was adapted as a multi-family rental property for working-class families - its continuous use for the last six decades. The survival of the 1890 residence, alongside only a handful of other early single-family homes, in a neighbourhood that has transformed through zoning changes to dominantly apartment buildings, is even more important as the oldest surviving building on this block of 1st Street.

Character-Defining Elements

- continuous residential use since 1890
- continuous multi-family residential rental use since 1958
- location on First Street at the corner of Royal Avenue, with views towards the Fraser River
- residential form and scale as expressed in its cross plan, and one and one-half storeys plus basement height
- wood-frame construction
- complex, intersecting gabled roof design with hip dormers on two sides
- projecting front porch with columns and brackets
- evidence of porch extending across the front and around the north side of the house, now enclosed
- half-timbered, stuccoed gables with decorative bargeboards
- gable ornaments
- original 6-panelled wood front door and decorative leaded sidelights with wood trim
- decorative leaded casement window with transom on the north side of the house, main floor
- divided-light wood windows in upper storey
- corbeled brick chimney shaft with decorative Victorian brickwork

Historic Brief

Although parks and public plazas were allocated in New Westminster's first plan drawn by the Royal Engineers in the early 1860s, there was almost no development beyond the Royal City's original northern boundary of Royal Avenue until the 1880s.

The announcement of the arrival of the CPR to Vancouver, with a branch line to New Westminster caused a huge building boom between 1887-1898, transforming the small town into a real city.

At the time this map (right) was drawn in 1892, New Westminster had not only a train station but a streetcar system, electric street lights, and expanded boundaries well beyond Royal Avenue to include suburbs such as Queen's Park, Sapperton and Queensborough. Queen's Park was refined and designed with public gardens, walkways and sports fields.

It was during this Victorian-era growth and investments in infrastructure that residential development really began in the streets around Queen's Park which would become a neighbourhood named after the park. Numerous late 1880s and early 1890s grand homes were built in the Queen's Park neighbourhood, establishing its reputation as a prestigious area located at a commanding distance from the industrial riverfront and busy downtown core. The subject house is directly linked to this development period.

The blocks in the vicinity of the subject house (marked in red) were already subdivided at this time as they were located on to the streetcar line which came from downtown along Columbia, Leopold, Royal, Park Row, up 1st Street, 3rd Avenue, Pine Street, 4th Avenue and then out along 6th Street. Another high-end residence surviving on this block of First Street is that of Mayor Keary (72 First Street - 1902).

The developers of the subject property were newlyweds Edward M. N. Woods and Emily S. Dickinson. Woods was a lawyer, the son of Archdeacon Charles T. Woods, who came to British Columbia in 1860 to take charge of the collegiate schools of Victoria where Edward was born in 1862. As archdeacon of



City of New Westminster map, by R.J. Williams, Ottawa. 1892.
source: City of Vancouver Archives Map 617

BC, Woods was sent to New Westminster in 1868 where he served at St. Mary's Sapperton Parish until his death in 1895. Edward Woods passed the Bar in 1889 and set up practice as a barrister on McKenzie Street in 1890, the same year of his marriage and the construction of the subject house. His legal cases were regularly mentioned in the newspapers. The Woods were highly involved in the local community - Edward was politically involved in the Liberal party, played on the New Westminster Cricket Club and Emily served as a judge on various competitions at Queen's Park Royal City Fair and was an organist at Holy Trinity Cathedral. They were among the main donors for the construction of St. Mary's Hall in 1892. Together they were members of the Royal City Regatta Club where they won several sailing competitions. After 10 years at the subject house the Woods family relocated to Atlin, where Edward had invested in some mining claims and later settled in Vancouver where he reopened his legal practice in the Birks Building.

After the devastating fire of 1898, which burned down much of downtown New Westminster between Tenth and Fourth Streets, another 12-year growth spurt commenced in the city. Specific improvements to Queen's Park were sparked by the 1905 Canadian National Exhibition held in the park, for which new exhibition buildings were constructed. Paving and concrete sidewalks introduced to the neighbourhood in 1906 and by 1913 the number of homes in Queen's Park had doubled.

The population of the city grew over the decades putting pressure on single-family dwellings in the downtown area. After World War II, a city-wide housing shortage brought expansion to new neighbourhoods, but also sparked the replacement of most downtown houses with low-rise apartment buildings in the 1950s. In the case of the subject property, mid-century development was introduced as an addition to the house in 1958 and a layer of stucco was applied to both buildings to join them aesthetically. Low-rise mid-century apartment buildings dominate the streetscape character of this eastern part of the downtown neighbourhood today, leaving early single-family dwellings as rare, often isolated scenario. The few surviving single-family homes on Royal Avenue have needed to adapt to the high-traffic, noisy context of what is now a major inter-city arterial and have responded by planting tall, dense hedges and using rear entrances. The subject block is unique in that it has several single-family homes surviving on it.

NATIVE SON PASSES AWAY

**Edward M. N. Woods, Well-Known
Vancouver Barrister, Dies**

Edward M. N. Woods, well-known barrister, died in Victoria at the Jubilee hospital there on Sunday morning at 2:30 o'clock. The late Mr. Woods had been in failing health since the middle of last October when he first went to Kamloops and then afterwards to Victoria. He was born in Victoria 55 years ago of Irish parentage, his father being the late Archdeacon C. E. Woods of New Westminster.

For about twelve years Mr. Woods practiced law in Vancouver. He was educated in Ireland. One sister, Mrs. Amy Bentley, resides at Agassiz, while another sister, Sarah, is in the sisterhood in England. A brother, Rev. Father Henry Woods, is living at Los Gatos, California. His wife, who survives him, is at present in Victoria where the funeral will take place. Mr. Woods made his home in this city at the Gilford Court.

E.M.N. Woods death announcement in the Vancouver Sun newspaper, Nov 24, 1919. source: newspapers.com

Research Findings

Civic address: 82 First Street, New Westminster BC (Originally St. Anne's Street/Park Lane)

Legal description: LOT C, BLOCK 32, PLAN NWP12722 GROUP 1

Date of construction: 1890 (New Westminster CityViews permit database)

Builder: W. D. Purdy (New Westminster Heritage Inventory for Albert Crescent)

Architects: Maclure & Clow (Daily Columbian newspaper, Dec 31 1890, pg 4)

Original owners and residents: Edward Montague Nelson Woods & Emily Sophia Dickinson

Residents at 82 First Street

1891 - 1899 - Edward Montague Nelson Woods (Barrister) & Emily Sophia Dickinson

1900 - 1906 - Robert Huntley Gordon (insurance Agent)

1908 - 1950 - Cliff J. W. (postmaster) & Jessie Duncan Lord

1951 - 1990 - George A. (Welder at Marathon Machinery) & Sylvia Levers*

*The Levers built the 1958 rental addition.

Archival Photographs



Barrister E.M.N. Woods
House ca. 1970.

source: NWPL 723



82 First Street ca. 1982

source: NWMA IHP
IHP14337

Current Photographs



southeast corner view



front (east) view

northwest corner view



rear (west) view





northeast corner view



side (north) view

Conservation Objectives

Restoration is the overall conservation objective for the historic house.

Rehabilitation is the conservation objective for the property.

As the immediate context of the property has dramatically changed from a quiet, prestigious residential corner to a noisy, high-traffic arterial, the the subject house will be relocated to a more pedestrian-focused, quiet section of the block- to benefit the quality of life in the house and allow its restoration efforts to be intimately seen and appreciated. The historic house will be relocated from its corner location on First Street and Royal Avenue, and repositioned approximately 65 feet south on the same street, linking the old house with a grouping of early homes at the southern half of the block. This will also allow for a new L-shaped apartment complex to be constructed at the corner, creating an interior pedestrian-friendly plaza shielded from Royal Avenue. The subject building will retain its residential use, but be restored to a single-family massing and appearance with the removal of the 1958 addition. The proposed development does not negatively impact the exterior design of the historic house, nor significantly affect the property's Character Defining Elements and Heritage Values.

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

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

Rehabilitation: *The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value¹.*



Rendering of the proposed development showing the historic house in its new, adjusted location (circled) and the new apartment complex.

source: Iredale Architecture

¹ definitions from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition)

Condition Assessment

Overall the building is in **good** condition.

a. Structure

The exterior building lines are true to the eye, there is no visual evidence of structural distortion or obvious failures.

b. General Wood Elements

Exterior wood elements - window and door trim boards, tongue & groove soffits and gable finials are all in good condition. Facia boards, half timbering in gables and front porch railing cap are in fair condition as they appear to have lacked paint maintenance. There is no evidence of wood rot, damage or missing parts in any of the above mentioned elements.

The condition of the original wood cladding and other wood elements such as brackets or additional trim boards underneath the stucco, is unknown at this time.

1 window trim

2 soffit

3 gable finial

4 facia board

5 half timbering

6 railing cap



c. Roofing and waterworks

The asphalt shingle roof and aluminum gutters are in excellent condition and appear to have been installed within the last 5-10 years.

d. Windows and Doors

The 1890 portion of the building retains many original window and door openings as well as some original window sashes. The condition of the surviving windows and doors is good. See details below:

facade (east elevation)



1 gable triple-assembly window



2 & 3 front door leaded side lights



4 panelled front door

side (north elevation)

5 staircase leaded triple assembly with art glass transom

6 gable window opening, missing original sash

7 original side door opening, missing original door



rear (west elevation)

8 dormer double assembly windows



side (south elevation)

9 dormer double assembly windows. One sash is missing where an air conditioning unit was installed.



All original window sashes and doors require further assessment but in general are in good, repairable condition.

e. Finishes

The painted finish on the wood elements is in fair condition.

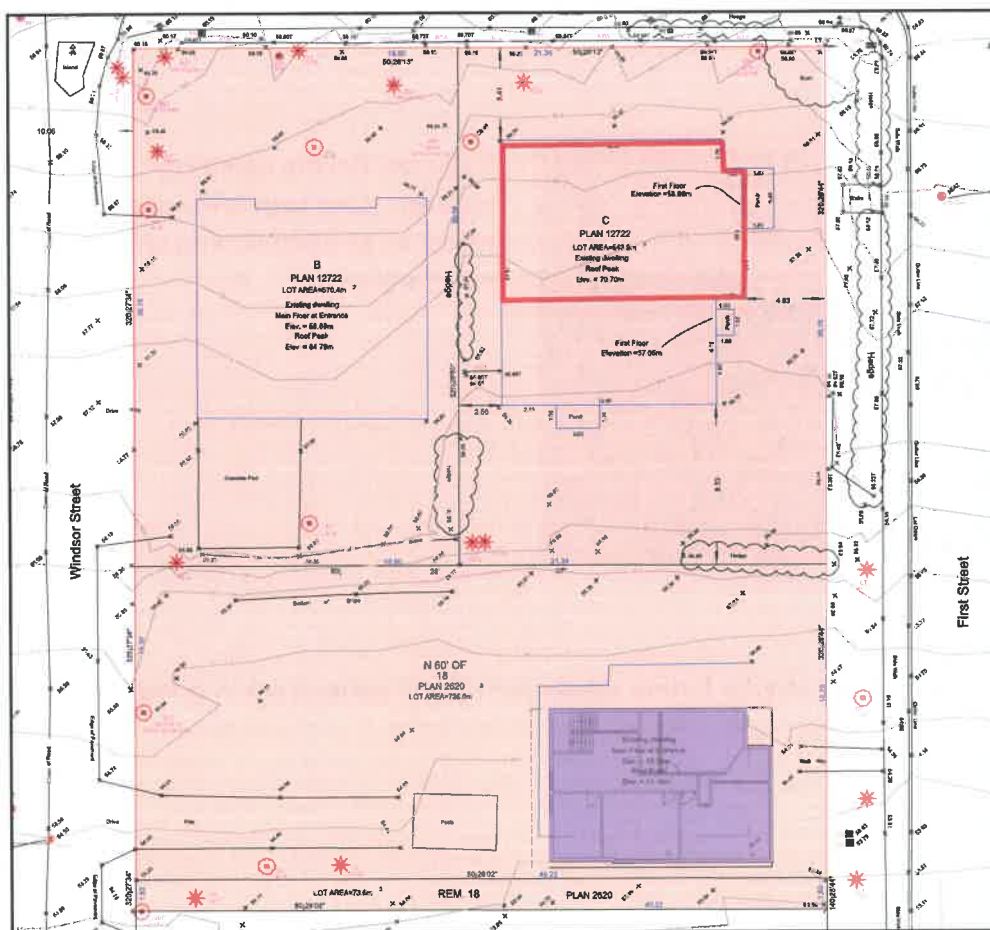
Recommended Conservation Procedures

a. Structure and site - Restoration and Rehabilitation:

Restore the historic house building structure in its new location, while introducing a new ground-level unit, thus converting the building into a two-family dwelling. Improve the functionality and liveability of the historic house through internal and mechanical alterations, not visible on the exterior. Remove 1958 additions - back porch and flat-roofed attachment to the south.

Rehabilitate the historic property by introducing a new multi-family development to significantly increase density at this site.

The below site plan shows the historic house in its current (red outline) and proposed (solid purple) locations:



source for site plan: Iredale Architecture

b. General Wood Elements - Preservation and Restoration:

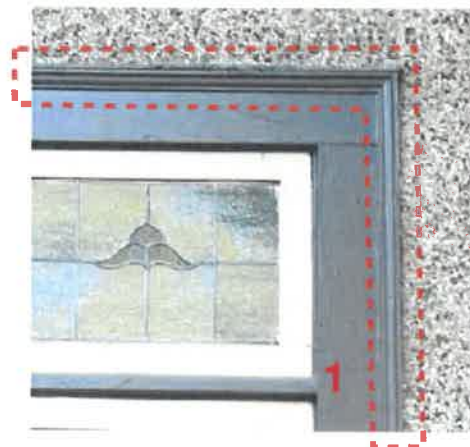
Preserve the following visible, original exterior wood elements:

1 window trim - The original 5.5" window and door casings survive on the building around many original openings such as in the photographs below, however an additional back band moulding was added (outlined in red in photo - right), likely at the time the stucco was applied in 1958. This additional moulding should be removed where present.

2 soffits, 3 gable finials, 4 fascia boards, 5 half timbering
6 railing caps.

Repair any of the above wood elements with a thorough paint preparation (sanding down to sound paint layer, caulking and priming).

Only replace (in-kind) any individual element or portion of element that is identified as damaged beyond repair - with like species, dimensions and profiles of wood. At this time no visible wood elements are observed to be damaged beyond repair.



At this time, we have no confirmed knowledge of the condition or design of the non-visible wood elements on the subject building - especially the cladding, the front porch columns and brackets and any trim boards that have all been covered in stucco.

The following restoration assumptions are based on two other Maclure & Clow houses of the same era and neighbourhood - the Hill Residence (400 block of Fourth St., now demolished) and the English Residence (survives at 119 Royal Avenue). The subject house scale is more in line with the Hill Residence, pictured below in an archival photograph, and for this reason the cladding, column and porch elements recommended here are similar to those of the 1891 Maclure & Clow designed Hill Residence.

When more invasive investigation of the elements below the stucco layer are possible, this plan can be amended if necessary to reflect the original wood elements and their condition.



"Idlewild," home of A.J. Hill photographed ca. 1905. source: New Westminster Museum & Archives IHP0058

Restore the following non-visible, original exterior wood elements:

1 gable boards - currently stuccoed, originally wood boards

2 altered window & door trim - where window openings were altered, the trim size was changed. Restore all window and door trim on historic house to original 1890 dimension as per front door and sidelights trim.

3 front porch columns - currently stuccoed, originally wood posts, likely turned.

4 porch brackets - currently stuccoed, originally wood brackets, likely ornamental cut outs like the image on the right.

5 cladding - currently stuccoed, originally wood. Likely 1890s drop siding, as per other Maclure & Clow houses of the same era.

6 trim boards - currently stuccoed, originally wood. Likely a 10" trim board below gable, a 10" after table at main floor and a 5.5" trim board capping the porch entry.



The below crop from the proposed elevation drawings illustrates some of the restored wood elements on the facade elevation:



source for elevation drawing:
CityState Consulting Group Ltd.

- 1** gable boards restored to wood
- 2** stucco removed and wood cladding repaired
- 3** window trim restored to historic dimensions and materials
- 4** window sash restored to historic dimensions and materials
- 5** turned wood columns exposed and restored

c. Roof and Rainwater Works - Restoration:

Restore roof to a traditional cedar shake roof installed in standard coursing.

Install new "Colonial" K-style gutters and 2"x2" square downspouts - in Edwardian Pewter VC-23. Do not install downspouts facing the street.

d. Windows and Doors - Restoration:

Systematically and thoroughly repair all the original wood windows as identified on pages 14-15 with the aid of a specialized wood window carpenter. Wood windows need to be individually assessed for putty and glass repair, and for hardware integrity and operability. All windows need thorough paint preparation and repainting.

Restore original front door by stripping it of paint, filling in mail slot and restoring a lacquered, high-gloss finish. Restore the door hardware to a Victorian style entry set such as the (right) pictured Fenwick set by Baldwin Hardware, either in bronze or black. Rehang and discreetly weather strip.

Replace non-original window sashes and window openings with vertically oriented replica wood casement windows, as per proposed elevation drawings (see pages 23 to 26). Restore trim around these 'new' window openings as per original trim size (5.5") and style (square).

Restore back door on north elevation to a Victorian style back door with an upper-glazed portion such as the below photo of an 1890 salvaged door.

New basement level

This proposed addition to the historic house will be subtle and discreet in its siting behind landscaping (planted and constructed) so that the historic portion of the house is the most visible portion of the building from the street. The finishes on this level will be contemporary (concrete finish) and the window and door openings will mimic the historic ones in size but the trim detail will be slimmer. The basement addition will thus be compatible with, subordinate to and distinguishable from the historic place, as required in the Conservation Standards & Guidelines for additions. See illustration of this level on the proposed elevation drawings on pages 23 to 26.



g. Finishes - Restoration:

The current colour scheme is dominated by the 1958 bottle-dash stucco and texture which is in contrast to the dark, glossy and smooth painted finish an 1890s house would have featured.

The below proposed colour scheme is based on spot-scraping of original trim elements which revealed an almost black, dark green original paint layer. Inspired by the sepia archival photograph of the Hill Residence on page 18 and in line with 'drab' Victorian exterior colour schemes, the cladding too is proposed to be a deep, dark colour. The contrasting elements will be the light buff colour of the gable stucco and the window sashes, as per the same treatments on the Hill Residence.

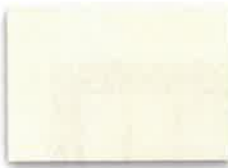
Colour Scheme - all Benjamin Moore colours



all trim boards including window and door trim, fascia, brackets, columns and finials
Salamander 2050-10 (matched to original paint colour found on building)
semi-gloss finish



body wood siding
Edwardian Pewter VC-23
low luster finish



gable stucco and window sash
Edwardian Buff VC-6
window sash in high gloss finish



front door
clear lacquer/stain



new construction body and trim
concrete (or)
concrete colour

Proposed Elevations

East elevation (front):



source for elevation render: CityState Consulting Group Ltd.

West elevation (rear)



source for elevation drawing: CityState Consulting Group Ltd.

South elevation (side)



source for elevation drawing: CityState Consulting Group Ltd.

North elevation (side)



source for elevation drawing: CityState Consulting Group Ltd.

Future Changes

Changes to the building configuration, especially additions, should be carefully considered for minimal affect on the **Heritage Values** as embodied in the **Character-Defining Elements** (CDE) listed in the **Statement of Significance**.

Research Resources

Ancestry.ca - historic genealogical documents for Woods, Dickinson and Lord and families

BC and National Archives

Indexes to births (1854-1903), marriages (1872-1938), deaths (1872-1993), colonial marriages (1859-1872) and baptisms (1836-1888). Archival photographs. Government of Canada Censuses for BC

City of New Westminster

Building permit records - CityViews database, City of New Westminster. Barman, Burton & Cook. 2009. Queen's Park Historical Context Statement prepared for the City of New Westminster.

New Westminster Archives

Archival photographs

New Westminster Public Library

Historic directories, Fire insurance maps, Municipal Voters Lists
Columbian Daily newspaper - 1880s-1890s

Freund-Hainsworth, Katherine & Hainsworth, Gavin. 2005. A New Westminster Album: Glimpses of the City As It Was. Dundurn. pages 46-47

Gottfried, Herbert & Jennings, Jan. 1985. American Vernacular Building and Interiors 1870-1960. Norton & Co. New York.

Hayes, Derek. 2005. Historical Atlas of Vancouver and the Lower Fraser Valley. Douglas & McIntyre.

Roy, Patricia E. 1989. A White Man's Province: BC Politicians and Chinese and Japanese Immigrants 1858-1914. UBC Press. pages 111-112

Vancouver Daily World Newspaper. various archival editions 1888-1924

Vancouver Archives and Vancouver Public Library - archival photographs

Wolf, Jim. 2005. Royal City: A Photographic History of New Westminster. Heritage House.

APPENDIX 3

CONFIRMATION OF COMMITMENT BY REGISTERED PROFESSIONAL

Date: _____

City of New Westminster

511 Royal Avenue

New Westminster, BC

V3L 1H9

Attention: Director of Climate Action, Planning and Development

Re: Heritage Revitalization Agreement for 108-118 Royal Avenue and 74-82 First Street

The undersigned hereby undertakes to be responsible for field reviews of the construction carried out at the captioned address for compliance with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement applicable to the property, which the undersigned acknowledges having received and reviewed, and undertakes to notify the City of New Westminster in writing within one business day if the undersigned's contract for field review is terminated at any time during construction. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

Registered Professional's Name

Address

Telephone No.

Signature or Seal

APPENDIX 4

CERTIFICATION OF REGISTERED PROFESSIONAL

Date: _____

City of New Westminster

511 Royal Avenue

New Westminster, BC

V3L 1H9

Attention: Director of Climate Action, Planning and Development

Re: Heritage Revitalization Agreement for 108-118 Royal Avenue and 74-82 First Street

I hereby give assurance that I have fulfilled my obligations for field review as indicated in my letter to the City of New Westminster dated _____ in relation to the captioned property, and that the architectural components of the work comply in all material respects with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement referred to in that letter. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

Registered Professional's Name

Address

Telephone No.

Signature or Seal

APPENDIX 5
APPROVED PLANS

74 - 82 First Street & 108 - 118 Royal Avenue, New Westminster, BC



Client:

REDIC
DEVELOPMENTS

TPL DEVELOPMENTS WINDSOR INC.

07	Jan 26 2022	Re-issued for CIP & Raising
06	Sept 28 2021	Re-issued for CIP & Raising
05	July 15 2021	Re-issued for CIP & Raising
04	Feb 05 2021	Re-issued for CIP & Raising
03	May 21 2020	Re-issued for CIP & Raising
02	Oct 22 2018	Re-issued for CIP & Raising
01	Jan 30 2019	Issued for Raising
	Date	Version

This computer generated drawing is not an instrument of service and is not a copy of the original. It is a copy of the original and is not a copy of the original. Use only the original or a drawing by the Institute Group.



IREDALE
ARCHITECTURE

220 - 12 Water Street
Vancouver, BC V6B 1A5
604 - 736 - 5581

Vancouver Victoria Calgary
iredale.ca



1

First+Royal

Non-white

COVER SHEET

• **Ends**

Drawn	PJH	Check	Balance	PJH
Project No.				18077

Date: 16 MARCH 2022 Phase No: 52/road/Ms Page 937 of 124

11066OUNCISATemplating-Drawings11TITLELOOKS/BJP-96 X 24 Aug

	07	Jan 26 2022	Re-issued for DQ & Reopening
06	Sept 28 2021	Re-issued for DQ & Reopening	
05	July 15 2021	Re-issued for DQ & Reopening	
04	Feb 05 2021	Re-issued for DQ & Reopening	
03	May 21 2020	Re-issued for DQ & Reopening	
02	Oct 22 2018	Re-issued for DQ & Reopening	
01	Jan 30 2018	Issued for Reopening	
No	Date	Revision	



IREDALE
ARCHITECTURE

220 - 12 Water Street
Vancouver, BC V6B 1A5
604 - 736 - 5581
Vancouver Victoria Calgary
fred@fred.ca



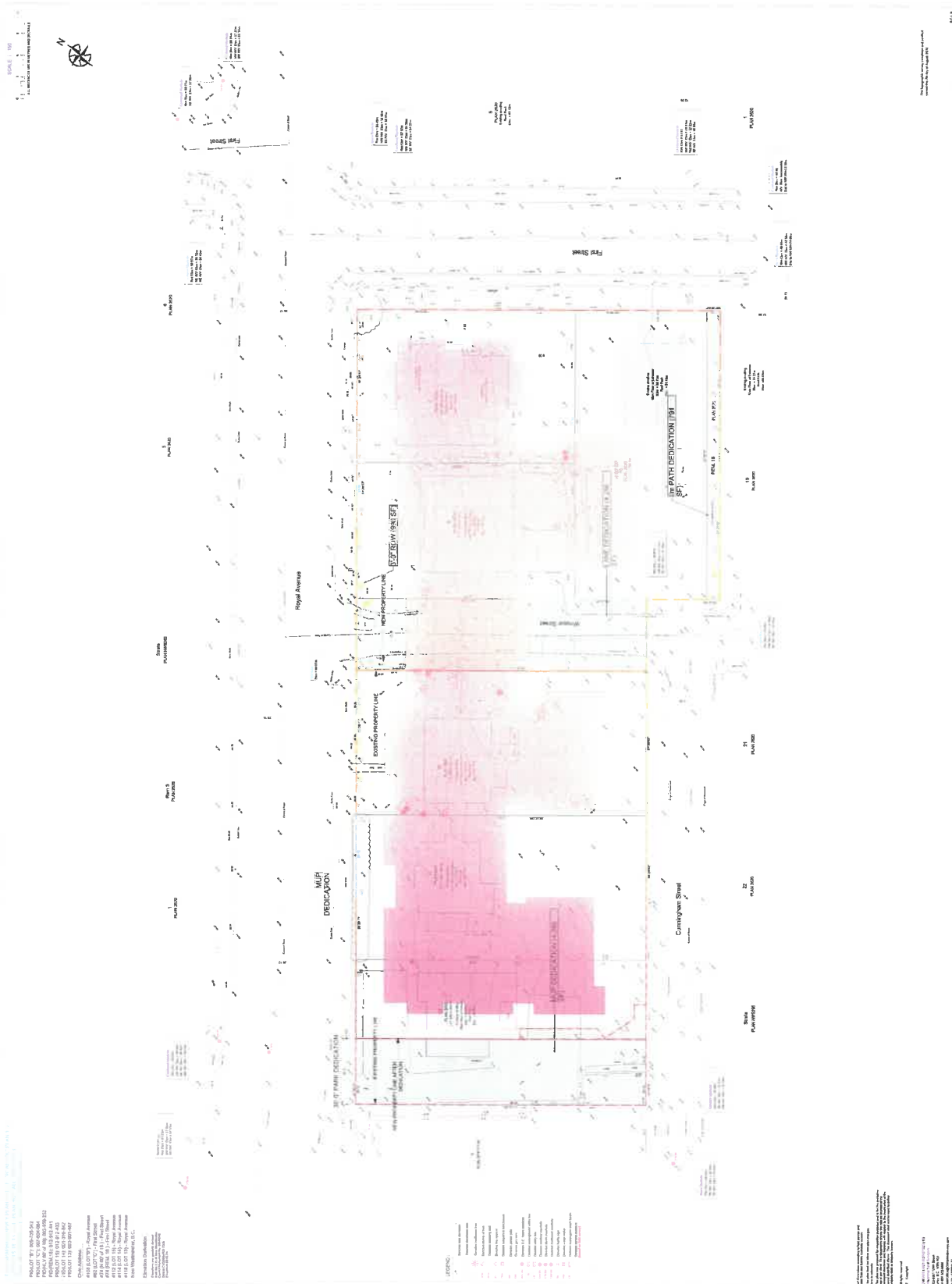
First+Royal

SURVEY

1044	Person	PJH	Client	Partner	PJH	Project No	18077
------	--------	-----	--------	---------	-----	------------	-------

18 MARCH 2022 Page 939 of 1248

NAME: SOUNJEE S S TEMPLES - Dr.mvngn@TITLTEL.OCESUNP.MX X 24 Aug



01	Jan 12 2022	Revised for QPA Planning
02	Jan 20 2021	Revised for QPA Planning
03	Jan 20 2021	Revised for QPA Planning
04	Jan 20 2021	Revised for QPA Planning
05	Jan 20 2021	Revised for QPA Planning
06	Jan 20 2021	Revised for QPA Planning
07	Jan 20 2021	Revised for QPA Planning
08	Jan 20 2021	Revised for QPA Planning
09	Jan 20 2021	Revised for QPA Planning
10	Jan 20 2021	Revised for QPA Planning
11	Jan 20 2021	Revised for QPA Planning
12	Jan 20 2021	Revised for QPA Planning
13	Jan 20 2021	Revised for QPA Planning
14	Jan 20 2021	Revised for QPA Planning
15	Jan 20 2021	Revised for QPA Planning
16	Jan 20 2021	Revised for QPA Planning
17	Jan 20 2021	Revised for QPA Planning
18	Jan 20 2021	Revised for QPA Planning
19	Jan 20 2021	Revised for QPA Planning
20	Jan 20 2021	Revised for QPA Planning
21	Jan 20 2021	Revised for QPA Planning
22	Jan 20 2021	Revised for QPA Planning
23	Jan 20 2021	Revised for QPA Planning
24	Jan 20 2021	Revised for QPA Planning
25	Jan 20 2021	Revised for QPA Planning
26	Jan 20 2021	Revised for QPA Planning
27	Jan 20 2021	Revised for QPA Planning
28	Jan 20 2021	Revised for QPA Planning
29	Jan 20 2021	Revised for QPA Planning
30	Jan 20 2021	Revised for QPA Planning
31	Jan 20 2021	Revised for QPA Planning
32	Jan 20 2021	Revised for QPA Planning
33	Jan 20 2021	Revised for QPA Planning
34	Jan 20 2021	Revised for QPA Planning
35	Jan 20 2021	Revised for QPA Planning
36	Jan 20 2021	Revised for QPA Planning
37	Jan 20 2021	Revised for QPA Planning
38	Jan 20 2021	Revised for QPA Planning
39	Jan 20 2021	Revised for QPA Planning
40	Jan 20 2021	Revised for QPA Planning
41	Jan 20 2021	Revised for QPA Planning
42	Jan 20 2021	Revised for QPA Planning
43	Jan 20 2021	Revised for QPA Planning
44	Jan 20 2021	Revised for QPA Planning
45	Jan 20 2021	Revised for QPA Planning
46	Jan 20 2021	Revised for QPA Planning
47	Jan 20 2021	Revised for QPA Planning
48	Jan 20 2021	Revised for QPA Planning
49	Jan 20 2021	Revised for QPA Planning
50	Jan 20 2021	Revised for QPA Planning
51	Jan 20 2021	Revised for QPA Planning
52	Jan 20 2021	Revised for QPA Planning
53	Jan 20 2021	Revised for QPA Planning
54	Jan 20 2021	Revised for QPA Planning
55	Jan 20 2021	Revised for QPA Planning
56	Jan 20 2021	Revised for QPA Planning
57	Jan 20 2021	Revised for QPA Planning
58	Jan 20 2021	Revised for QPA Planning
59	Jan 20 2021	Revised for QPA Planning
60	Jan 20 2021	Revised for QPA Planning
61	Jan 20 2021	Revised for QPA Planning
62	Jan 20 2021	Revised for QPA Planning
63	Jan 20 2021	Revised for QPA Planning
64	Jan 20 2021	Revised for QPA Planning
65	Jan 20 2021	Revised for QPA Planning
66	Jan 20 2021	Revised for QPA Planning
67	Jan 20 2021	Revised for QPA Planning
68	Jan 20 2021	Revised for QPA Planning
69	Jan 20 2021	Revised for QPA Planning
70	Jan 20 2021	Revised for QPA Planning
71	Jan 20 2021	Revised for QPA Planning
72	Jan 20 2021	Revised for QPA Planning
73	Jan 20 2021	Revised for QPA Planning
74	Jan 20 2021	Revised for QPA Planning
75	Jan 20 2021	Revised for QPA Planning
76	Jan 20 2021	Revised for QPA Planning
77	Jan 20 2021	Revised for QPA Planning
78	Jan 20 2021	Revised for QPA Planning
79	Jan 20 2021	Revised for QPA Planning
80	Jan 20 2021	Revised for QPA Planning
81	Jan 20 2021	Revised for QPA Planning
82	Jan 20 2021	Revised for QPA Planning
83	Jan 20 2021	Revised for QPA Planning
84	Jan 20 2021	Revised for QPA Planning
85	Jan 20 2021	Revised for QPA Planning
86	Jan 20 2021	Revised for QPA Planning
87	Jan 20 2021	Revised for QPA Planning
88	Jan 20 2021	Revised for QPA Planning
89	Jan 20 2021	Revised for QPA Planning
90	Jan 20 2021	Revised for QPA Planning
91	Jan 20 2021	Revised for QPA Planning
92	Jan 20 2021	Revised for QPA Planning
93	Jan 20 2021	Revised for QPA Planning
94	Jan 20 2021	Revised for QPA Planning
95	Jan 20 2021	Revised for QPA Planning
96	Jan 20 2021	Revised for QPA Planning
97	Jan 20 2021	Revised for QPA Planning
98	Jan 20 2021	Revised for QPA Planning
99	Jan 20 2021	Revised for QPA Planning
100	Jan 20 2021	Revised for QPA Planning

The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service.



IREDALE ARCHITECTURE
223 - 13 Main Street
Windsor, ON N9A 1A5
Windsor, Ontario, Canada
windsor@iredale.ca

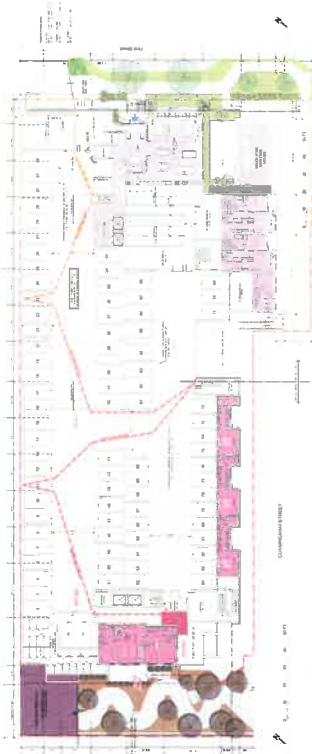
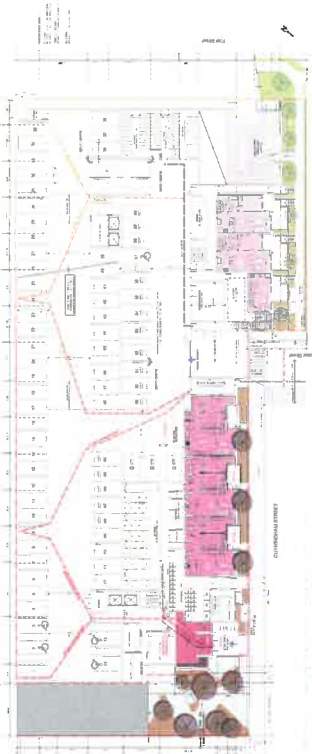
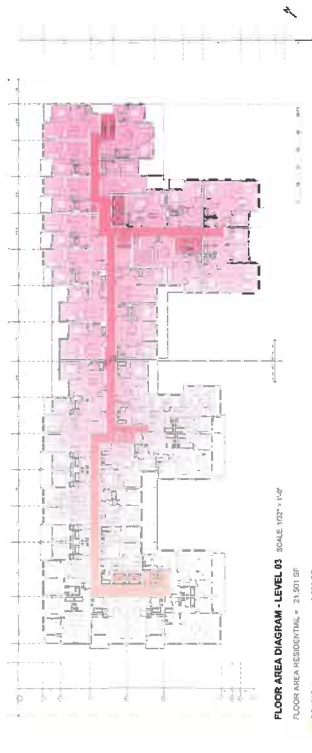
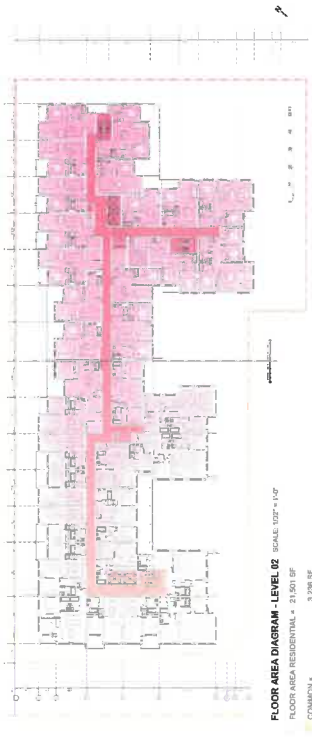
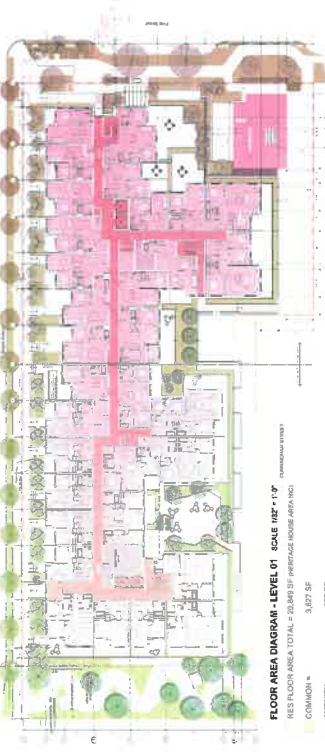


Client

TITLE
First+Royal
ADDRESS
118 - 118 ROYAL AVENUE
DOWNTOWN WINDSOR, ONT.
N9A 1A5

AREA DIAGRAM

Drawn	PLH	Check	PLH
Project No.	18077	Sheet No.	18077



REDIC DEVELOPMENTS
TPI DEVELOPMENTS WINDSOR INC.

17	July 18, 2022	The Board for SP 8 & Rezoning
18	Sept 29, 2021	Revised for SP 8 & Rezoning
19	July 19, 2021	The Board for SP 8 & Rezoning
20	Feb 25, 2021	The Board for SP 8 & Rezoning
21	May 21, 2020	Revised for SP 8 & Rezoning
22	Dec 22, 2019	Revised for SP 8 & Rezoning
23	Dec 22, 2019	Revised for SP 8 & Rezoning
24	Dec 22, 2019	Revised for SP 8 & Rezoning
25	Dec 22, 2019	Revised for SP 8 & Rezoning
26	Dec 22, 2019	Revised for SP 8 & Rezoning
27	Dec 22, 2019	Revised for SP 8 & Rezoning
28	Dec 22, 2019	Revised for SP 8 & Rezoning
29	Dec 22, 2019	Revised for SP 8 & Rezoning
30	Dec 22, 2019	Revised for SP 8 & Rezoning
31	Dec 22, 2019	Revised for SP 8 & Rezoning
32	Dec 22, 2019	Revised for SP 8 & Rezoning
33	Dec 22, 2019	Revised for SP 8 & Rezoning
34	Dec 22, 2019	Revised for SP 8 & Rezoning
35	Dec 22, 2019	Revised for SP 8 & Rezoning
36	Dec 22, 2019	Revised for SP 8 & Rezoning
37	Dec 22, 2019	Revised for SP 8 & Rezoning
38	Dec 22, 2019	Revised for SP 8 & Rezoning
39	Dec 22, 2019	Revised for SP 8 & Rezoning
40	Dec 22, 2019	Revised for SP 8 & Rezoning
41	Dec 22, 2019	Revised for SP 8 & Rezoning
42	Dec 22, 2019	Revised for SP 8 & Rezoning
43	Dec 22, 2019	Revised for SP 8 & Rezoning
44	Dec 22, 2019	Revised for SP 8 & Rezoning
45	Dec 22, 2019	Revised for SP 8 & Rezoning
46	Dec 22, 2019	Revised for SP 8 & Rezoning
47	Dec 22, 2019	Revised for SP 8 & Rezoning
48	Dec 22, 2019	Revised for SP 8 & Rezoning
49	Dec 22, 2019	Revised for SP 8 & Rezoning
50	Dec 22, 2019	Revised for SP 8 & Rezoning
51	Dec 22, 2019	Revised for SP 8 & Rezoning
52	Dec 22, 2019	Revised for SP 8 & Rezoning
53	Dec 22, 2019	Revised for SP 8 & Rezoning
54	Dec 22, 2019	Revised for SP 8 & Rezoning
55	Dec 22, 2019	Revised for SP 8 & Rezoning
56	Dec 22, 2019	Revised for SP 8 & Rezoning
57	Dec 22, 2019	Revised for SP 8 & Rezoning
58	Dec 22, 2019	Revised for SP 8 & Rezoning
59	Dec 22, 2019	Revised for SP 8 & Rezoning
60	Dec 22, 2019	Revised for SP 8 & Rezoning
61	Dec 22, 2019	Revised for SP 8 & Rezoning
62	Dec 22, 2019	Revised for SP 8 & Rezoning
63	Dec 22, 2019	Revised for SP 8 & Rezoning
64	Dec 22, 2019	Revised for SP 8 & Rezoning
65	Dec 22, 2019	Revised for SP 8 & Rezoning
66	Dec 22, 2019	Revised for SP 8 & Rezoning
67	Dec 22, 2019	Revised for SP 8 & Rezoning
68	Dec 22, 2019	Revised for SP 8 & Rezoning
69	Dec 22, 2019	Revised for SP 8 & Rezoning
70	Dec 22, 2019	Revised for SP 8 & Rezoning
71	Dec 22, 2019	Revised for SP 8 & Rezoning
72	Dec 22, 2019	Revised for SP 8 & Rezoning
73	Dec 22, 2019	Revised for SP 8 & Rezoning
74	Dec 22, 2019	Revised for SP 8 & Rezoning
75	Dec 22, 2019	Revised for SP 8 & Rezoning
76	Dec 22, 2019	Revised for SP 8 & Rezoning
77	Dec 22, 2019	Revised for SP 8 & Rezoning
78	Dec 22, 2019	Revised for SP 8 & Rezoning
79	Dec 22, 2019	Revised for SP 8 & Rezoning
80	Dec 22, 2019	Revised for SP 8 & Rezoning
81	Dec 22, 2019	Revised for SP 8 & Rezoning
82	Dec 22, 2019	Revised for SP 8 & Rezoning
83	Dec 22, 2019	Revised for SP 8 & Rezoning
84	Dec 22, 2019	Revised for SP 8 & Rezoning
85	Dec 22, 2019	Revised for SP 8 & Rezoning
86	Dec 22, 2019	Revised for SP 8 & Rezoning
87	Dec 22, 2019	Revised for SP 8 & Rezoning
88	Dec 22, 2019	Revised for SP 8 & Rezoning
89	Dec 22, 2019	Revised for SP 8 & Rezoning
90	Dec 22, 2019	Revised for SP 8 & Rezoning
91	Dec 22, 2019	Revised for SP 8 & Rezoning
92	Dec 22, 2019	Revised for SP 8 & Rezoning
93	Dec 22, 2019	Revised for SP 8 & Rezoning
94	Dec 22, 2019	Revised for SP 8 & Rezoning
95	Dec 22, 2019	Revised for SP 8 & Rezoning
96	Dec 22, 2019	Revised for SP 8 & Rezoning
97	Dec 22, 2019	Revised for SP 8 & Rezoning
98	Dec 22, 2019	Revised for SP 8 & Rezoning
99	Dec 22, 2019	Revised for SP 8 & Rezoning
100	Dec 22, 2019	Revised for SP 8 & Rezoning

IREDALE ARCHITECTURE
220-12 Main Street
Windsor, Ontario N9A 6K5
504-736-5881
windsor@iredale.ca
iredale.ca

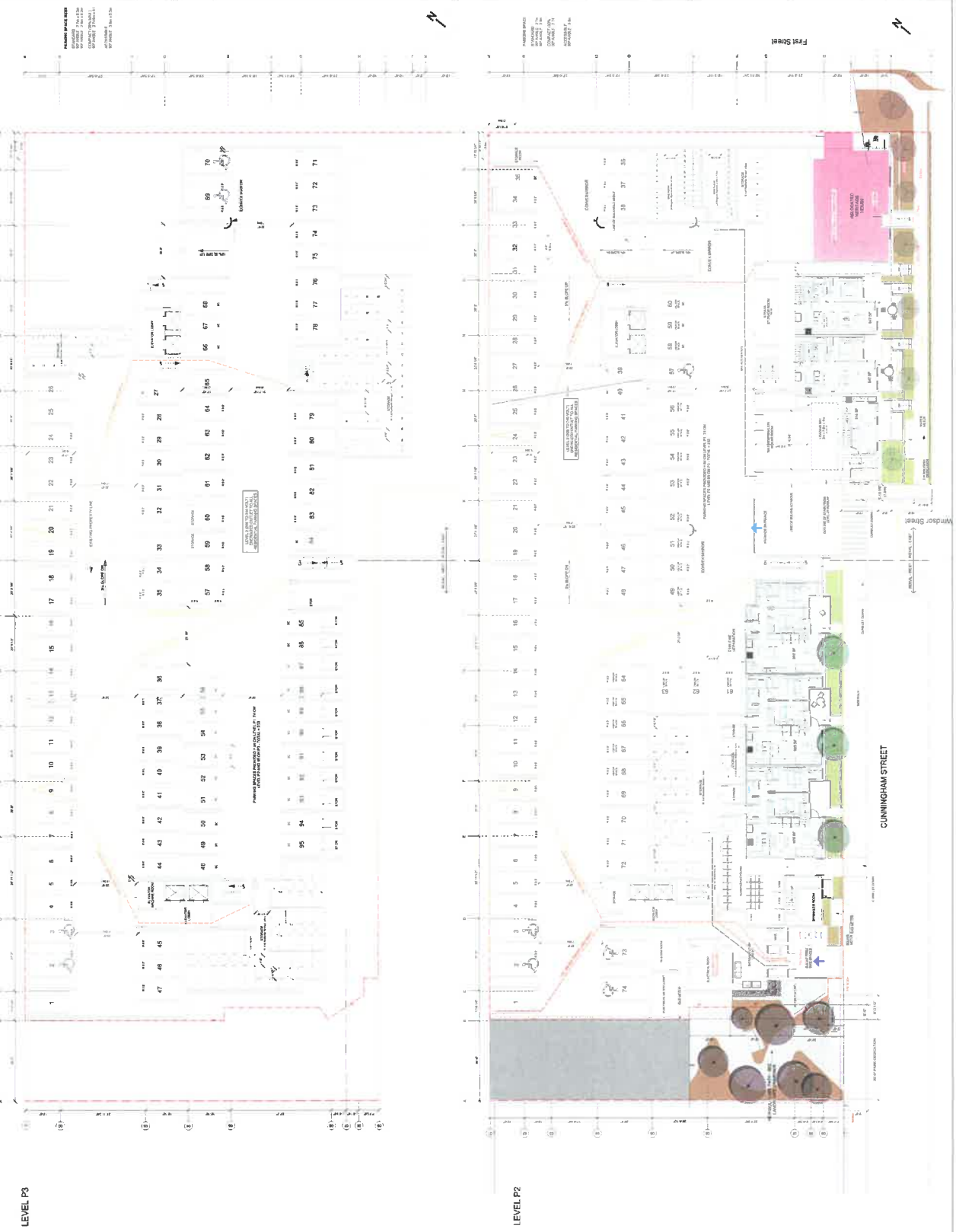


TITLE
First+Royal
ADDRESS
74-82 ROYAL AVENUE
NEW WESTMINSTER
198-115 ROYAL AVENUE
DOWNTOWN W.P. 192

LEVEL P3 & P2
BOTH BUILDINGS

Scale: 1/8" = 1'-0"
18077

Page 942 of 1248





REDIC
DEVELOPMENTS
TPR DEVELOPMENTS WINDSOR INC.

17	1st Floor	2021	Revised for P1 & P2
18	2nd Floor	2021	Revised for P1 & P2
19	3rd Floor	2021	Revised for P1 & P2
20	4th Floor	2021	Revised for P1 & P2
21	5th Floor	2021	Revised for P1 & P2
22	6th Floor	2021	Revised for P1 & P2
23	7th Floor	2021	Revised for P1 & P2
24	8th Floor	2021	Revised for P1 & P2
25	9th Floor	2021	Revised for P1 & P2
26	10th Floor	2021	Revised for P1 & P2
27	11th Floor	2021	Revised for P1 & P2
28	12th Floor	2021	Revised for P1 & P2
29	13th Floor	2021	Revised for P1 & P2
30	14th Floor	2021	Revised for P1 & P2
31	15th Floor	2021	Revised for P1 & P2
32	16th Floor	2021	Revised for P1 & P2
33	17th Floor	2021	Revised for P1 & P2
34	18th Floor	2021	Revised for P1 & P2
35	19th Floor	2021	Revised for P1 & P2
36	20th Floor	2021	Revised for P1 & P2
37	21st Floor	2021	Revised for P1 & P2
38	22nd Floor	2021	Revised for P1 & P2
39	23rd Floor	2021	Revised for P1 & P2
40	24th Floor	2021	Revised for P1 & P2
41	25th Floor	2021	Revised for P1 & P2
42	26th Floor	2021	Revised for P1 & P2
43	27th Floor	2021	Revised for P1 & P2
44	28th Floor	2021	Revised for P1 & P2
45	29th Floor	2021	Revised for P1 & P2
46	30th Floor	2021	Revised for P1 & P2
47	31st Floor	2021	Revised for P1 & P2
48	32nd Floor	2021	Revised for P1 & P2
49	33rd Floor	2021	Revised for P1 & P2
50	34th Floor	2021	Revised for P1 & P2
51	35th Floor	2021	Revised for P1 & P2
52	36th Floor	2021	Revised for P1 & P2
53	37th Floor	2021	Revised for P1 & P2
54	38th Floor	2021	Revised for P1 & P2
55	39th Floor	2021	Revised for P1 & P2
56	40th Floor	2021	Revised for P1 & P2
57	41st Floor	2021	Revised for P1 & P2
58	42nd Floor	2021	Revised for P1 & P2
59	43rd Floor	2021	Revised for P1 & P2
60	44th Floor	2021	Revised for P1 & P2
61	45th Floor	2021	Revised for P1 & P2
62	46th Floor	2021	Revised for P1 & P2
63	47th Floor	2021	Revised for P1 & P2
64	48th Floor	2021	Revised for P1 & P2
65	49th Floor	2021	Revised for P1 & P2
66	50th Floor	2021	Revised for P1 & P2
67	51st Floor	2021	Revised for P1 & P2
68	52nd Floor	2021	Revised for P1 & P2
69	53rd Floor	2021	Revised for P1 & P2
70	54th Floor	2021	Revised for P1 & P2
71	55th Floor	2021	Revised for P1 & P2
72	56th Floor	2021	Revised for P1 & P2
73	57th Floor	2021	Revised for P1 & P2
74	58th Floor	2021	Revised for P1 & P2
75	59th Floor	2021	Revised for P1 & P2
76	60th Floor	2021	Revised for P1 & P2
77	61st Floor	2021	Revised for P1 & P2
78	62nd Floor	2021	Revised for P1 & P2
79	63rd Floor	2021	Revised for P1 & P2
80	64th Floor	2021	Revised for P1 & P2
81	65th Floor	2021	Revised for P1 & P2
82	66th Floor	2021	Revised for P1 & P2
83	67th Floor	2021	Revised for P1 & P2
84	68th Floor	2021	Revised for P1 & P2
85	69th Floor	2021	Revised for P1 & P2
86	70th Floor	2021	Revised for P1 & P2
87	71st Floor	2021	Revised for P1 & P2
88	72nd Floor	2021	Revised for P1 & P2
89	73rd Floor	2021	Revised for P1 & P2
90	74th Floor	2021	Revised for P1 & P2
91	75th Floor	2021	Revised for P1 & P2
92	76th Floor	2021	Revised for P1 & P2
93	77th Floor	2021	Revised for P1 & P2
94	78th Floor	2021	Revised for P1 & P2
95	79th Floor	2021	Revised for P1 & P2
96	80th Floor	2021	Revised for P1 & P2
97	81st Floor	2021	Revised for P1 & P2
98	82nd Floor	2021	Revised for P1 & P2
99	83rd Floor	2021	Revised for P1 & P2
100	84th Floor	2021	Revised for P1 & P2
101	85th Floor	2021	Revised for P1 & P2
102	86th Floor	2021	Revised for P1 & P2
103	87th Floor	2021	Revised for P1 & P2
104	88th Floor	2021	Revised for P1 & P2
105	89th Floor	2021	Revised for P1 & P2
106	90th Floor	2021	Revised for P1 & P2
107	91st Floor	2021	Revised for P1 & P2
108	92nd Floor	2021	Revised for P1 & P2
109	93rd Floor	2021	Revised for P1 & P2
110	94th Floor	2021	Revised for P1 & P2
111	95th Floor	2021	Revised for P1 & P2
112	96th Floor	2021	Revised for P1 & P2
113	97th Floor	2021	Revised for P1 & P2
114	98th Floor	2021	Revised for P1 & P2
115	99th Floor	2021	Revised for P1 & P2
116	100th Floor	2021	Revised for P1 & P2



IREDALE
ARCHITECTURE
225 - 12 Water Street
Vancouver, BC V6B 5G1
Vancouver, Victoria, Calgary
Iredale.ca



TITLE
First+Royal
ADDRESS
740 WEST 1ST AVENUE &
100 - 118 ROYAL WHEEL
DOWNTOWN WY V2L 1Y2

LEVEL 01 (SITE PLAN) & P1
ROYAL EAST & WEST

Scale	1/8" = 1'-0"
Sheet	P-1
Project No.	18077
Drawn By	
Checked By	

REDIC DEVELOPMENTS

TPA DEVELOPMENTS WINNIPEG INC.

01	Jan 25 2022	Re-submitted for DP A Rectifying
02	Apr 28 2021	Re-submitted for DP A Rectifying
03	Jul 15 2021	Re-submitted for DP A Rectifying
04	Feb 09 2021	Re-submitted for DP A Rectifying
05	May 21 2020	Re-submitted for DP A Rectifying
06	Oct 02 2019	Re-submitted for DP A Rectifying
07	Oct 02 2019	Re-submitted for DP A Rectifying
08	Oct 02 2019	Re-submitted for DP A Rectifying
09	Oct 02 2019	Re-submitted for DP A Rectifying
10	Oct 02 2019	Re-submitted for DP A Rectifying
11	Oct 02 2019	Re-submitted for DP A Rectifying
12	Oct 02 2019	Re-submitted for DP A Rectifying
13	Oct 02 2019	Re-submitted for DP A Rectifying
14	Oct 02 2019	Re-submitted for DP A Rectifying
15	Oct 02 2019	Re-submitted for DP A Rectifying
16	Oct 02 2019	Re-submitted for DP A Rectifying
17	Oct 02 2019	Re-submitted for DP A Rectifying
18	Oct 02 2019	Re-submitted for DP A Rectifying
19	Oct 02 2019	Re-submitted for DP A Rectifying
20	Oct 02 2019	Re-submitted for DP A Rectifying
21	Oct 02 2019	Re-submitted for DP A Rectifying
22	Oct 02 2019	Re-submitted for DP A Rectifying
23	Oct 02 2019	Re-submitted for DP A Rectifying
24	Oct 02 2019	Re-submitted for DP A Rectifying
25	Oct 02 2019	Re-submitted for DP A Rectifying
26	Oct 02 2019	Re-submitted for DP A Rectifying
27	Oct 02 2019	Re-submitted for DP A Rectifying
28	Oct 02 2019	Re-submitted for DP A Rectifying
29	Oct 02 2019	Re-submitted for DP A Rectifying
30	Oct 02 2019	Re-submitted for DP A Rectifying
31	Oct 02 2019	Re-submitted for DP A Rectifying
32	Oct 02 2019	Re-submitted for DP A Rectifying
33	Oct 02 2019	Re-submitted for DP A Rectifying
34	Oct 02 2019	Re-submitted for DP A Rectifying
35	Oct 02 2019	Re-submitted for DP A Rectifying
36	Oct 02 2019	Re-submitted for DP A Rectifying
37	Oct 02 2019	Re-submitted for DP A Rectifying
38	Oct 02 2019	Re-submitted for DP A Rectifying
39	Oct 02 2019	Re-submitted for DP A Rectifying
40	Oct 02 2019	Re-submitted for DP A Rectifying
41	Oct 02 2019	Re-submitted for DP A Rectifying
42	Oct 02 2019	Re-submitted for DP A Rectifying
43	Oct 02 2019	Re-submitted for DP A Rectifying
44	Oct 02 2019	Re-submitted for DP A Rectifying
45	Oct 02 2019	Re-submitted for DP A Rectifying
46	Oct 02 2019	Re-submitted for DP A Rectifying
47	Oct 02 2019	Re-submitted for DP A Rectifying
48	Oct 02 2019	Re-submitted for DP A Rectifying
49	Oct 02 2019	Re-submitted for DP A Rectifying
50	Oct 02 2019	Re-submitted for DP A Rectifying
51	Oct 02 2019	Re-submitted for DP A Rectifying
52	Oct 02 2019	Re-submitted for DP A Rectifying
53	Oct 02 2019	Re-submitted for DP A Rectifying
54	Oct 02 2019	Re-submitted for DP A Rectifying
55	Oct 02 2019	Re-submitted for DP A Rectifying
56	Oct 02 2019	Re-submitted for DP A Rectifying
57	Oct 02 2019	Re-submitted for DP A Rectifying
58	Oct 02 2019	Re-submitted for DP A Rectifying
59	Oct 02 2019	Re-submitted for DP A Rectifying
60	Oct 02 2019	Re-submitted for DP A Rectifying
61	Oct 02 2019	Re-submitted for DP A Rectifying
62	Oct 02 2019	Re-submitted for DP A Rectifying
63	Oct 02 2019	Re-submitted for DP A Rectifying
64	Oct 02 2019	Re-submitted for DP A Rectifying
65	Oct 02 2019	Re-submitted for DP A Rectifying
66	Oct 02 2019	Re-submitted for DP A Rectifying
67	Oct 02 2019	Re-submitted for DP A Rectifying
68	Oct 02 2019	Re-submitted for DP A Rectifying
69	Oct 02 2019	Re-submitted for DP A Rectifying
70	Oct 02 2019	Re-submitted for DP A Rectifying
71	Oct 02 2019	Re-submitted for DP A Rectifying
72	Oct 02 2019	Re-submitted for DP A Rectifying
73	Oct 02 2019	Re-submitted for DP A Rectifying
74	Oct 02 2019	Re-submitted for DP A Rectifying
75	Oct 02 2019	Re-submitted for DP A Rectifying
76	Oct 02 2019	Re-submitted for DP A Rectifying
77	Oct 02 2019	Re-submitted for DP A Rectifying
78	Oct 02 2019	Re-submitted for DP A Rectifying
79	Oct 02 2019	Re-submitted for DP A Rectifying
80	Oct 02 2019	Re-submitted for DP A Rectifying
81	Oct 02 2019	Re-submitted for DP A Rectifying
82	Oct 02 2019	Re-submitted for DP A Rectifying
83	Oct 02 2019	Re-submitted for DP A Rectifying
84	Oct 02 2019	Re-submitted for DP A Rectifying
85	Oct 02 2019	Re-submitted for DP A Rectifying
86	Oct 02 2019	Re-submitted for DP A Rectifying
87	Oct 02 2019	Re-submitted for DP A Rectifying
88	Oct 02 2019	Re-submitted for DP A Rectifying
89	Oct 02 2019	Re-submitted for DP A Rectifying
90	Oct 02 2019	Re-submitted for DP A Rectifying
91	Oct 02 2019	Re-submitted for DP A Rectifying
92	Oct 02 2019	Re-submitted for DP A Rectifying
93	Oct 02 2019	Re-submitted for DP A Rectifying
94	Oct 02 2019	Re-submitted for DP A Rectifying
95	Oct 02 2019	Re-submitted for DP A Rectifying
96	Oct 02 2019	Re-submitted for DP A Rectifying
97	Oct 02 2019	Re-submitted for DP A Rectifying
98	Oct 02 2019	Re-submitted for DP A Rectifying
99	Oct 02 2019	Re-submitted for DP A Rectifying
100	Oct 02 2019	Re-submitted for DP A Rectifying



IREDALE ARCHITECTURE
230 - 12 West Street
Vancouver, BC V6E 1A5
604-736-1581
Vancouver, Victoria, Calgary
iredale.ca



TITLE
First+Royal
ADDRESS
74
165 - 118 ROYAL AVENUE
NEW WESTMINSTER
DOWNZONED FOR 1:2

PLAN - LEVEL 02 & 03

Scale	Sheet	Check	Project	Page
1/8" = 1'-0"	18077			

UNIT LEGEND
1 BEDROOM UNIT
2 BEDROOM + DEN UNIT
3 BEDROOM UNIT

LEVEL 02

UNIT LEGEND
1 BEDROOM UNIT
2 BEDROOM + DEN UNIT
3 BEDROOM UNIT

LEVEL 03

- UNIT LEGEND**
- 1 BEDROOM UNIT
 - 1 BEDROOM + DEN UNIT
 - 2 BEDROOM UNIT
 - 2 BEDROOM + DEN UNIT
 - 3 BEDROOM UNIT

LEVEL 06

LEVEL ROOF

REDIC DEVELOPMENTS

TPL DEVELOPMENTS WINNIPEG INC.

07	Jan 26 2022	As Issued for CIP 11 Revising
08	Jan 26 2022	As Issued for CIP 11 Revising
09	Jan 26 2022	As Issued for CIP 11 Revising
10	Jan 26 2022	As Issued for CIP 11 Revising
11	Jan 26 2022	As Issued for CIP 11 Revising
12	Jan 26 2022	As Issued for CIP 11 Revising
13	Jan 26 2022	As Issued for CIP 11 Revising
14	Jan 26 2022	As Issued for CIP 11 Revising
15	Jan 26 2022	As Issued for CIP 11 Revising
16	Jan 26 2022	As Issued for CIP 11 Revising
17	Jan 26 2022	As Issued for CIP 11 Revising
18	Jan 26 2022	As Issued for CIP 11 Revising
19	Jan 26 2022	As Issued for CIP 11 Revising
20	Jan 26 2022	As Issued for CIP 11 Revising
21	Jan 26 2022	As Issued for CIP 11 Revising
22	Jan 26 2022	As Issued for CIP 11 Revising
23	Jan 26 2022	As Issued for CIP 11 Revising
24	Jan 26 2022	As Issued for CIP 11 Revising
25	Jan 26 2022	As Issued for CIP 11 Revising
26	Jan 26 2022	As Issued for CIP 11 Revising
27	Jan 26 2022	As Issued for CIP 11 Revising
28	Jan 26 2022	As Issued for CIP 11 Revising
29	Jan 26 2022	As Issued for CIP 11 Revising
30	Jan 26 2022	As Issued for CIP 11 Revising
31	Jan 26 2022	As Issued for CIP 11 Revising
32	Jan 26 2022	As Issued for CIP 11 Revising
33	Jan 26 2022	As Issued for CIP 11 Revising
34	Jan 26 2022	As Issued for CIP 11 Revising
35	Jan 26 2022	As Issued for CIP 11 Revising
36	Jan 26 2022	As Issued for CIP 11 Revising
37	Jan 26 2022	As Issued for CIP 11 Revising
38	Jan 26 2022	As Issued for CIP 11 Revising
39	Jan 26 2022	As Issued for CIP 11 Revising
40	Jan 26 2022	As Issued for CIP 11 Revising
41	Jan 26 2022	As Issued for CIP 11 Revising
42	Jan 26 2022	As Issued for CIP 11 Revising
43	Jan 26 2022	As Issued for CIP 11 Revising
44	Jan 26 2022	As Issued for CIP 11 Revising
45	Jan 26 2022	As Issued for CIP 11 Revising
46	Jan 26 2022	As Issued for CIP 11 Revising
47	Jan 26 2022	As Issued for CIP 11 Revising
48	Jan 26 2022	As Issued for CIP 11 Revising
49	Jan 26 2022	As Issued for CIP 11 Revising
50	Jan 26 2022	As Issued for CIP 11 Revising
51	Jan 26 2022	As Issued for CIP 11 Revising
52	Jan 26 2022	As Issued for CIP 11 Revising
53	Jan 26 2022	As Issued for CIP 11 Revising
54	Jan 26 2022	As Issued for CIP 11 Revising
55	Jan 26 2022	As Issued for CIP 11 Revising
56	Jan 26 2022	As Issued for CIP 11 Revising
57	Jan 26 2022	As Issued for CIP 11 Revising
58	Jan 26 2022	As Issued for CIP 11 Revising
59	Jan 26 2022	As Issued for CIP 11 Revising
60	Jan 26 2022	As Issued for CIP 11 Revising
61	Jan 26 2022	As Issued for CIP 11 Revising
62	Jan 26 2022	As Issued for CIP 11 Revising
63	Jan 26 2022	As Issued for CIP 11 Revising
64	Jan 26 2022	As Issued for CIP 11 Revising
65	Jan 26 2022	As Issued for CIP 11 Revising
66	Jan 26 2022	As Issued for CIP 11 Revising
67	Jan 26 2022	As Issued for CIP 11 Revising
68	Jan 26 2022	As Issued for CIP 11 Revising
69	Jan 26 2022	As Issued for CIP 11 Revising
70	Jan 26 2022	As Issued for CIP 11 Revising
71	Jan 26 2022	As Issued for CIP 11 Revising
72	Jan 26 2022	As Issued for CIP 11 Revising
73	Jan 26 2022	As Issued for CIP 11 Revising
74	Jan 26 2022	As Issued for CIP 11 Revising
75	Jan 26 2022	As Issued for CIP 11 Revising
76	Jan 26 2022	As Issued for CIP 11 Revising
77	Jan 26 2022	As Issued for CIP 11 Revising
78	Jan 26 2022	As Issued for CIP 11 Revising
79	Jan 26 2022	As Issued for CIP 11 Revising
80	Jan 26 2022	As Issued for CIP 11 Revising
81	Jan 26 2022	As Issued for CIP 11 Revising
82	Jan 26 2022	As Issued for CIP 11 Revising
83	Jan 26 2022	As Issued for CIP 11 Revising
84	Jan 26 2022	As Issued for CIP 11 Revising
85	Jan 26 2022	As Issued for CIP 11 Revising
86	Jan 26 2022	As Issued for CIP 11 Revising
87	Jan 26 2022	As Issued for CIP 11 Revising
88	Jan 26 2022	As Issued for CIP 11 Revising
89	Jan 26 2022	As Issued for CIP 11 Revising
90	Jan 26 2022	As Issued for CIP 11 Revising
91	Jan 26 2022	As Issued for CIP 11 Revising
92	Jan 26 2022	As Issued for CIP 11 Revising
93	Jan 26 2022	As Issued for CIP 11 Revising
94	Jan 26 2022	As Issued for CIP 11 Revising
95	Jan 26 2022	As Issued for CIP 11 Revising
96	Jan 26 2022	As Issued for CIP 11 Revising
97	Jan 26 2022	As Issued for CIP 11 Revising
98	Jan 26 2022	As Issued for CIP 11 Revising
99	Jan 26 2022	As Issued for CIP 11 Revising
100	Jan 26 2022	As Issued for CIP 11 Revising



IREDALE ARCHITECTURE
220 - 12 Main Street
Vancouver, BC V6B 1A5
Canada
Vancouver, British Columbia
Canada
iredale.ca



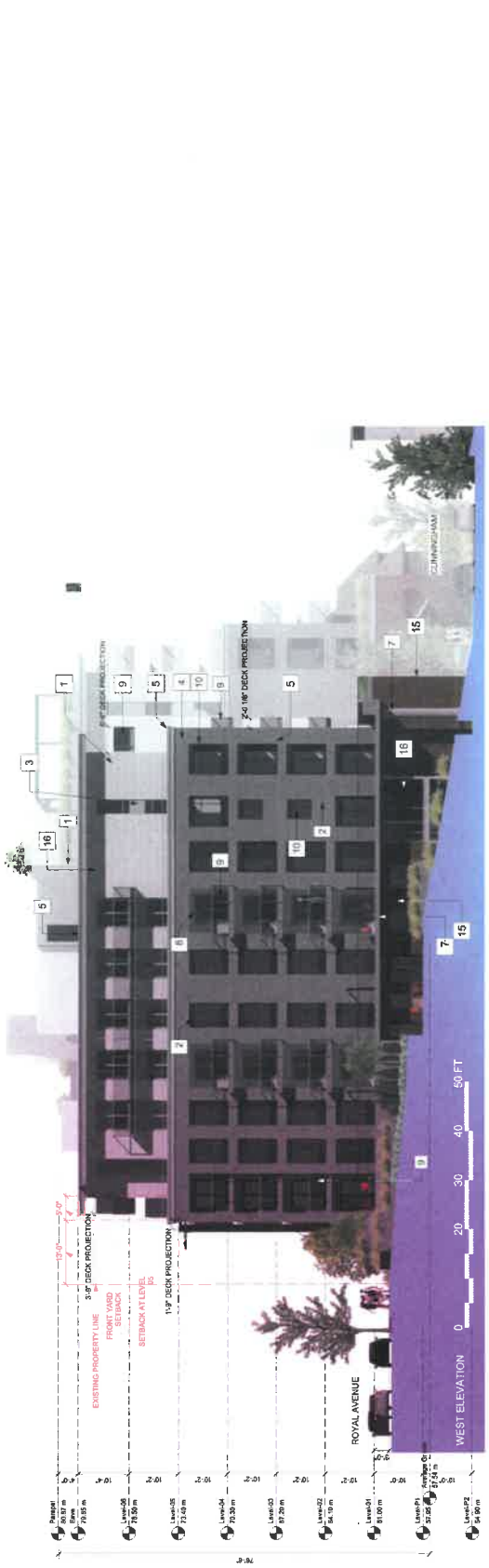
TITLE
First+Royal
ADDRESS
100 - 118 ROYAL AVENUE
NEW WESTMINSTER
DOWNTOWN NW Y2L 1P5

PLAN - LEVEL 06 & ROOF

Scale	1/8" = 1'-0"
Sheet No.	18077
Sheet Title	

MATERIAL LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



NOTES: SEE HISTORIC HOUSE DRAWINGS FOR FINISHES

REDIC DEVELOPMENTS
TFL DEVELOPMENTS WINDSOR INC.

12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

IREDALE ARCHITECTURE
2501 - 12 Water Street
Windsor, ON N9B 1A5
(519) 253-1000
www.iredale.ca



TITLE
First+Rory
ADDRESS
741 WINDSOR STREET
100 - 101 ROYAL AVENUE
NEW WESTMINSTER
DOWNTOWN WY V2L 1K2

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

Client

REDIC
DEVELOPMENTS

TPL DEVELOPMENTS WINDSOR INC.

12	Jan 10 2023	Revised for GR & Licensing
13	Jan 10 2023	Revised for GR & Licensing
14	Jan 10 2023	Revised for GR & Licensing
15	Jan 10 2023	Revised for GR & Licensing
16	Jan 10 2023	Revised for GR & Licensing
17	Jan 10 2023	Revised for GR & Licensing
18	Jan 10 2023	Revised for GR & Licensing
19	Jan 10 2023	Revised for GR & Licensing
20	Jan 10 2023	Revised for GR & Licensing
21	Jan 10 2023	Revised for GR & Licensing
22	Jan 10 2023	Revised for GR & Licensing
23	Jan 10 2023	Revised for GR & Licensing
24	Jan 10 2023	Revised for GR & Licensing
25	Jan 10 2023	Revised for GR & Licensing
26	Jan 10 2023	Revised for GR & Licensing
27	Jan 10 2023	Revised for GR & Licensing
28	Jan 10 2023	Revised for GR & Licensing
29	Jan 10 2023	Revised for GR & Licensing
30	Jan 10 2023	Revised for GR & Licensing
31	Jan 10 2023	Revised for GR & Licensing
32	Jan 10 2023	Revised for GR & Licensing
33	Jan 10 2023	Revised for GR & Licensing
34	Jan 10 2023	Revised for GR & Licensing
35	Jan 10 2023	Revised for GR & Licensing
36	Jan 10 2023	Revised for GR & Licensing
37	Jan 10 2023	Revised for GR & Licensing
38	Jan 10 2023	Revised for GR & Licensing
39	Jan 10 2023	Revised for GR & Licensing
40	Jan 10 2023	Revised for GR & Licensing
41	Jan 10 2023	Revised for GR & Licensing
42	Jan 10 2023	Revised for GR & Licensing
43	Jan 10 2023	Revised for GR & Licensing
44	Jan 10 2023	Revised for GR & Licensing
45	Jan 10 2023	Revised for GR & Licensing
46	Jan 10 2023	Revised for GR & Licensing
47	Jan 10 2023	Revised for GR & Licensing
48	Jan 10 2023	Revised for GR & Licensing
49	Jan 10 2023	Revised for GR & Licensing
50	Jan 10 2023	Revised for GR & Licensing
51	Jan 10 2023	Revised for GR & Licensing
52	Jan 10 2023	Revised for GR & Licensing
53	Jan 10 2023	Revised for GR & Licensing
54	Jan 10 2023	Revised for GR & Licensing
55	Jan 10 2023	Revised for GR & Licensing
56	Jan 10 2023	Revised for GR & Licensing
57	Jan 10 2023	Revised for GR & Licensing
58	Jan 10 2023	Revised for GR & Licensing
59	Jan 10 2023	Revised for GR & Licensing
60	Jan 10 2023	Revised for GR & Licensing
61	Jan 10 2023	Revised for GR & Licensing
62	Jan 10 2023	Revised for GR & Licensing
63	Jan 10 2023	Revised for GR & Licensing
64	Jan 10 2023	Revised for GR & Licensing
65	Jan 10 2023	Revised for GR & Licensing
66	Jan 10 2023	Revised for GR & Licensing
67	Jan 10 2023	Revised for GR & Licensing
68	Jan 10 2023	Revised for GR & Licensing
69	Jan 10 2023	Revised for GR & Licensing
70	Jan 10 2023	Revised for GR & Licensing
71	Jan 10 2023	Revised for GR & Licensing
72	Jan 10 2023	Revised for GR & Licensing
73	Jan 10 2023	Revised for GR & Licensing
74	Jan 10 2023	Revised for GR & Licensing
75	Jan 10 2023	Revised for GR & Licensing
76	Jan 10 2023	Revised for GR & Licensing
77	Jan 10 2023	Revised for GR & Licensing
78	Jan 10 2023	Revised for GR & Licensing
79	Jan 10 2023	Revised for GR & Licensing
80	Jan 10 2023	Revised for GR & Licensing
81	Jan 10 2023	Revised for GR & Licensing
82	Jan 10 2023	Revised for GR & Licensing
83	Jan 10 2023	Revised for GR & Licensing
84	Jan 10 2023	Revised for GR & Licensing
85	Jan 10 2023	Revised for GR & Licensing
86	Jan 10 2023	Revised for GR & Licensing
87	Jan 10 2023	Revised for GR & Licensing
88	Jan 10 2023	Revised for GR & Licensing
89	Jan 10 2023	Revised for GR & Licensing
90	Jan 10 2023	Revised for GR & Licensing
91	Jan 10 2023	Revised for GR & Licensing
92	Jan 10 2023	Revised for GR & Licensing
93	Jan 10 2023	Revised for GR & Licensing
94	Jan 10 2023	Revised for GR & Licensing
95	Jan 10 2023	Revised for GR & Licensing
96	Jan 10 2023	Revised for GR & Licensing
97	Jan 10 2023	Revised for GR & Licensing
98	Jan 10 2023	Revised for GR & Licensing
99	Jan 10 2023	Revised for GR & Licensing
100	Jan 10 2023	Revised for GR & Licensing



IREDALE
ARCHITECTURE
220 - 13 Water Street
Vancouver BC V6B 1A2
(604) 730-3001
Vancouver Victoria Calgary
iredale.ca



Drawn

TITLE
First+Royal
ADDRESS
74 - 46 FIRST STREET &
THIRTIETH AVENUE
DOWNTOWN WINNIPEG
DOWNTOWN WINNIPEG

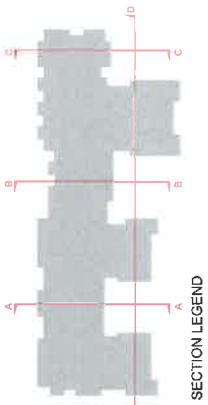
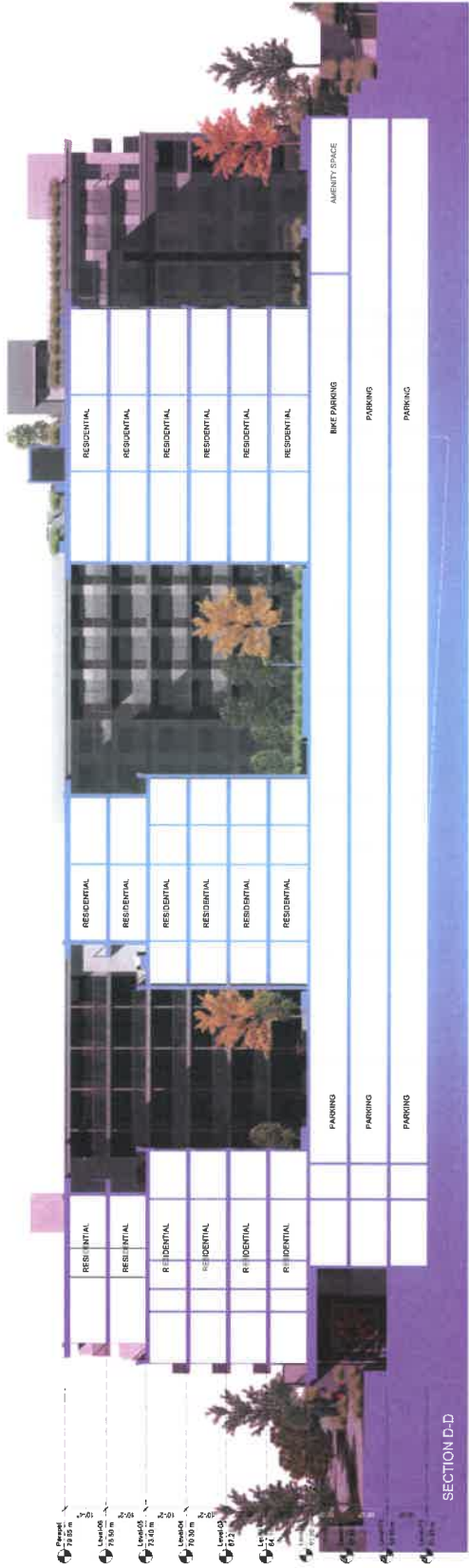
SECTION

Scale

Drawn	P.J.H.	Check	W.H.H.	Project No.	10077
Date	10/01/2023	Project No.	10077	Sheet No.	10077

Page 950 of 1248

W:\PROJECTS\First+Royal\Drawings\11-SECTION\11-SECTION 950.dwg



SECTION LEGEND

View of development from the south west



A PARTIAL SITE PLAN
001 1:96 (1/8"=1'-0")



- DRAWING SYMBOLS**
- BUILDING SECTION
 - ELEVATION
 - GROUND ELEVATION

- DRAWING LIST**
- A01- SITE PLAN
 - A02- MAIN FLOOR PLAN
 - A03- SECOND FLOOR PLAN
 - A04- BASEMENT FLOOR PLAN
 - A05- ELEVATIONS EAST & WEST
 - A06- ELEVATION SOUTH
 - A07- ELEVATION NORTH

- PROJECT MANAGER
HAMIDREZA AHMADIAN, REDIC DEVELOPMENT
604-722-3074
- HERITAGE CONSULTANT
ELANA ZYSBLAT
604-722-3074
- ARCHITECTURE
PETER HILDEBRAND, IREDALE ARCHITECTURE
604-736-5581

Drawings show the design intent for the landscaping.
For details refer to the Landscape drawings.

	Project: 82 FIRST STREET NEW WEST	Sheet: A01	Description: SITE PLAN	Scale: 1:96 (1/8"=1'-0") Date: 13/12/2018 Revised: 17/12/2018 Revised: 20/12/2018 Revised: 07/01/2019 Revised: 24/01/2019 Page: 1 of 1 248
--	--------------------------------------	---------------	---------------------------	---

SCOPE OF WORK

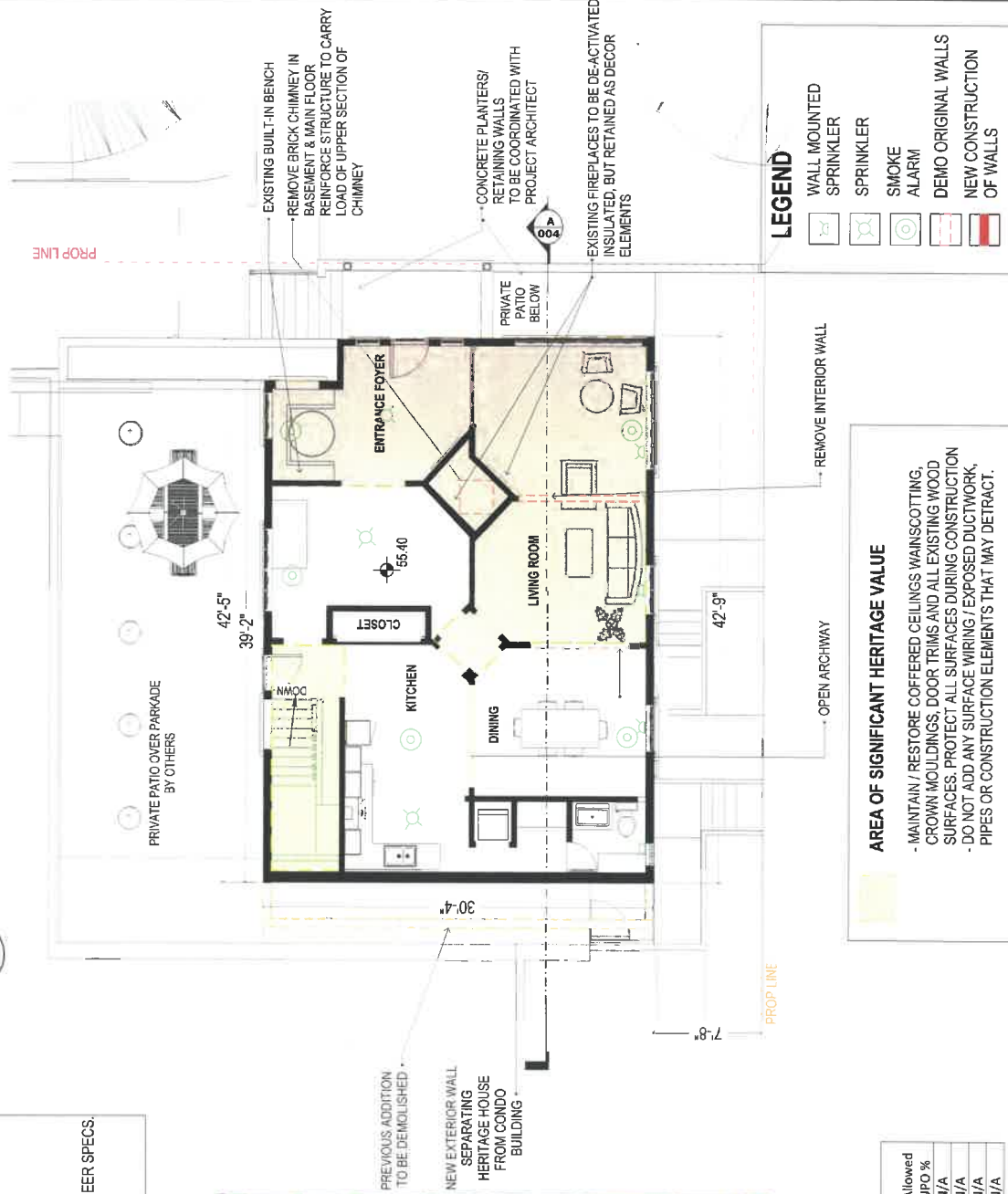
- OPEN ARCHWAYS (KITCHEN / DINING & LIVING)
- NEW PARTITIONS ON BOTH FLOORS.
- IMPROVE INSULATION IN NON-HERITAGE AREAS
- REWIRE / REPLUMB PER DESIGNER'S INSTRUCTIONS
- INSTALL NEW SPRINKLERS, ALARMS TO BOBC 2018
- INSTALL SHEAR WALL AND SEISMIC REINFORCEMENTS PER STRUCTURAL ENGINEER SPECS.
- INSTALL NEW DRYWALL, TAPE, SAND & PAINT

NEW ARCHWAYS CONNECTING KITCHEN, DINING & LIVING ROOM



A MAIN FLOOR PLAN

002 SCALE 1:48 (1/4"=1'-0")



Gross Floor Area	# of Bedrooms
Basement Unit	2
Main Unit	3
Total	5

Unprotected Opening Exposure	Unprotected Opening Exposure %	Distance From Lot Line (m)	Allowed UPO %
North	7.4 m ² x 100 / 78.7 m ²	38.7m	N/A
South	15.1 m ² x 100 / 110.8 m ²	2.2m	N/A
East	12.0 m ² x 100 / 73.79 m ²	24m	N/A
West	1.99 m ² x 100 / 23.4 m ²	3.65m	N/A

Gaëtan Royer – CityState Consulting Services
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2
gaetan@citystate.ca

CITYSTATE

Project: 82 FIRST STREET NEW WEST

Sheet: A02

Description:

MAIN FLOOR PLAN

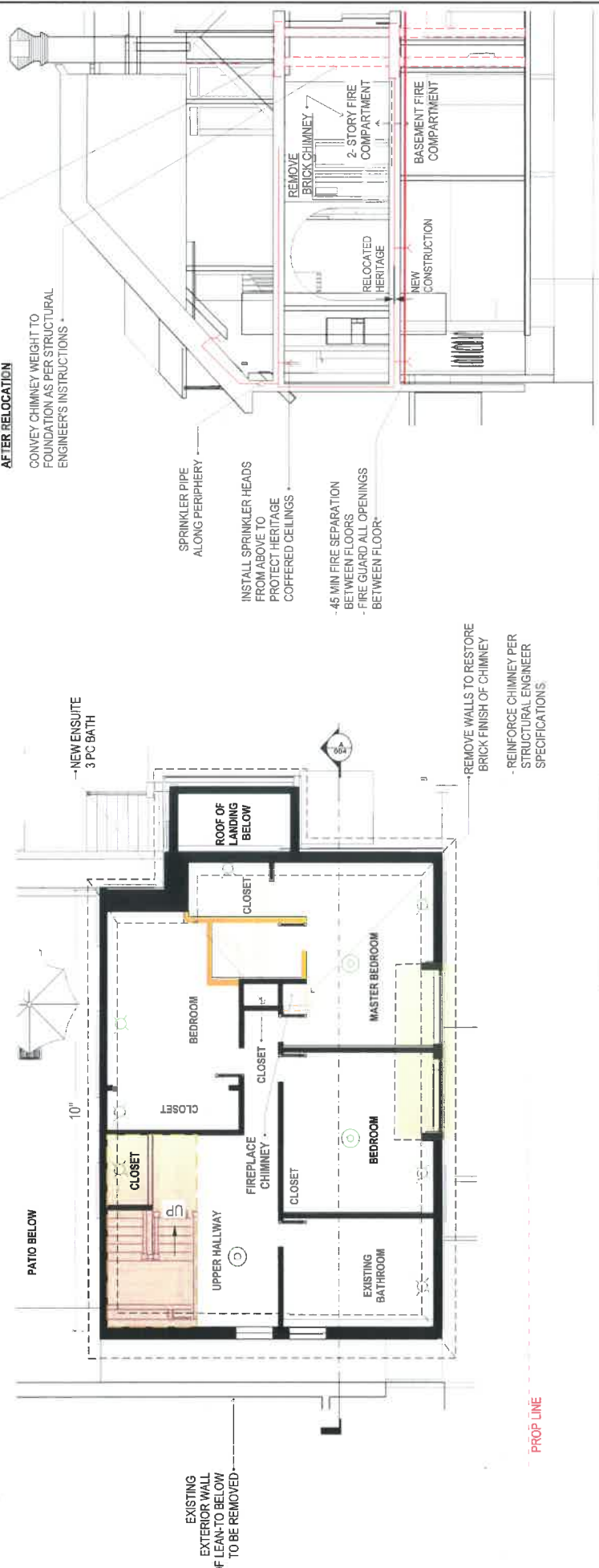
Scale: 1:48 (1/4"=1'-0")

Date: 13/12/2018
Revised: 17/12/2018
Revised: 20/12/2018
Revised: 07/01/2019
Revised: 24/01/2019

Date: 8 AUG 2019
Revised: 15 SEP 2019
Revised: 11 OCT 2019
Revised: 09 NOV 2019
Revised: 24 OCT 2019

A SECOND FLOOR PLAN
003 SCALE 1:48(1/4"=1'-0")

B SECTION A
003 SCALE 1:48(1/4"=1'-0")



LEGEND

- WALL MOUNTED SPRINKLER
- SPRINKLER
- SMOKE ALARM
- ORIGINAL WALLS
- NEW CONSTRUCTION OF WALLS

Gross Floor Area		# of Bedrooms
Basement Unit	1,128 Sq. Ft.	2
Main Unit	2,538 Sq. Ft.	3
Total		5
Unprotected Opening		Distance From
Unprotected Opening Exposure	Total m ² x100/Exposed Building face m ²	Lot Line (m)
North	7.4 m ² x 100 / 78.7 m ²	38.7m
South	15.1 m ² x 100 / 110.8 m ²	2.2m
East	12.0 m ² x 100 / 73.79 m ²	24m
West	1.99 m ² x 100 / 23.4 m ²	3.65m
Unprotected Opening Exposure %		Allowed UPO %
North		N/A
South		N/A
East		N/A
West		N/A

AREA OF SIGNIFICANT HERITAGE VALUE

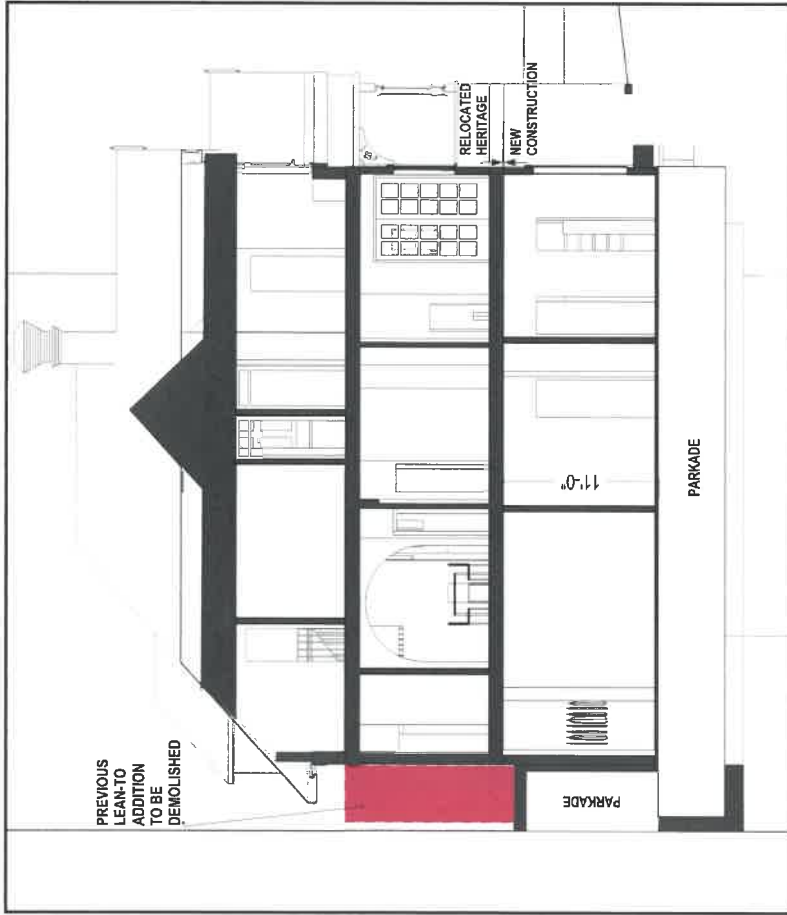
- MAINTAIN / RESTORE ANGLED CEILING, WAINSCOTTING, CROWN MOULDINGS, DOOR TRIMS AND ALL EXISTING WOOD SURFACES. PROTECT ALL SURFACES DURING CONSTRUCTION
- DO NOT ADD ANY SURFACE WIRING / EXPOSED DUCTWORK, PIPES OR CONSTRUCTION ELEMENTS THAT MAY DETRACT.

NOTES

- ALL SMOKE DETECTORS & SPRINKLER SYSTEM TO BE ALARMED WITH MAIN BUILDING ANNUNCIATOR PANEL
- SPRINKLER SYSTEM TO BE DESIGNED & INSTALLED BY CERTIFIED PROFESSIONALS. LOCATIONS ARE INDICATIVE ONLY TO ASSIST IN SCHEDULING ROUGH-INS

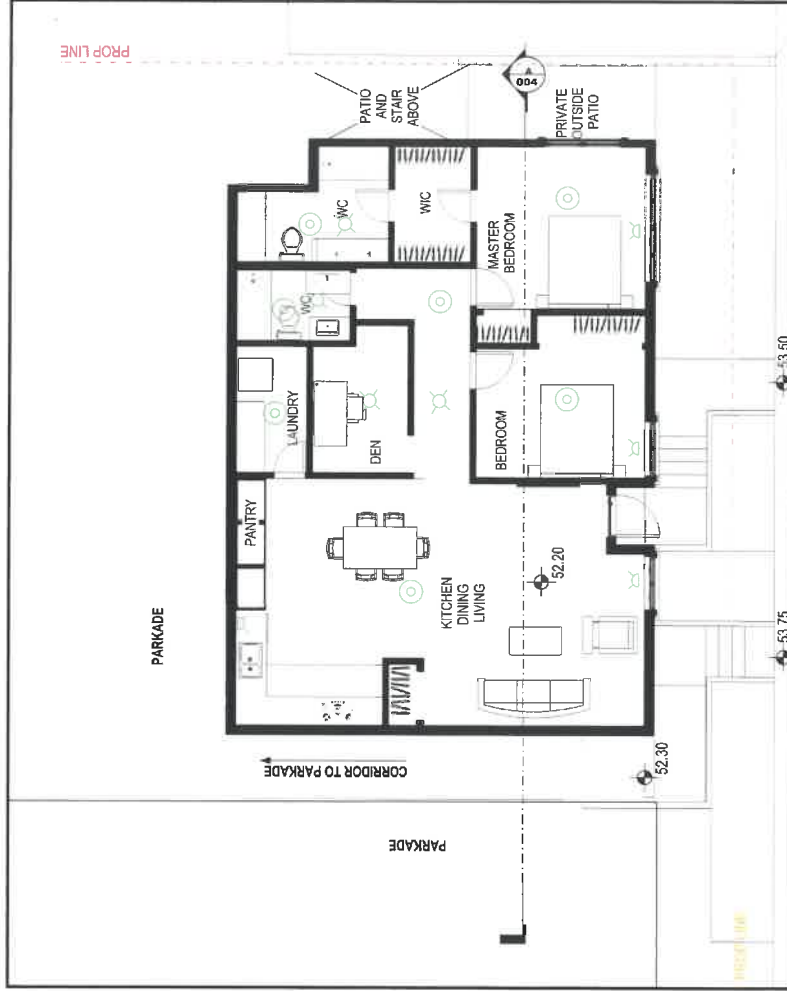
A SECTION

004 SCALE 1:48 (1/4"=1'-0")



B BASEMENT FLOOR PLAN

004 SCALE 1:48 (1/4"=1'-0")



NOTES

- ALL SMOKE DETECTORS & SPRINKLER SYSTEM TO BE ALARMED WITH MAIN BUILDING ANNUNCIATOR PANEL
- SPRINKLER SYSTEM TO BE DESIGNED & INSTALLED BY CERTIFIED PROFESSIONALS AND INTEGRATED IN MAIN ANNUNCIATOR PANEL
- BASEMENT UNIT WILL SERVE AS FOUNDATION FOR THE RELOCATED HERITAGE HOME ABOVE
- COORDINATE WALL OPENINGS FOR PLACEMENT OF TEMPORARY BEAMS WITH HOUSE MOVING COMPANY
- COORDINATE BASEMENT UNIT CONSTRUCTION WITH STRUCTURAL ENGINEER FOR HERITAGE HOME

LEGEND

- WALL MOUNTED SPRINKLER
- SPRINKLER
- SMOKE ALARM
- ORIGINAL WALLS
- NEW CONSTRUCTION
- OF WALLS

Gross Floor Area	# of Bedrooms
Basement Unit 1,176 Sq.Ft.	2
Main Unit 2,538 Sq.Ft.	3
Total 3,666 Sq.Ft.	5

Unprotected Opening Exposure	Unprotected Opening Exposure %	Distance From Lot Line (m)	Allowed UPO %
North	9.40%	38.7m	N/A
South	13.60%	2.2m	N/A
East	16.30%	2.4m	N/A
West	8.50%	3.65m	N/A

CITYSTATE
Gaëtan Royer – CityState Consulting Services
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2
gaetan@citystate.ca

Project: 82 FIRST STREET NEW WEST

Description:

A04

Sheet:

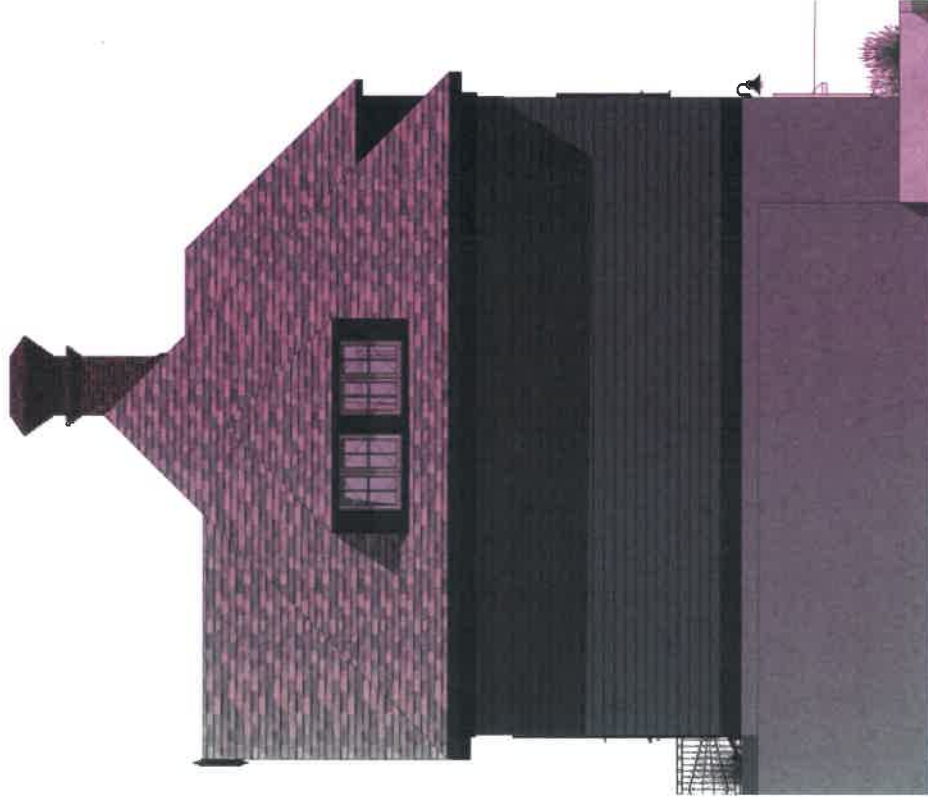
Scale: 1:48
(1/4"=1'-0")

Date: 13/12/2018
Revised: 8 AUG 2019
Revised: 15 SEP 2019
Revised: 11 OCT 2019
Revised: 07/11/2019
Revised: 24/11/2019
Page: 24/28

A EAST ELEVATION
005 1:32 (30"=1'-0")

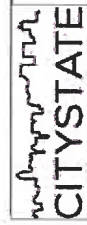


B WEST ELEVATION
005 1:32 (30"=1'-0")



SEE MATERIALS / COLORS LEGEND NEXT PAGE

Drawings show the design intent for the landscaping.
For details refer to the Landscape drawings.

	Gaëtan Royer – CityState Consulting Services 2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2 gaetan@citystate.ca	Project: 82 FIRST STREET NEW WEST Sheet: A05	Description: EAST & WEST ELEVATIONS Scale: 1:32 (3/8"=1'-0")	Date: 13/12/2018 Revised: 8 AUG 2019 Date: 17/12/2018 Revised: 15 SEP 2019 Date: 20/12/2018 Revised: 11 OCT 2019 Date: 07/01/2019 Revised: 24/01/2019 Page: 248 of 248
---	---	---	--	--

Colour Scheme - all Benjamin Moore colours



all trim boards including window and door trim, fascia, brackets, columns and finials
Salamander 2050-10 (matched to original paint colour found on building); semi-gloss finish



body wood siding
Edwardian Pewter VC-23
low luster finish



gable stucco and window sash
Edwardian Buff VC-6
window sash in high gloss finish



front door
clear lacquer/stain



new construction body and trim
concrete, (or)
concrete colour



PREVIOUS
LEAN-TO
ADDITION
TO BE
DEMOLISHED

RELOCATED
HERITAGE
NEW
CONSTRUCTION

NEW CONSTRUCTION NEW CONSTRUCTION
PARKADE ACCESS FOUNDATION FOR RENOVATED HOME AND NEW SUITE

Drawings show the design intent for the landscaping.
For details refer to the Landscape drawings.

A NORTH ELEVATION

006 1:32 (38'-1'-0")



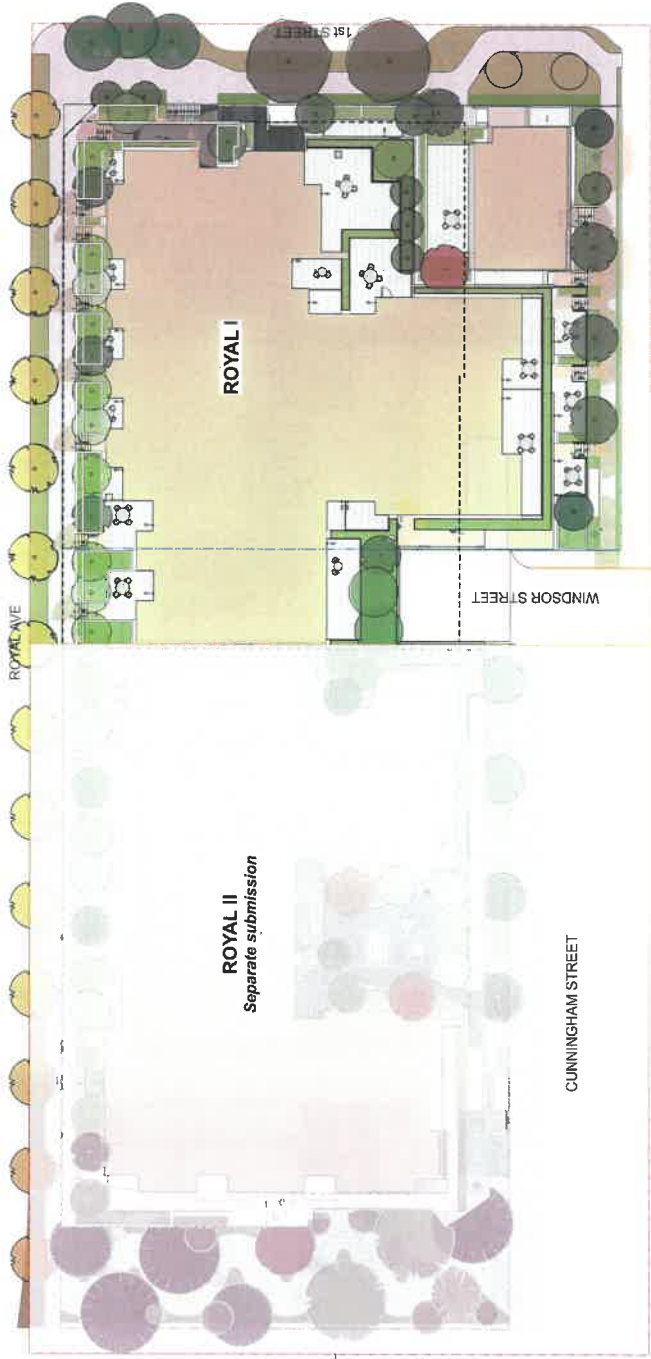
PREVIOUS
LEAN-TO
ADDITION
TO BE
DEMOLISHED

RELOCATED
HERITAGE
NEW
CONSTRUCTION

Drawings show the design intent for the landscaping.
For details refer to the Landscape drawings.

	Project: 82 FIRST STREET NEW WEST	Sheet: A07	Description: NORTH ELEVATIONS	Scale: 1:32 (3/8"=1'-0")	Date: 13/12/2018 Revised: 17/12/2018 Revised: 20/12/2018 Revised: 07/01/2019 Revised: 24/01/2019	Date: 8 AUG 2019 Revised: 15 SEP 2019 Revised: 11 OCT 2019 Revised: 09 NOV 2019 Revised: 24 NOV 2019
				Prepared by: gaetan Drawn by: gaetan	Project: 82 FIRST STREET NEW WEST Project Number: 248	

Gaëtan Royer ~ CityState Consulting Services
2419 Clarke Street, Port Moody, BC, Canada V3H 1Z2
gaetan@citystate.ca



1 ROYAL I and ROYAL II
Scale: 1:200

Rev	Date	Issue
A	2020-02-05	Issue for Planning
B	2020-02-05	Issue for Planning
C	2020-02-05	Issue for Planning
D	2020-02-05	Issue for Planning
E	2020-02-05	Issue for Planning
F	2020-02-05	Issue for Planning
G	2020-02-05	Issue for Planning
H	2020-02-05	Issue for Planning
I	2020-02-05	Issue for Planning

Professional Seal

eta

1000 West 1st Avenue
New Westminster, BC, Canada V6L 1A6
Tel: 604.273.1100
Fax: 604.273.1101
www.eta.ca
All Rights Reserved by eta Architecture and Interiors Inc.
This drawing is the property of eta Architecture and Interiors Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta Architecture and Interiors Inc. The user of this drawing agrees to hold eta Architecture and Interiors Inc. harmless for any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, that may be incurred by eta Architecture and Interiors Inc. as a result of the use of this drawing.

Project:

Royal I

Royal Ave & 1st Street

1000 West 1st Avenue
New Westminster

Drawing Title:

Submission Plan

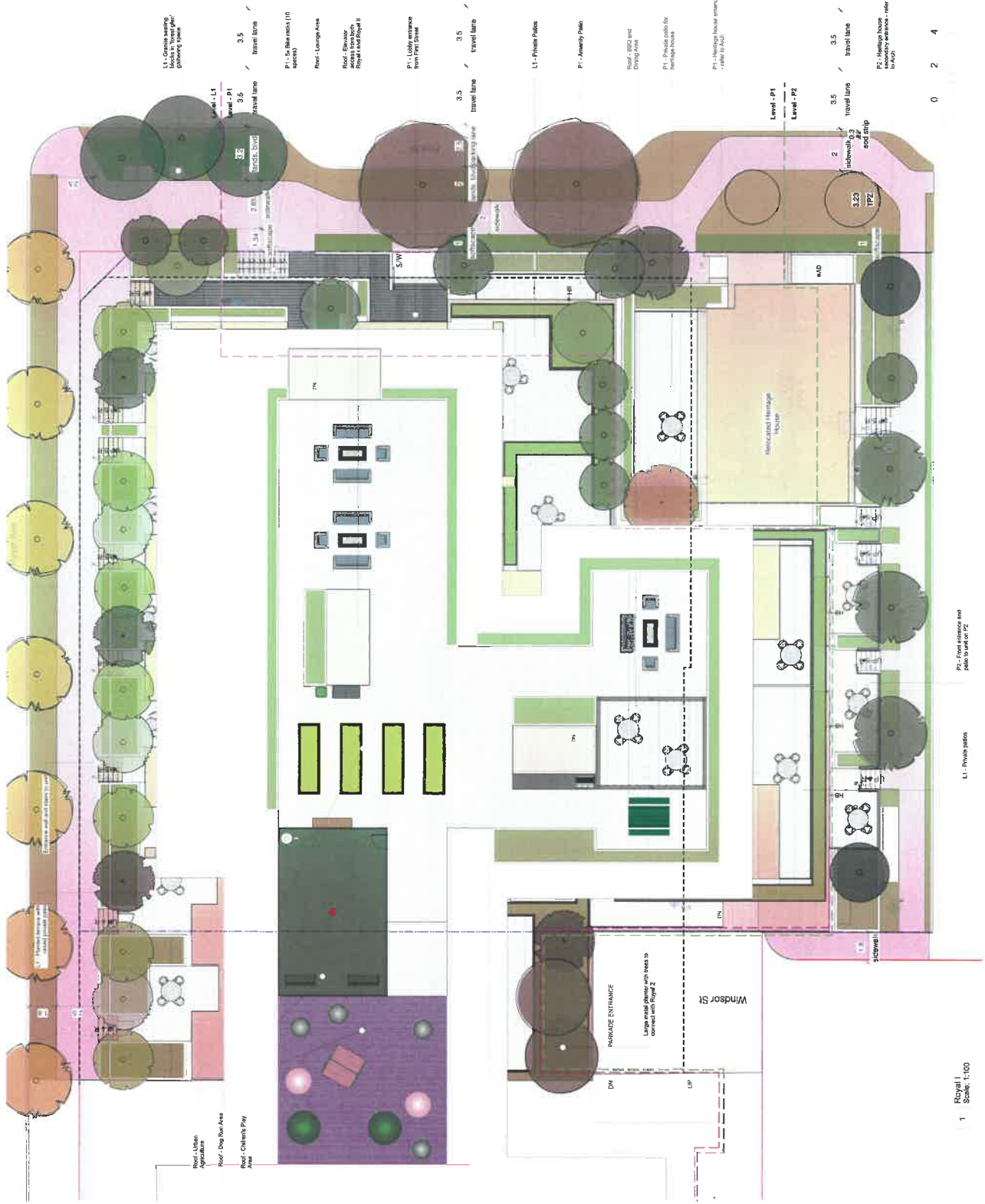
Legal	1000 West 1st Avenue New Westminster, BC, Canada V6L 1A6 1000 West 1st Avenue New Westminster, BC, Canada V6L 1A6 1000 West 1st Avenue New Westminster, BC, Canada V6L 1A6
Project Number	210423
Client	Atwood
Architect	Atwood
Engineer	Atwood
Scale	1:200
Date	2020-02-05
Sheet	34

Invoice No.	Date	Invoice Notes
A	2019-02-08	Invoice for Payable
B	2019-06-11	Invoice for Payable
C	2019-08-13	Invoice for Payable
D	2019-10-01	Invoice for Payable
E	2019-10-18	Invoice for Payable
F	2019-10-25	Invoice for Payable
G	2021-02-08	Re-Invoice for Payable
H	2021-07-18	Invoice for Payable
I	2022-03-14	Invoice for Payable

Professional Code

1

Project Manager
DT
Owner
MFI
Approved By
DT
Type
2019.02.05





Western walkway planting and path treatment



Fruitage and planting example



Amenity area wall and light example



Planting and retaining wall example



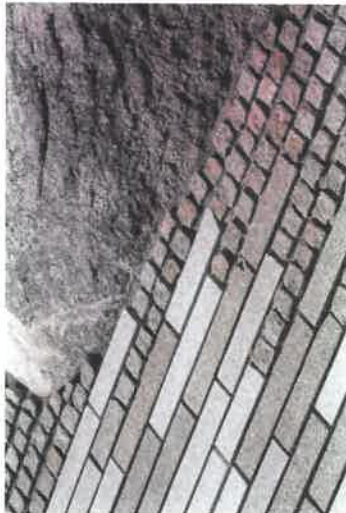
Children's Play



Firepit and lounges



Metal planters



Ground floor materials / pavers



Ground floor materials / pavers

Issue	Date	Notes
A	2015-05-20	Issue for Reporting
B	2015-05-11	Issue for Reporting
C	2015-05-11	Issue for Reporting
D	2015-05-11	Issue for Reporting
E	2015-05-11	Issue for Reporting
F	2015-05-11	Issue for Reporting
G	2015-05-11	Issue for Reporting
H	2015-05-11	Issue for Reporting
I	2015-05-11	Issue for Reporting
J	2015-05-11	Issue for Reporting

1800 West 2nd Avenue
Vancouver, BC, Canada, V6J 3K4
1 (800) 685-1405
1 (604) 685-1405
1 (604) 685-1405

1800 West 2nd Avenue
Vancouver, BC, Canada, V6J 3K4
1 (800) 685-1405
1 (604) 685-1405
1 (604) 685-1405

518 Granite Seating Blocks

Rev	Date	Issue Notes
B	2019-06-11	Revised to Revise
C	2019-06-13	Revised to Revise
D	2019-06-13	Revised to Revise
E	2019-06-14	Revised to Revise
F	2019-06-25	Revised to Revise
G	2019-06-25	Revised to Revise
H	2021-05-19	Revised to Revise
I	2021-05-14	Revised to Revise

Professional Seal

eta

1000 West 2nd Avenue
Vancouver, BC, Canada V6J 1A4
Tel: (604) 683-1488
Fax: (604) 683-1489
www.eta.ca

ETA is a registered professional engineering firm. It is not a manufacturer or supplier of products. The products shown on this drawing are the property of the manufacturer or supplier. The products shown on this drawing are not to be used for any other purpose without the written consent of the manufacturer or supplier.

Project

Royal I
Royal Ave & 1st Street
100 Royal Ave & 82-74 1st Street
New Westminster

Drawn By

Offsite Plan

Legal
100 Royal Ave & 82-74 1st Street
New Westminster

Page Number
DT
21845
MR
At Road
L2.1
Date
2019-06-25
34

1 | Royal I
Scale: 1:100

MATERIALS AND FURNISHINGS - OFFSITE

PANELS	ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
PANELS	1	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	2	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	3	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	4	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
PANELS	5	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	6	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	7	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	8	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
PANELS	9	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	10	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	11	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY
	12	GRANITE SEATING BLOCKS	SIZE	MODEL	MANUFACTURER	COMMENT	COLOR	QTY

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE, QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

ID	QTY	LATIN NAME	COMMON NAME	MATURE SPACING	SCHEDULED NOTES	ATTRIBUTES
1	3	Acacia saligna	Wattle	6.05m as shown	From call/300	Full bush canopy
2	7	Acacia saligna	Wattle	7.62m as shown	From call/300	Full bush canopy
3	2	Acacia saligna	Wattle	4.55m as shown	From call/300	Full bush canopy
4	2	Acacia saligna	Wattle	6.05m as shown	From call/300	Full bush canopy
5	2	Acacia saligna	Wattle	6.05m as shown	From call/300	Full bush canopy
6	2	Acacia saligna	Wattle	6.05m as shown	From call/300	Full bush canopy
7	2	Acacia saligna	Wattle	6.05m as shown	From call/300	Full bush canopy
8	2	Acacia saligna	Wattle	6.05m as shown	From call/300	Full bush canopy
9	2	Acacia saligna	Wattle	6.05m as shown	From call/300	Full bush canopy
10	2	Acacia saligna	Wattle	6.05m as shown	From call/300	Full bush canopy

NOTES:
1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSA STANDARDS FOR LEVEL 2, GROUNDWATER TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

2. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

3. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

4. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

5. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

6. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

7. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

8. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

9. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

10. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

NOTES:
FOR SOIL OFFSITE, SEE L2.1 SOIL OFFSITE PLAN
FOR IRRIGATION, SEE L2.1 IRRIGATION PLAN

OFFSITE LEGEND
CONCRETE TO GARDEN STAIRWAYS
GRASS TO GARDEN STAIRWAYS

Concrete paving

Concrete paving

Concrete paving

Concrete paving

Concrete paving

Concrete paving

Concrete paving

Concrete paving

Concrete paving

Invoice No.	Date	Invoice Machine
B	2010-05-11	Issued for Rental
C	2010-06-13	Issued for Rental
D	2010-10-01	Issued for Rental
E	2010-10-18	Issued for Rental
F	2010-10-25	Issued for Rental
H	2011-07-19	Issued for CDP
I	2012-03-14	Issued for CDP

[illegible]

INSULATION LEGEND	
ISO-4	H05EB/B
	INSULATION STUD-OUT
Note: Refer to Callout Landscapes Standards, typ.	

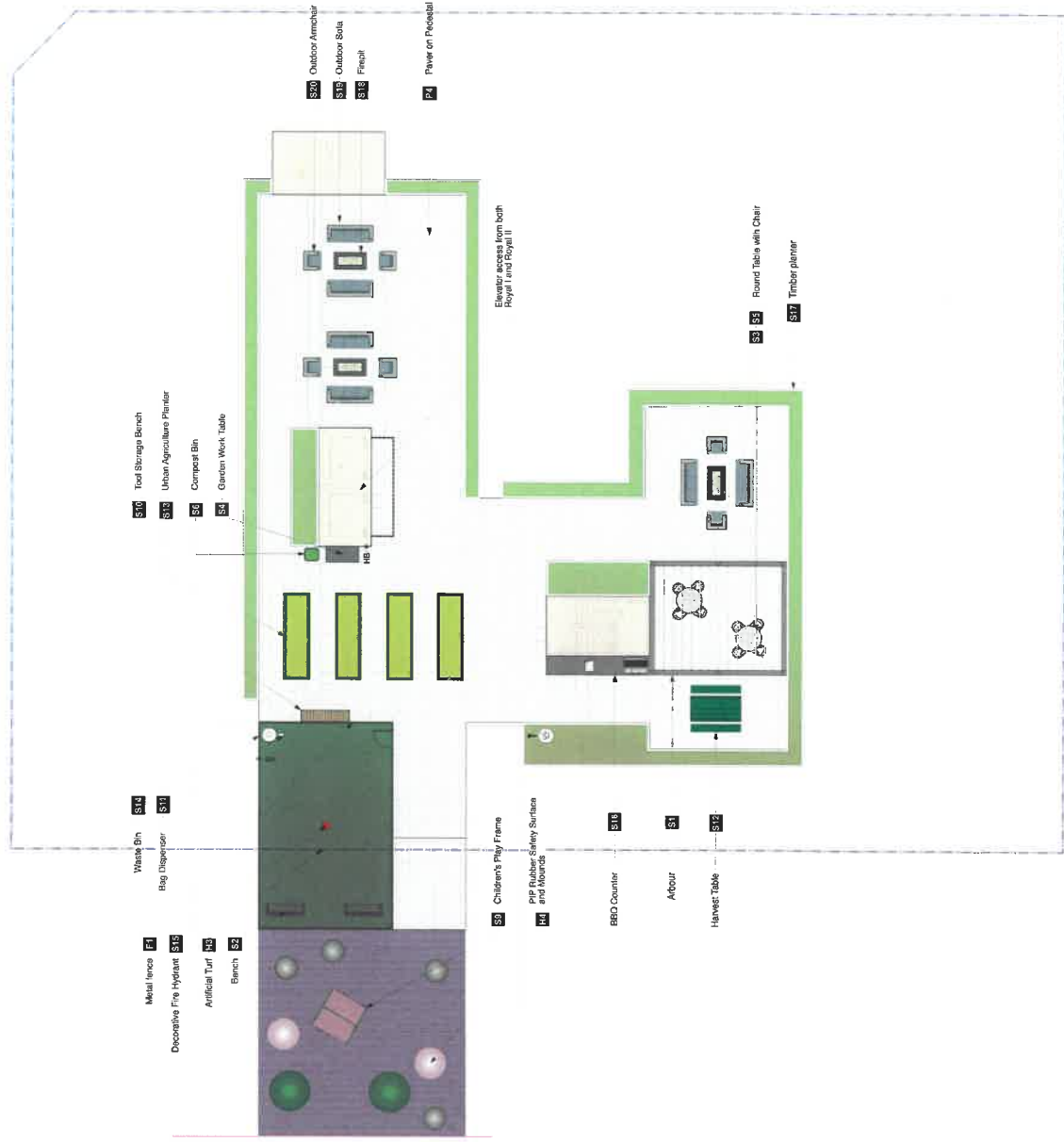
S4	5 x bike racks (10 spaces)
P1	Power Type 1
H5	CIP conc stairs with handrail
L1	Stepwell light
H1	CIP Conc Planter
F1	Metal fence/guardrail



Royal I
Scale: 1:100

[illegible]

DRIP STRIP
 METAL FENCE/JANITORIAL
 PRIVACY SCREEN
 JANITORIAL
 METAL PLASTER WALL



1 Royal I
Scale: 1:100

Page 971 of 1248

[illegible]

Royal Ave & 1st Street
108 Royal Ave & 82-74 1st Street
Now Westminster

2020 New Wharfedale Towers

Project Manager:
OT

Q-9865 (7) M/A Prepared By DZ	P-10000 As noted Drawing No
--	-----------------------------------

Date: 2019.02.05

Post Date: 07/14/2015

Revision No.	Date	Revision Notes
--------------	------	----------------

Drawn	Date	Check Station
1	2019-02-15	1
2	2019-02-15	2
3	2019-02-15	3
4	2019-02-15	4
5	2019-02-15	5
6	2019-02-15	6
7	2019-02-15	7
8	2019-02-15	8
9	2019-02-15	9
10	2019-02-15	10

Professional Seal

eta

1000 West 2nd Avenue
Vancouver, BC, Canada V6B 1Y6
1 800 853 1458
1 604 683 4588
1 604 683 4589

All Rights Reserved. This drawing is the property of eta and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta.

Project:

Royal I

Royal Ave & 1st Street

100 Royal Ave & 257/4 1st Street
New Westminster

Drawing Title

Landscape

P2 - Grading and Drainage Plan

1:500

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

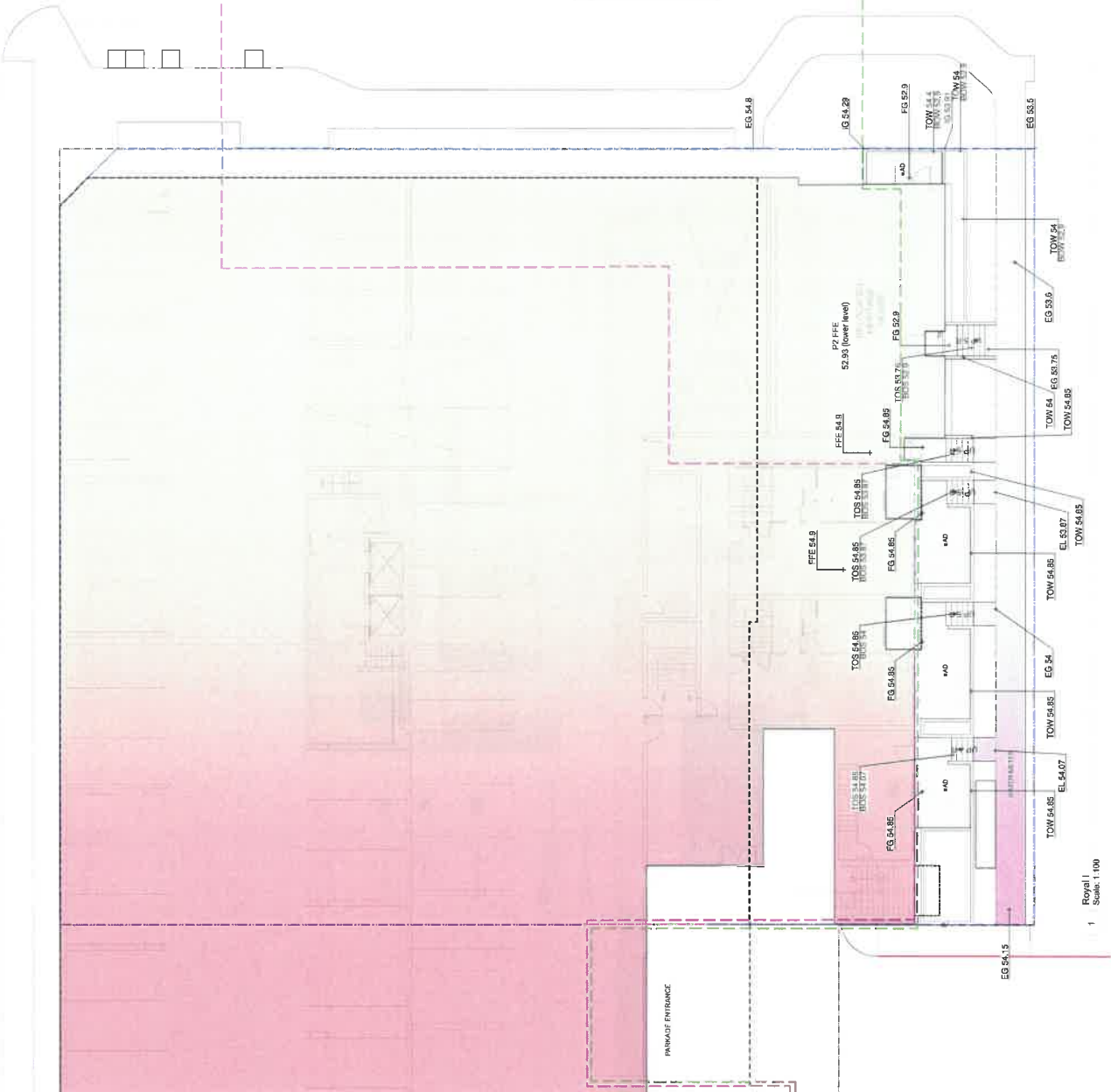
1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue

1000 West 2nd Avenue



GRADING LEGEND
TOW - TOP OF WALL
BOB - BOTTOM OF WALL
TOS - TOP OF SLAB
BOS - BOTTOM OF SLAB
EG - EXISTING GRADE
FG - FINAL GRADE
IG - INTERPOLATED GRADE
TSL - TOP OF SLAB

L4.1

34

Royal I

Scale: 1:100

Rev	Date	Notes
G	2015-05-11	Issued For Review
H	2015-05-11	Revised For Review
D	2015-05-11	Revised For Review
E	2015-05-11	Revised For Review
F	2015-05-11	Revised For Review
H	2015-05-11	Revised For Review
I	2015-05-11	Revised For Review

Proposed Final

eta

1000 West 2nd Avenue
New Westminster, BC V6L 1H4
Tel: 604.273.1100
Fax: 604.273.1101
www.eta.ca

All Rights Reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of the publisher.

Project:
Royal I
Royal Ave & 1st Street
New Westminster

County: B.C.

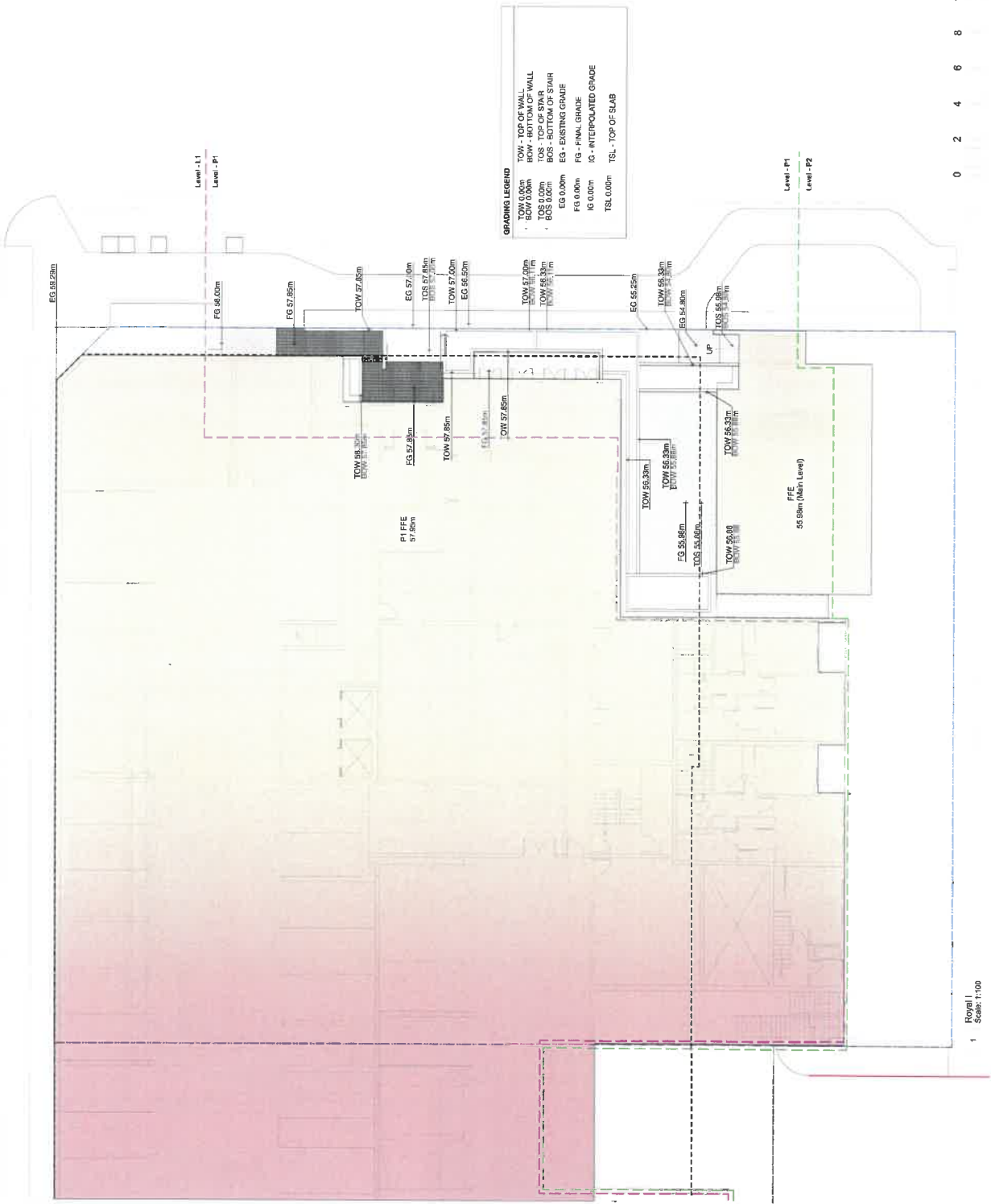
Landscape
P1 - Grading and Drainage Plan

Scale: 1:100
1/8" = 1'-0"

Drawn: J. Smith
Checked: J. Smith
Approved: J. Smith

L4.2

34



Rev	Date	Revision Notes
1	2024-06-11	Issued for Review
2	2024-06-11	Issued for Review
3	2024-06-11	Issued for Review
4	2024-06-11	Issued for Review
5	2024-06-11	Issued for Review
6	2024-06-11	Issued for Review
7	2024-06-11	Issued for Review

Professional Seal

eta
1580 West 10th Avenue
Vancouver, BC, Canada, V6L 1H4
1 866 553 1458
1 866 553 1458
info@eta.ca

For Higher Education or Government Use Only: This drawing is the property of eta and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta.

Project
Royal I
Royal Ave & 1st Street
100 Royal Ave & 62-74 1st Street
New Westminster
Drawing Title
Grading
L1 - Grading and Drainage Plan

Legal
100 Royal Ave & 62-74 1st Street
New Westminster
2024 New Westminster License

Project Manager	David C.
DT	211843
MR	As noted
DT	211843
Date	2024-06-11
Page No.	34

L4.3



Rev	Date	Description
1	2023-03-14	Issue for Review
2	2023-03-14	Issue for Review
3	2023-03-14	Issue for Review
4	2023-03-14	Issue for Review
5	2023-03-14	Issue for Review
6	2023-03-14	Issue for Review
7	2023-03-14	Issue for Review
8	2023-03-14	Issue for Review
9	2023-03-14	Issue for Review
10	2023-03-14	Issue for Review

Professional Seal

ID	ITEM NAME	COMMON NAME	SPACING	SCHEDULE	SIZE	NOTES	ATTENTION
1	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
2	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
3	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
4	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
5	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
6	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
7	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
8	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
9	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m
10	Tree	Tree	10m x 10m	10m x 10m	10m x 10m	10m x 10m	10m x 10m

etor

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue
Vancouver, BC, Canada, V6E 9H4

Project

Royal I

Royal Ave & 1st Street

1000 Royal Ave & 1st Street

New Westminster

Design Title

Landscape

P2 - Planting Plan

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

1000 West 2nd Avenue

Vancouver, BC, Canada, V6E 9H4

Royal I
Scale: 1:100

Rev	Date	Description
A	2015-02-25	Issue for Planning
B	2015-03-11	Issue for Planning
C	2015-03-11	Issue for Planning
D	2015-03-27	Issue for Planning
E	2015-03-18	Issue for Planning
F	2015-03-18	Issue for Planning
G	2015-03-18	Issue for Planning
H	2015-03-18	Issue for Planning
I	2015-03-18	Issue for Planning

Planting Schedule



1000 Royal Ave & 1st Street
New Westminster
BC, Canada V3L 1Y1
1-800-888-1088
www.etr.ca

Project

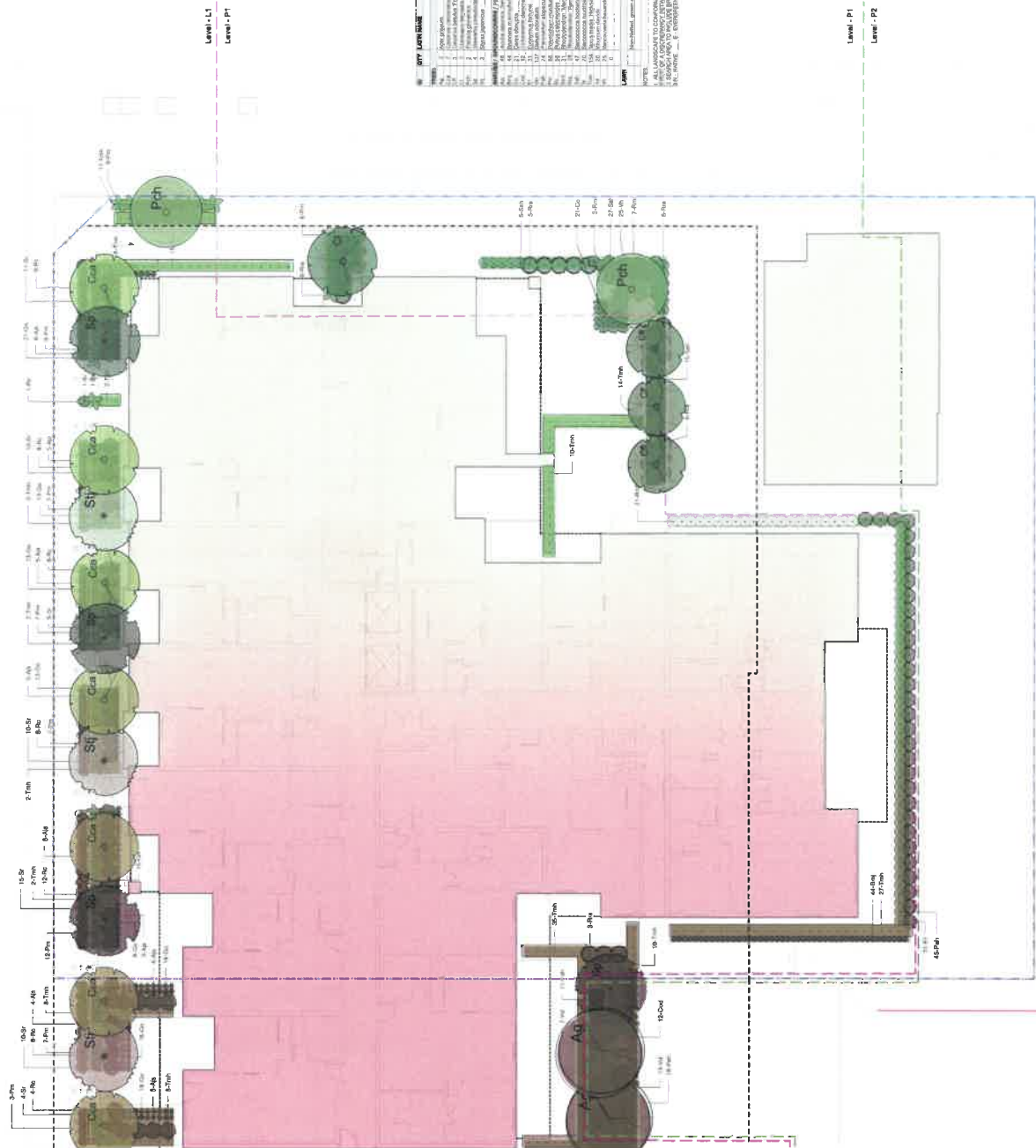
Royal I
Royal Ave & 1st Street
100 Royal Ave & 82-74 1st Street
New Westminster

Drawing Title

Landscape
L1 - Planting Plan

Legal
1000 Royal Ave & 1st Street
New Westminster
BC, Canada V3L 1Y1
1-800-888-1088
www.etr.ca

Project Manager	Don H.C.
Design	218643
MR	As noted
DT	1000
Scale	1:500
Date	2015-03-25
Sheet	34



Issue No.	Date	Issue Notes
B	2019-09-11	Issued for Review
C	2019-09-13	Issued for Review
D	2019-10-01	Issued for Review
E	2019-10-18	Issued for Review
F	2019-10-25	Issued for R2 / O2
G	2021-07-19	Issued for D2*
H	2021-09-14	Issued for D2*

eta 18-087-800

500 West 2nd Avenue
Vancouver BC, Canada V6J 1H4

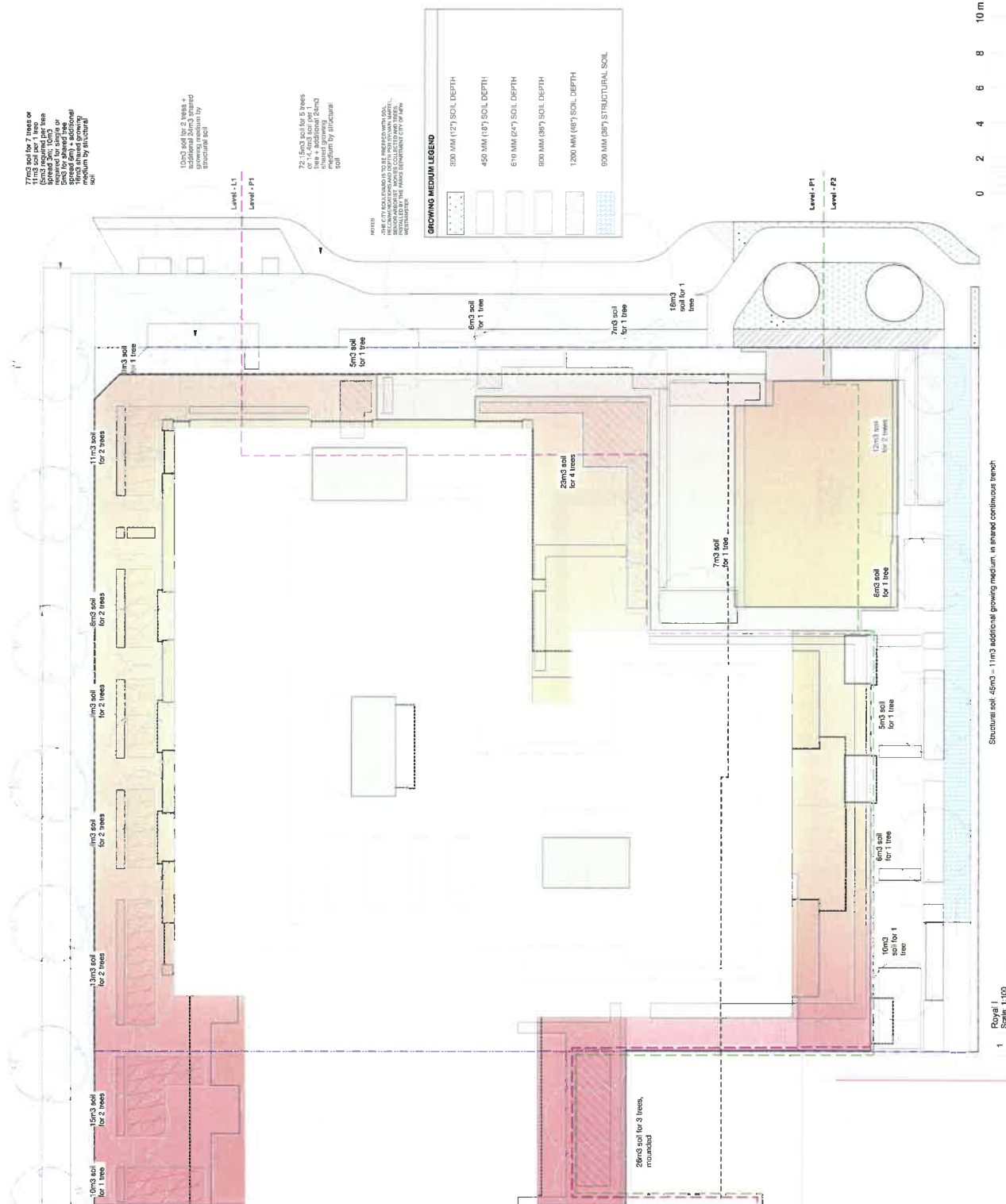
Figure 2

108 Royal Ave & 82-74 1st Street
New Westminster

Soil Depth Plan

Project Manager	Project ID	21843
Client	Name	As noted
Version No.	Created By	
URL		
Document No.		

Page 980 of 1248



Journal of Interpersonal Violence 30(16) – Copyright © 2015 Sage Publications

Royal I
Scale: 1:100

Rev.	Date	Revised Notes
B	2019-05-11	Revised Notes
C	2019-05-11	Revised Notes
D	2019-05-11	Revised Notes
E	2019-05-11	Revised Notes
F	2019-05-11	Revised Notes
G	2019-05-11	Revised Notes
H	2019-05-11	Revised Notes
I	2019-05-11	Revised Notes

Professional Seal

eta

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

100 West 2nd Avenue
Vancouver, BC, Canada V6B 1M4

Project

Royal I

Royal Ave & 1st Street

108 Royal Ave, 8 82/74 1st Street

New Westminster

Drawing Title

Irrigated Areas Plan

Legend

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

100 West 2nd Avenue

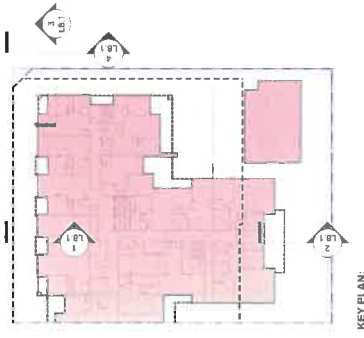
100 West 2nd Avenue

100 West 2nd Avenue

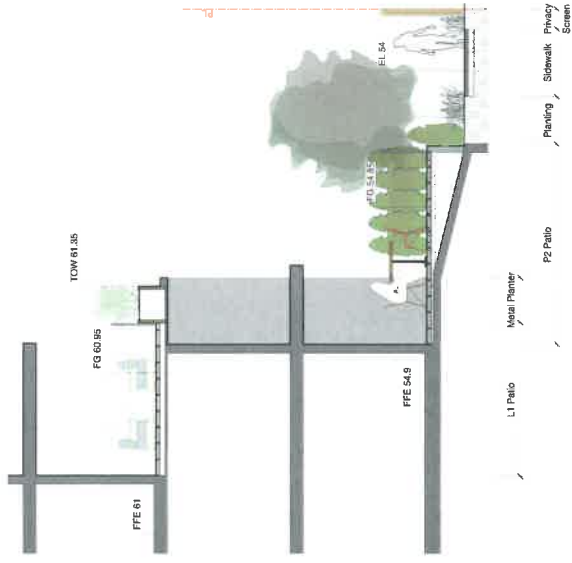
0 2 4 6 8 10 m

Royal I
Scale: 1:100

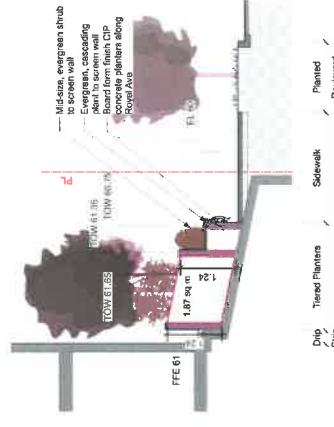
House No.	Date	Items Noted
B	2019-09-11	Issued for Repair
C	2019-09-13	Issued for Repair
D	2019-10-01	Issued for Repair
F	2019-10-18	Issued for Repair
F	2019-10-25	Issued for EQ / I
H	2021-07-16	Issued for EQ
I	2022-03-16	Issued for EQ



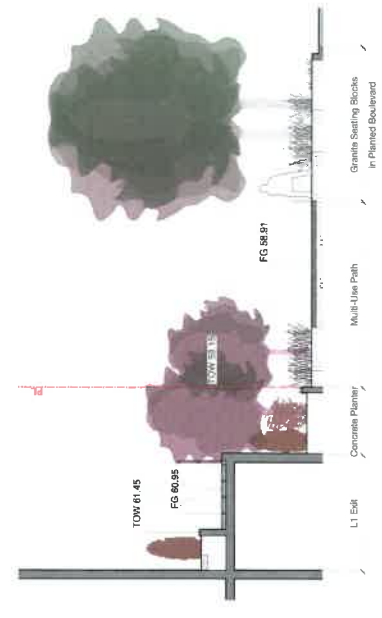
Professional Seal



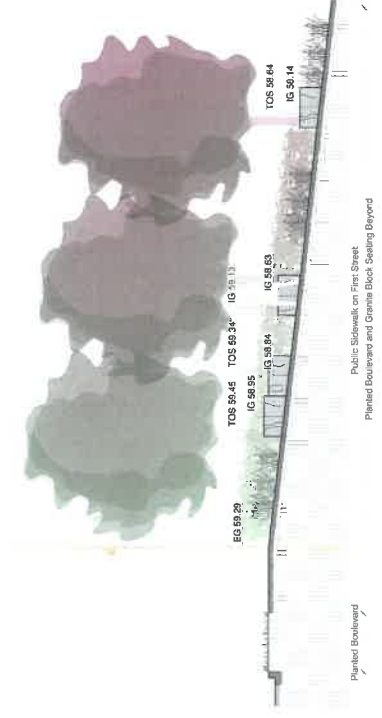
2 SECTION: L1 and P2 South Frontage
Scale: 1:50



1 SECTION: L1 Royal Avenue Frontage
Scale: 1:50



SECTION: L1 Entry and Public Node
Scale: 1:50



4 SECTION: L1 Public Node at Royal Ave and First Street
Scale: 1:50

Royal I
Royal Ave & 1st Street
106 Royal Ave & 82-74 1st Street
New Westminster

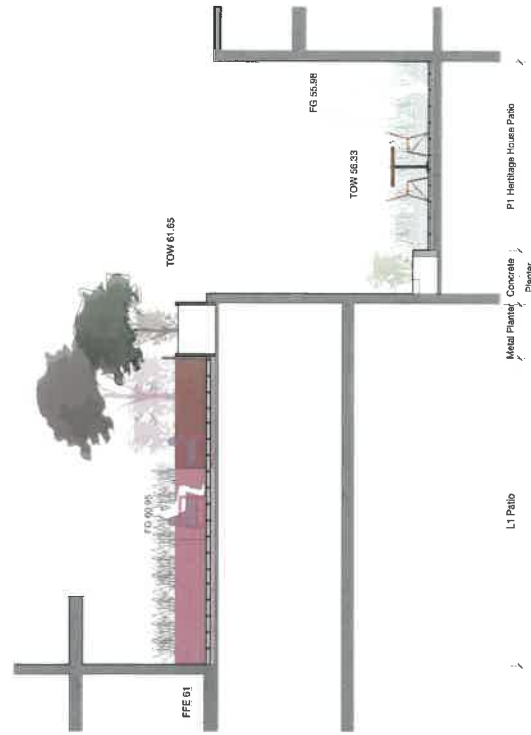
Drawing Title
 Landscape Sections
 Landscape Sections

Legal
14th, 16th and "C" Stock Plan
12723 E. 1st 18 Block, 32 Flap
2620 New Westminster Terrace

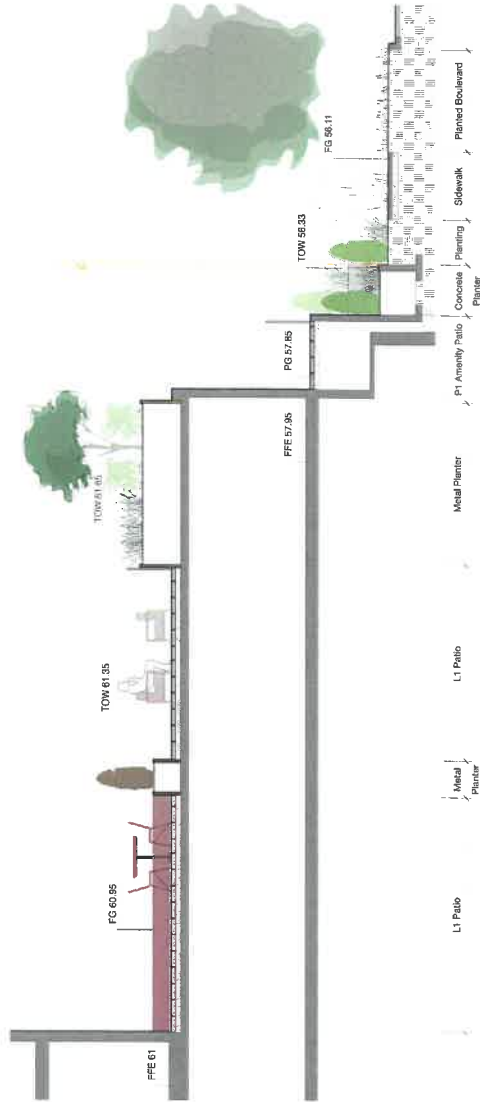
Project Manager	Project No
DT	21643
Lead Site	Team
MR	As noted
Revised the	Training by
DT	
Lead	

2016.02.05

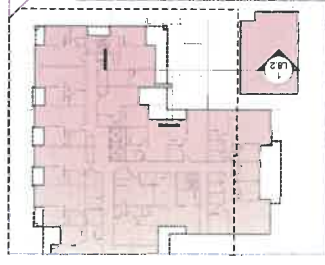
L8.



1 SECTION: L1 Private Patio and P1 Heritage House Patio
Scale: 1/32



2 SECTION: L1 Private Patios and P1 First Street Frontage
Scale: 1/32



KEY PLAN:

Rev	Date	Revised Notes
1	2019-08-11	Issued for Review
2	2019-08-11	Issued for Review
3	2019-08-11	Issued for Review
4	2019-08-11	Issued for Review
5	2019-08-11	Issued for Review
6	2019-08-11	Issued for Review
7	2019-08-11	Issued for Review
8	2019-08-11	Issued for Review
9	2019-08-11	Issued for Review
10	2019-08-11	Issued for Review

eta Engineering & Architecture

1000 West 2nd Avenue
Suite 100
Portland, OR 97204
503.464.1000
www.eta-or.com

All Rights Reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta Engineering & Architecture. This document is the property of eta Engineering & Architecture and is to be used only for the project and site for which it was prepared. It is not to be distributed, copied, or otherwise used for any other project or site without the prior written permission of eta Engineering & Architecture.

Royal I
Royal Ave & 1st Street
108 Royal Ave & 82-74 1st Street
New Westminster

Landscape Sections
Landscape Sections

Local	City of New Westminster 1000 West 2nd Avenue Suite 100 New Westminster, BC V3M 1Y4
Project	Royal I
Client	City of New Westminster
Design	eta Engineering & Architecture
Drawn	eta Engineering & Architecture
Scale	1/32

1000 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

| 800.4.863.7428
 | 800.483.1429
 | www.elds.ca

**Royal I
Royal Ave & 1st Street**

108 Royal Ave & 82-74 1st Street
New Westminster

Ordering Time

Landscape Sections

of's "B" and "C" Block Plan
2722 & 1 of 18 Block 32 Plan
2723 New Westminster Townsite

Page 18

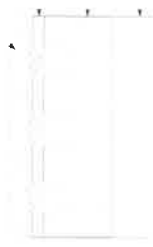
21843

As noted

DT

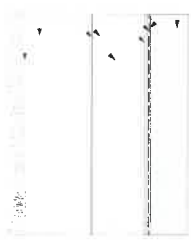
2019.02.06

Groundcover
50mm (2") thick mulch, refer to specifications - do not put mulch against the base of the plants
300mm (12") min. growing medium
300mm (12") min. growing medium
Compacted sub-grade



3 DETAIL - Groundcover at Grade
Scale: 1:10

Sod, non-irrigated grown on sand
300mm (12") min. growing medium
75mm (3") thick layer of drainage rock
Non-woven filter fabric
Rigid insulation, refer to arch
Drain mat c/w filter fabric, refer to arch
Rigid insulation, refer to arch
Protection board on waterproof membrane, refer to arch
Structural slab, refer to arch and structural



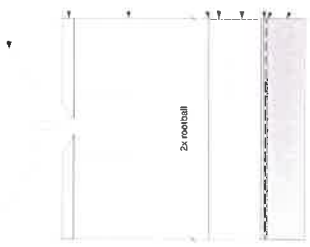
2 DETAIL - Sod on Slab
Scale: 1:10

Sod, non-irrigated grown on sand
300mm (12") min. growing medium
Compacted sub-grade



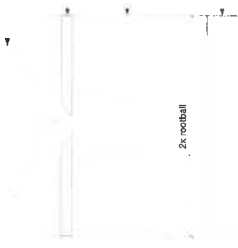
1 DETAIL - Sod on Grade
Scale: 1:10

Shrub
50mm (2") thick mulch, refer to specifications - do not put mulch against the base of the plants
600mm (24") min. growing medium, planting pit to be 2x rootball size
Non-woven filter fabric
75mm (3") thick layer of drainage rock
Rigid insulation, refer to arch
Drain mat c/w filter fabric, refer to arch
Protection board on waterproof membrane, refer to arch
Structural slab, refer to arch and structural



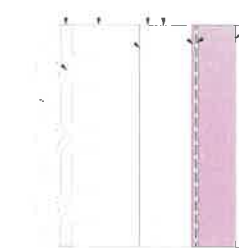
6 DETAIL - Shrub on Slab
Scale: 1:10

Shrub
50mm (2") thick mulch, refer to specifications - do not put mulch against the base of the plants
600mm (24") min. growing medium, planting pit to be 2x rootball size
Compacted sub-grade



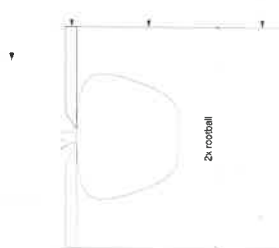
5 DETAIL - Shrub at Grade
Scale: 1:10

Groundcover
50mm (2") thick mulch, refer to specifications - do not put mulch against the base of the plants
300mm (12") min. growing medium
Non-woven filter fabric
75mm (3") thick layer of drainage rock
Rigid insulation, refer to arch
Drain mat c/w filter fabric, refer to arch
Protection board on waterproof membrane, refer to arch
Structural slab, refer to arch and structural



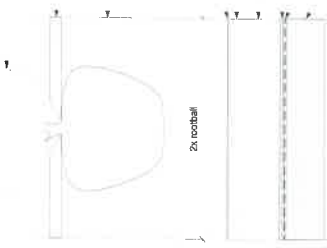
4 DETAIL - Groundcover on Slab
Scale: 1:10

Hedge
50mm (2") thick mulch, refer to specifications - do not put mulch against the base of the plants
750mm (30") min. growing medium, planting pit to be 2x rootball size
Compacted sub-grade



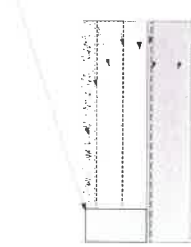
7 DETAIL - Hedge at Grade
Scale: 1:10

Hedge
50mm (2") thick mulch, refer to specifications - do not put mulch against the base of the plants
750mm (30") min. growing medium, planting pit to be 2x rootball size
Non-woven filter fabric
75mm (3") thick layer of drainage rock
Rigid insulation, refer to arch
Drain mat c/w filter fabric, refer to arch
Protection board on waterproof membrane, refer to arch
Structural slab, refer to arch and structural

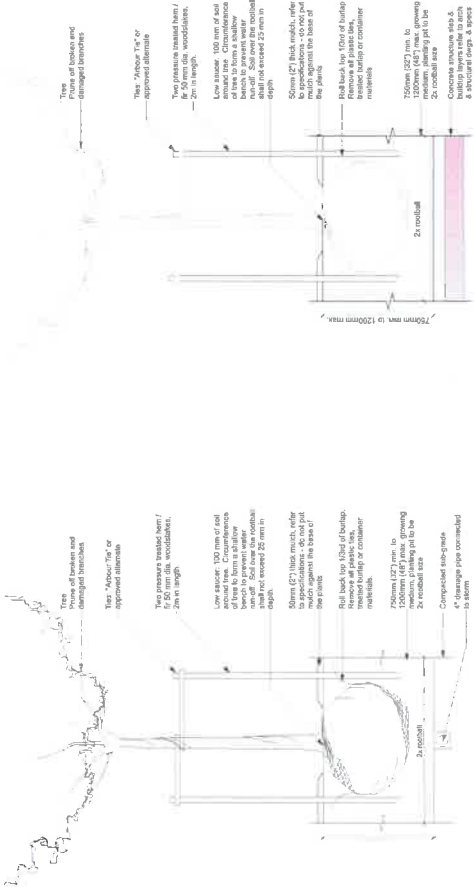


8 DETAIL - Hedge on Slab
Scale: 1:10

150mm wide CP curb at edges
Per Pro Artificial Lawn with PuraZero
Per Pro Artificial Turf Cloud Flow by
Bella Turf, or approved equivalent
75mm (3") thick layer of drainage rock
Non-woven filter fabric
75mm (3") thick layer of drainage rock
Non-woven filter fabric
Structural void form as required, refer to architecture
Drain mat c/w filter fabric, refer to arch
Protection board on waterproof membrane, refer to arch
Structural slab, refer to architecture
Roof top slab, refer to architecture



9 DETAIL - Artificial Turf on Slab
Scale: 1:10



1) Tree at Grade
Scale: 1:20

2) Tree on Slab
Scale: 1:20

Rev	Date	Description
A	2019-05-13	Initial Design
B	2019-05-13	Revised Design
C	2019-05-13	Revised Design
D	2019-05-13	Revised Design
E	2019-05-13	Revised Design
F	2019-05-13	Revised Design
G	2019-05-13	Revised Design
H	2019-05-13	Revised Design

Project: Land

eta ENVIRONMENTAL TECHNOLOGIES

1080 West 2nd Avenue
Vancouver, BC, Canada, V6E 1H4

T: 604.683.1400
F: 604.683.1408
E: info@eta.ca

© 2019 Environmental Technologies Inc. All Rights Reserved. This document is the property of Environmental Technologies Inc. and is intended for the use of the client only. It is not to be distributed, copied, or reproduced in any form without the written permission of Environmental Technologies Inc. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.

Project:
Royal I
Royal Ave & 1st Street
108 Royal Ave & 82-7-1st Street
New Westminster

Drawing: 1.00
Landscape
Softscape Details

Project:	108 Royal Ave & 82-7-1st Street
Client:	108 Royal Ave & 82-7-1st Street
Design:	108 Royal Ave & 82-7-1st Street
Drawn:	108 Royal Ave & 82-7-1st Street
Check:	108 Royal Ave & 82-7-1st Street
Scale:	1:20
Date:	2019-05-13
Sheet:	34

Issue No.	Date	Issue Notice
B	2018-02-11	Issued for Review
C	2018-05-13	Issued for Review
D	2018-10-20	Issued for Review
E	2018-11-18	Issued for Review
F	2018-10-25	Issued for RQ / QO
M	2021-07-15	Issue for QO
	2022-01-14	Issue for QO

Indemnified Social

[illegible]

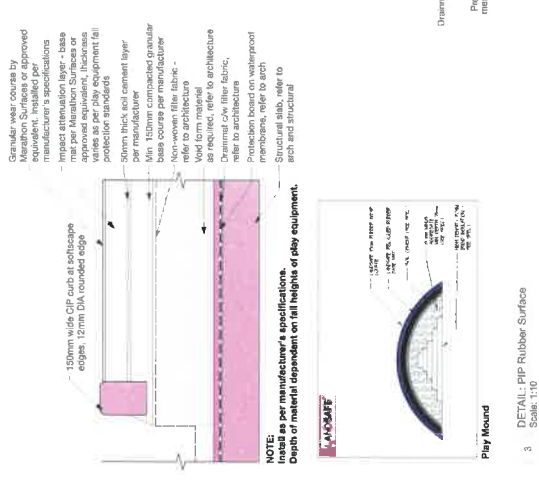
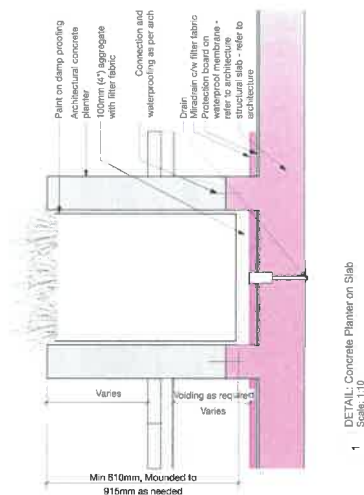
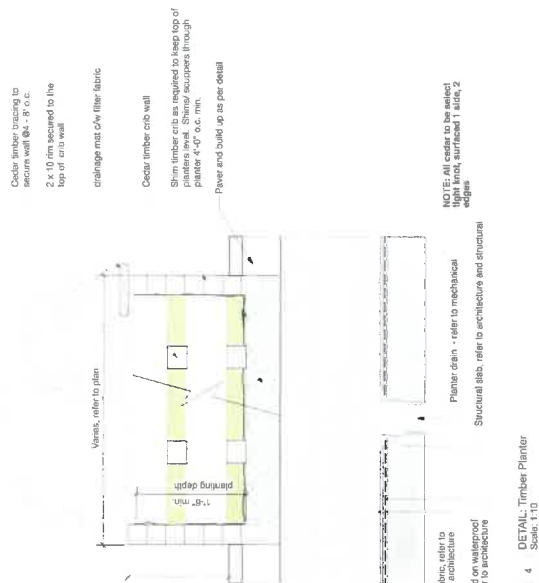
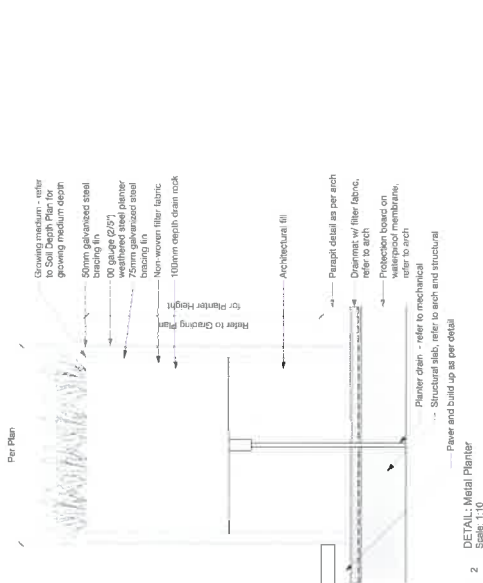
Royal I
Royal Ave & 1st Street
108 Royal Ave & 62-74 1st Street
New Westminster

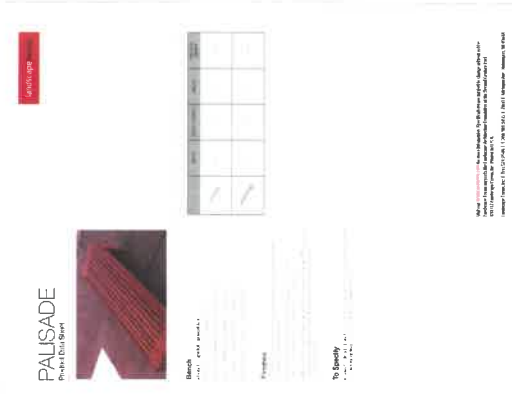
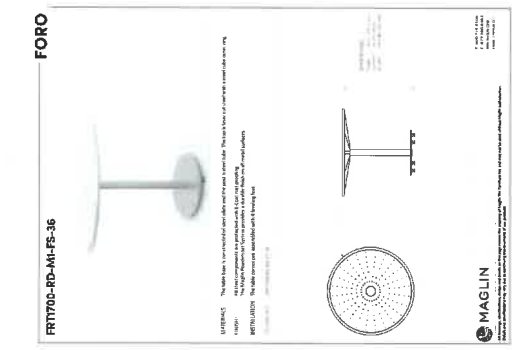
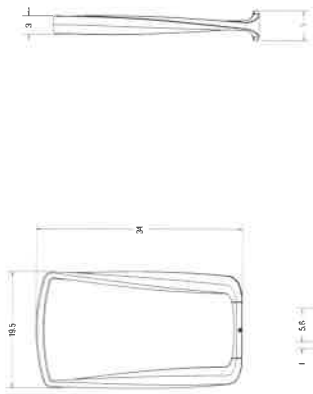
Overhead Title

Landscape

104 "B" and "C" Block Plan
2722 & 1 on 18 Block 32 Plan
333 New Westminster, Toronto

Page 47
21043
A3 noted
Drawing No





NOTE: Install as per manufacturer's specifications.

DETAIL: Bike Rack

DETAIL: Round Table

DETAIL: Bench

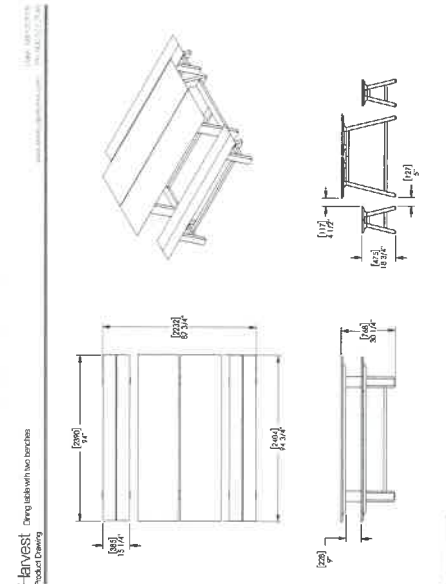
DETAIL: Harvest Table



Product
Royal I
Royal Ave & 1st Street
108 Royal Ave & 1st Street
New Westminster

Product
Landscape
Site Furnishings Details

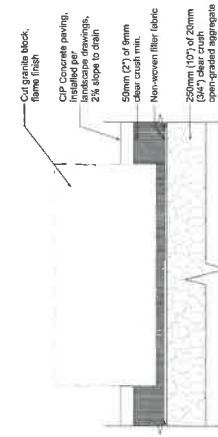
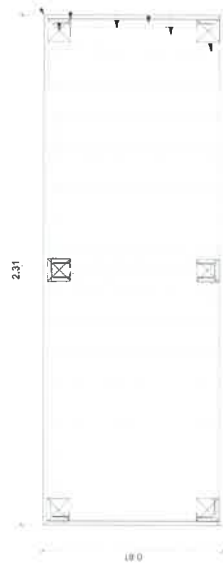
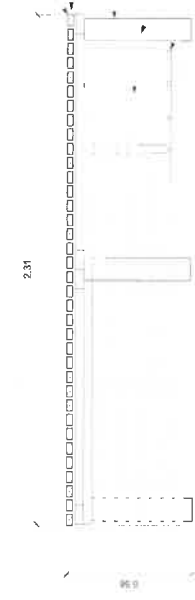
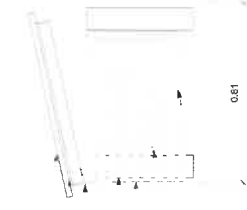
Item	Qty	Unit	Description
1	1	ea	1850 West 2nd Avenue
2	1	ea	Vancouver, BC, Canada, V6C 1A4
3	1	ea	1850 West 2nd Avenue
4	1	ea	Vancouver, BC, Canada, V6C 1A4
5	1	ea	1850 West 2nd Avenue
6	1	ea	Vancouver, BC, Canada, V6C 1A4
7	1	ea	1850 West 2nd Avenue
8	1	ea	Vancouver, BC, Canada, V6C 1A4
9	1	ea	1850 West 2nd Avenue
10	1	ea	Vancouver, BC, Canada, V6C 1A4



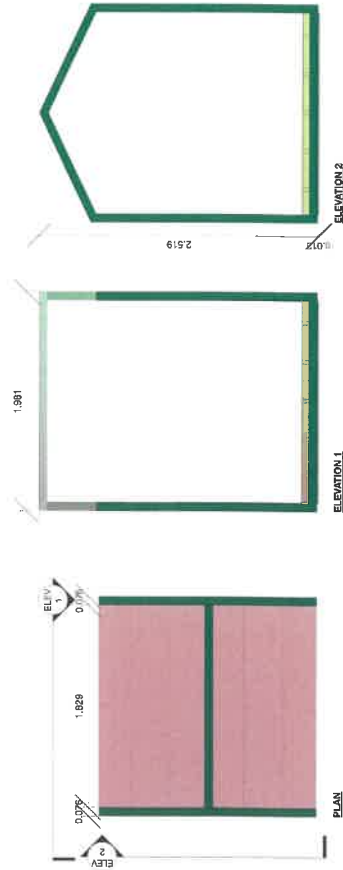
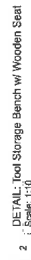
DETAIL: Bench

DETAIL: Harvest Table

DETAIL: Round Table



1 DETAIL: Granite Seating Block
NTS



3 **DETAIL: Children's Play Frame**
Scale: 1:20



1690 West 2nd Avenue
Vancouver, BC, Canada, V6J 1H4

1 604.663.1456
1 604.663.1470

All Rights Reserved by eLibrary

substance of evidence, and is considered that such evidence should be taken into account in the assessment of the risk of harm to the public. The Commission is of the opinion that the evidence is not sufficient to establish that the defendant is a danger to the public. The Commission is of the opinion that the defendant is not a danger to the public.

Product

Royal I

Royal Ave & 1st Street

108 Royal Ave & 92-74 1st Street

New Westminster

Question Time

Landscape

Site Furnishings Details

Legend

Lot 18 "B" and "C" Block Plan
12722 & Lot 18 Block 32 Plan
26100 New Washington Truss

Project Manager
DT

0

What
The answer is

DT

Date 2019.02.05

1

6.52



5.477

PLAN

0.438 /

2.991

ENGINEERED SHOP DRAWINGS TO BE PROVIDED

ELEVATION

1 DETAIL - Roadtop Armour
Scale: 1:20

2" x 8" joists, western red cedar or red pine. Attached with Simpson's C-77ZL hidden beam ties and SUS structural screws.
0.07" (PT) beams and posts, western red cedar, 42 light knot.

2 DETAIL: TIMBER PRIVACY FENCE
Scale: 1:10

Footings as per Structural

1.0m o.c. min., 2.4m o.c. max.

2x6 cedar top cap
1x6 cedar rail outside, 2x6 cedar inside, sandwich vert 1x8

6x6 p.i. henrifle posts bury min. 2'-0" below grade. Attached with Simpson's compacted crushed gravel footings as per Structural

solid 4" wood picket screen

2x6 cedar rail outside, 1x6 cedar inside, sandwich vert 1x8
4x4x6x6 metal bottom rails on slope to ensure no gaps greater than 20mm. Attached with Simpson's fence on sloping ground, finisher grade

Issue No.	Date	Issue Notes
A	2018-05-14	Issued for Review
B	2018-05-14	Issued for Review
C	2018-05-14	Issued for Review
D	2018-05-14	Issued for Review
E	2018-05-14	Issued for Review
F	2018-05-14	Issued for Review
G	2018-05-14	Issued for Review
H	2018-05-14	Issued for Review
I	2018-05-14	Issued for Review

Professional Seal

etr

1000 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

1 604 683 1430

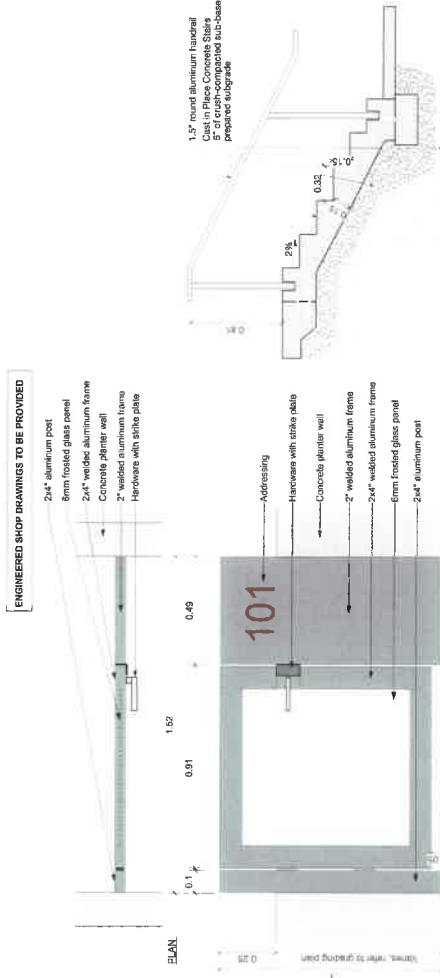
1 604 683 1430

1 604 683 1430

1 604 683 1430

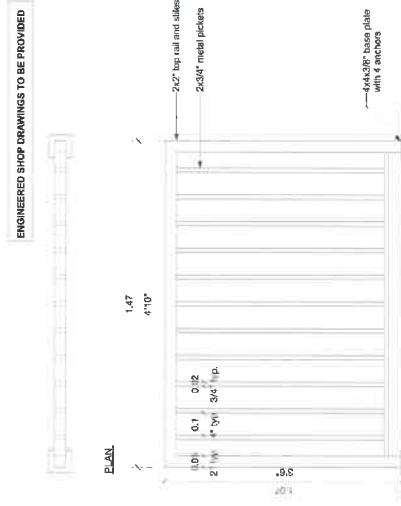
Invoice No.	Date	Invoice Meters
B	2019-03-11	Issued for Repair
C	2019-03-12	Issued for Repair
D	2019-13-26	Issued for Repair
E	2019-13-18	Issued for Repair
F	2019-13-28	Issued for R2 / C
H	2021-03-18	Issued for C2P
I	2022-03-18	Issued for C2P

Performance Goal



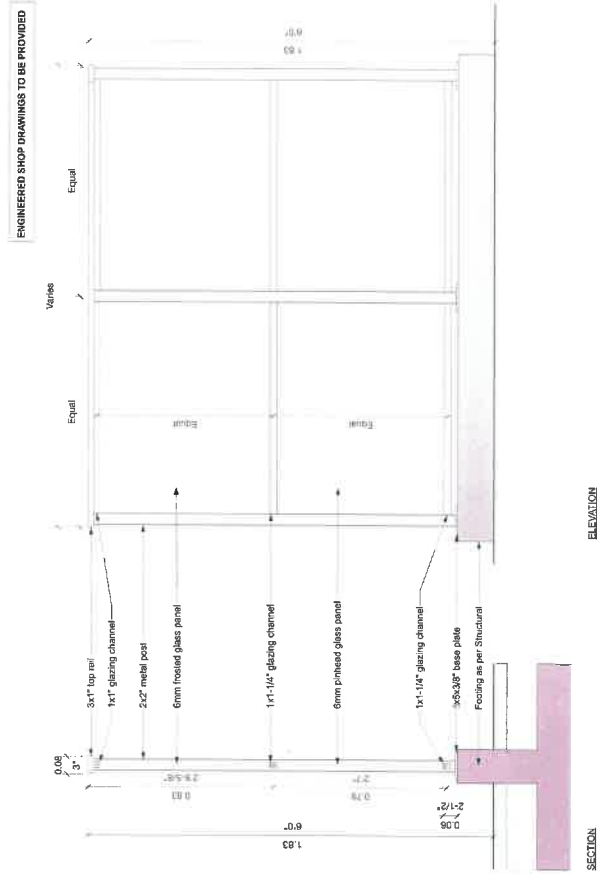
ELEVATION

DETAIL: Entry Gate - Royal Ave
Scale: 1:10



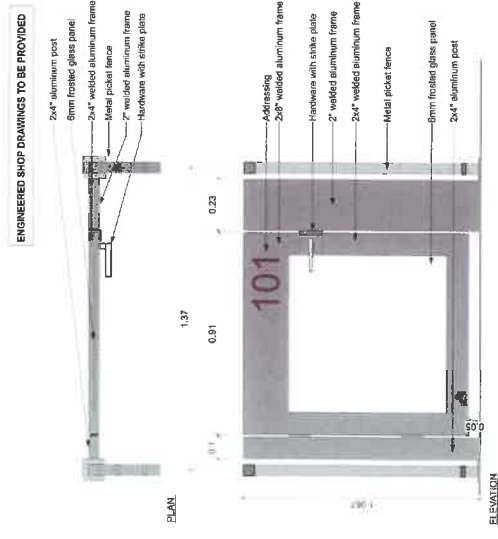
ELEVATION

1
DETAIL: Metal Fence
Scale: 1:10



SECTION

3 **DETAIL: Privacy Screen**
Scale: 1:10



ELEVATION

5 **DETAIL: Entry Gate - Lane**
 Scale: 1:10



Printed

Boval I

Roval Ave & 1st Street

108 Royal Ave & 82-74 1st Street

New Westminster

Densitas Tissue

Landscape

Site Furnishings Details

1997

Lois "U" and "C" Black Plan

12722 & LOT 16 Block 32 Plan
2500 Main Westminster, Texas

Figure 1. Illustration of the study design.

DT 21

210

Published by
C. J.

51

2019.02.05

Page 993 of 1248



Solid 180° shield to be included



Project



ROYAL II

for TPL Developments Royal 2 Inc

Civic Address: 112, 114 and 118 Royal Ave, New Westminster, BC

Legal Address: Lots 13, 14 AND 15 Plan 2620, All of Block 32, New Westminster Townsite Group 1 NWD

CONSULTANT TEAM

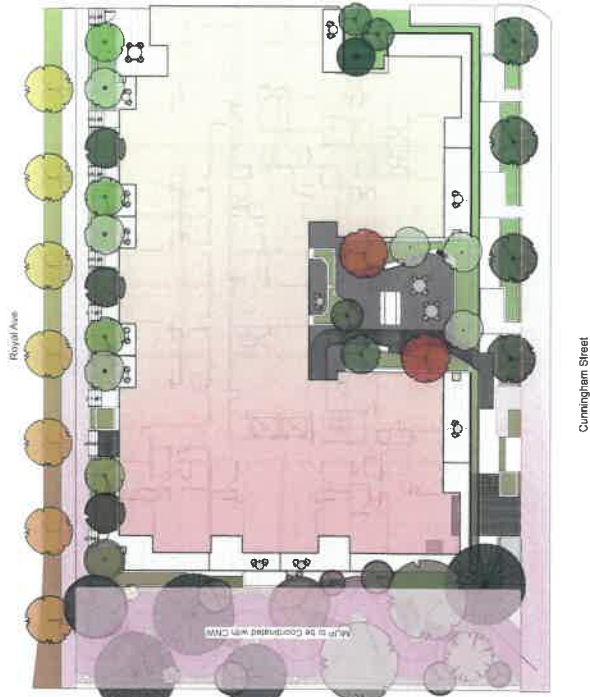
OWNER: TPL Developments Windsor Inc
ARCHITECT: IREDALE Architecture
LANDSCAPE: eta landscape architecture

ISSUED FOR DP: MARCH 14, 2022

Revised	By	Date	Revisions Notes
B	2019-02-08		Issue for "Issuing Permit"
C	2019-05-07		Issue for "Issuing Permit"
D	2019-05-10		Issue for "Issuing Permit"
E	2019-05-29		Issue for "Issuing Permit"
F	2019-05-29		Issue for "Issuing Permit"
G	2019-05-29		Issue for "Issuing Permit"
H	2019-05-29		Issue for "Issuing Permit"
I	2019-05-29		Issue for "Issuing Permit"
J	2019-05-29		Issue for "Issuing Permit"
K	2019-05-29		Issue for "Issuing Permit"
L	2019-05-29		Issue for "Issuing Permit"
M	2019-05-29		Issue for "Issuing Permit"
N	2019-05-29		Issue for "Issuing Permit"
O	2019-05-29		Issue for "Issuing Permit"
P	2019-05-29		Issue for "Issuing Permit"
Q	2019-05-29		Issue for "Issuing Permit"
R	2019-05-29		Issue for "Issuing Permit"
S	2019-05-29		Issue for "Issuing Permit"
T	2019-05-29		Issue for "Issuing Permit"
U	2019-05-29		Issue for "Issuing Permit"
V	2019-05-29		Issue for "Issuing Permit"
W	2019-05-29		Issue for "Issuing Permit"
X	2019-05-29		Issue for "Issuing Permit"
Y	2019-05-29		Issue for "Issuing Permit"
Z	2019-05-29		Issue for "Issuing Permit"

DRAWING LIST

- L3.0 Cover Page
- L0.1 Notes and Schedules
- L0.2 Context Plan
- L0.3 Illustrative Plan
- L0.4 Precedent Images
- L0.5 Amenity Plan
- L1.1 Tree Management Plan
- L2.1 Offsite Materials Plan
- L2.2 Offsite Tires Plan
- L2.3 Offsite Planting Plan
- L2.4 Offsite Irrigation Plan
- L3.1 P2 - Materials Plan
- L3.2 P1 - Materials Plan
- L3.3 L1 - Materials Plan
- L4.1 P2 - Grading and Drainage Plan
- L4.2 P1 - Grading and Drainage Plan
- L4.3 L1 - Grading and Drainage Plan
- L5.1 P2 - Planting Plan
- L5.2 P1 - Planting Plan
- L5.3 L1 - Planting Plan
- L6.1 Soil Depth Plan
- L7.1 Irrigated Areas Plan
- L8.1 Landscape Sections
- L9.1 Softscape Details
- L9.2 Softscape Details
- L10.1 Hardscape Details
- L10.2 Hardscape Details
- L11.1 Site Furnishings Details
- L11.2 Site Furnishings Details
- L11.3 Site Furnishings Details
- L12.1 Lighting Details



TO BE INCLUDED PENDING UPDATE FROM ARCHITECT

eta

1690 West 2nd Avenue
Vancouver, BC V6J 1H3
t | 604.683.1456
f | 604.683.1459
w | www.etalala.com

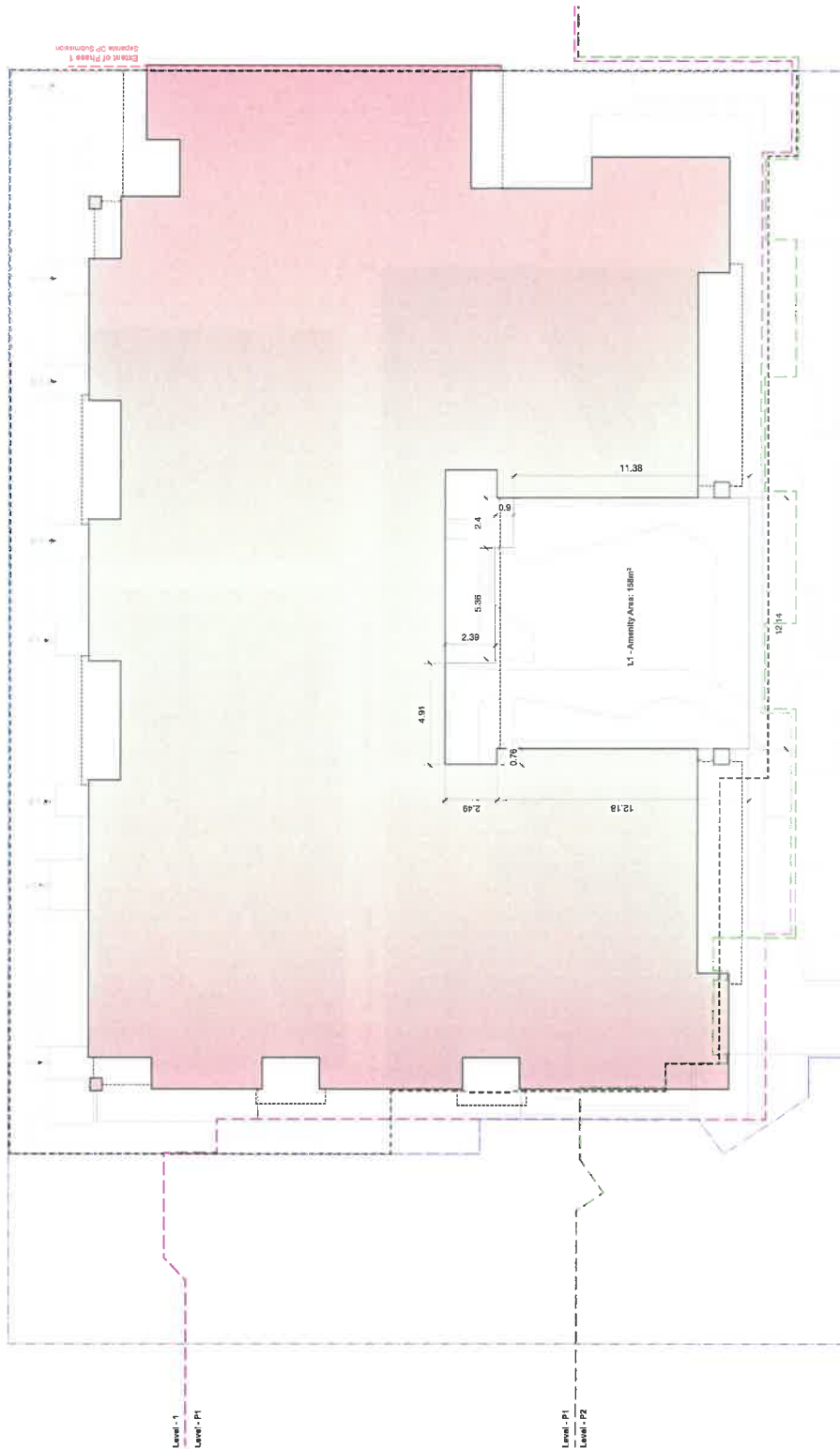
All Rights Reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from eta landscape architecture.

Project
Royal II
112, 114 and 118 Royal Ave

Drawing Title
Cover Sheet

Legend	1: Legal 2: All Rights Reserved 3: All Rights Reserved 4: All Rights Reserved 5: All Rights Reserved 6: All Rights Reserved 7: All Rights Reserved 8: All Rights Reserved 9: All Rights Reserved 10: All Rights Reserved 11: All Rights Reserved 12: All Rights Reserved 13: All Rights Reserved 14: All Rights Reserved 15: All Rights Reserved 16: All Rights Reserved 17: All Rights Reserved 18: All Rights Reserved 19: All Rights Reserved 20: All Rights Reserved 21: All Rights Reserved 22: All Rights Reserved 23: All Rights Reserved 24: All Rights Reserved 25: All Rights Reserved 26: All Rights Reserved 27: All Rights Reserved 28: All Rights Reserved 29: All Rights Reserved 30: All Rights Reserved 31: All Rights Reserved 32: All Rights Reserved 33: All Rights Reserved 34: All Rights Reserved 35: All Rights Reserved 36: All Rights Reserved 37: All Rights Reserved 38: All Rights Reserved 39: All Rights Reserved 40: All Rights Reserved 41: All Rights Reserved 42: All Rights Reserved 43: All Rights Reserved 44: All Rights Reserved 45: All Rights Reserved 46: All Rights Reserved 47: All Rights Reserved 48: All Rights Reserved 49: All Rights Reserved 50: All Rights Reserved 51: All Rights Reserved 52: All Rights Reserved 53: All Rights Reserved 54: All Rights Reserved 55: All Rights Reserved 56: All Rights Reserved 57: All Rights Reserved 58: All Rights Reserved 59: All Rights Reserved 60: All Rights Reserved 61: All Rights Reserved 62: All Rights Reserved 63: All Rights Reserved 64: All Rights Reserved 65: All Rights Reserved 66: All Rights Reserved 67: All Rights Reserved 68: All Rights Reserved 69: All Rights Reserved 70: All Rights Reserved 71: All Rights Reserved 72: All Rights Reserved 73: All Rights Reserved 74: All Rights Reserved 75: All Rights Reserved 76: All Rights Reserved 77: All Rights Reserved 78: All Rights Reserved 79: All Rights Reserved 80: All Rights Reserved 81: All Rights Reserved 82: All Rights Reserved 83: All Rights Reserved 84: All Rights Reserved 85: All Rights Reserved 86: All Rights Reserved 87: All Rights Reserved 88: All Rights Reserved 89: All Rights Reserved 90: All Rights Reserved 91: All Rights Reserved 92: All Rights Reserved 93: All Rights Reserved 94: All Rights Reserved 95: All Rights Reserved 96: All Rights Reserved 97: All Rights Reserved 98: All Rights Reserved 99: All Rights Reserved 100: All Rights Reserved	1: Legal 2: All Rights Reserved 3: All Rights Reserved 4: All Rights Reserved 5: All Rights Reserved 6: All Rights Reserved 7: All Rights Reserved 8: All Rights Reserved 9: All Rights Reserved 10: All Rights Reserved 11: All Rights Reserved 12: All Rights Reserved 13: All Rights Reserved 14: All Rights Reserved 15: All Rights Reserved 16: All Rights Reserved 17: All Rights Reserved 18: All Rights Reserved 19: All Rights Reserved 20: All Rights Reserved 21: All Rights Reserved 22: All Rights Reserved 23: All Rights Reserved 24: All Rights Reserved 25: All Rights Reserved 26: All Rights Reserved 27: All Rights Reserved 28: All Rights Reserved 29: All Rights Reserved 30: All Rights Reserved 31: All Rights Reserved 32: All Rights Reserved 33: All Rights Reserved 34: All Rights Reserved 35: All Rights Reserved 36: All Rights Reserved 37: All Rights Reserved 38: All Rights Reserved 39: All Rights Reserved 40: All Rights Reserved 41: All Rights Reserved 42: All Rights Reserved 43: All Rights Reserved 44: All Rights Reserved 45: All Rights Reserved 46: All Rights Reserved 47: All Rights Reserved 48: All Rights Reserved 49: All Rights Reserved 50: All Rights Reserved 51: All Rights Reserved 52: All Rights Reserved 53: All Rights Reserved 54: All Rights Reserved 55: All Rights Reserved 56: All Rights Reserved 57: All Rights Reserved 58: All Rights Reserved 59: All Rights Reserved 60: All Rights Reserved 61: All Rights Reserved 62: All Rights Reserved 63: All Rights Reserved 64: All Rights Reserved 65: All Rights Reserved 66: All Rights Reserved 67: All Rights Reserved 68: All Rights Reserved 69: All Rights Reserved 70: All Rights Reserved 71: All Rights Reserved 72: All Rights Reserved 73: All Rights Reserved 74: All Rights Reserved 75: All Rights Reserved 76: All Rights Reserved 77: All Rights Reserved 78: All Rights Reserved 79: All Rights Reserved 80: All Rights Reserved 81: All Rights Reserved 82: All Rights Reserved 83: All Rights Reserved 84: All Rights Reserved 85: All Rights Reserved 86: All Rights Reserved 87: All Rights Reserved 88: All Rights Reserved 89: All Rights Reserved 90: All Rights Reserved 91: All Rights Reserved 92: All Rights Reserved 93: All Rights Reserved 94: All Rights Reserved 95: All Rights Reserved 96: All Rights Reserved 97: All Rights Reserved 98: All Rights Reserved 99: All Rights Reserved 100: All Rights Reserved
--------	--	--

ROYAL AVE



Level -1
Level -P1

Level -P1
Level -P2

Professional Seal

eta

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1180 West 2nd Avenue
Vancouver, BC, Canada V6E 1Y4

1 Royal II
Scale: 1:100

Page 1000 of 1248

L0.5

10 m

8

6

4

2

0

10 m

8

6

4

2

0

10 m

8

6

4

2

0

10 m

8

6

4

2

0

10 m

8

6

4

2

0





1 Royal II
Scale: 1:100



CUNNINGHAM STREET

Revision	Date	Revision Notes
Rev. No.		

Rev. No.	Date	Revision Notes
B	2018-05-02	Issue for Review/Plan-0
C	2018-05-02	Issue for Review/Plan-1
D	2018-05-13	Issue for Review/Plan-2
E	2018-05-13	Issue for Review/Plan-3
F	2018-05-13	Issue for Review/Plan-4
G	2018-05-13	Issue for Review/Plan-5
H	2018-05-13	Issue for Review/Plan-6
I	2018-05-13	Issue for Review/Plan-7
J	2018-05-13	Issue for Review/Plan-8
K	2018-05-13	Issue for Review/Plan-9
L	2018-05-13	Issue for Review/Plan-10
M	2018-05-13	Issue for Review/Plan-11
N	2018-05-13	Issue for Review/Plan-12
O	2018-05-13	Issue for Review/Plan-13
P	2018-05-13	Issue for Review/Plan-14
Q	2018-05-13	Issue for Review/Plan-15
R	2018-05-13	Issue for Review/Plan-16
S	2018-05-13	Issue for Review/Plan-17
T	2018-05-13	Issue for Review/Plan-18
U	2018-05-13	Issue for Review/Plan-19
V	2018-05-13	Issue for Review/Plan-20
W	2018-05-13	Issue for Review/Plan-21
X	2018-05-13	Issue for Review/Plan-22
Y	2018-05-13	Issue for Review/Plan-23
Z	2018-05-13	Issue for Review/Plan-24

Printed Date

eta

1000 West 1st Avenue
Vancouver, BC, Canada V6J 1H4

1 604.683.1458
2 604.683.1459
3 604.683.1460

All rights reserved for eta. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from eta. This permission is granted on the condition that the user agrees to indemnify eta from all claims, damages, and expenses, including reasonable attorneys' fees, arising from or due to the use of this publication.

Project

Royal II

112, 114 and 116 Royal Ave.

Drawing Title

L1 - Materials Plan

Scale

1:100

1:100

1:100

1:100

1:100

1:100

1:100

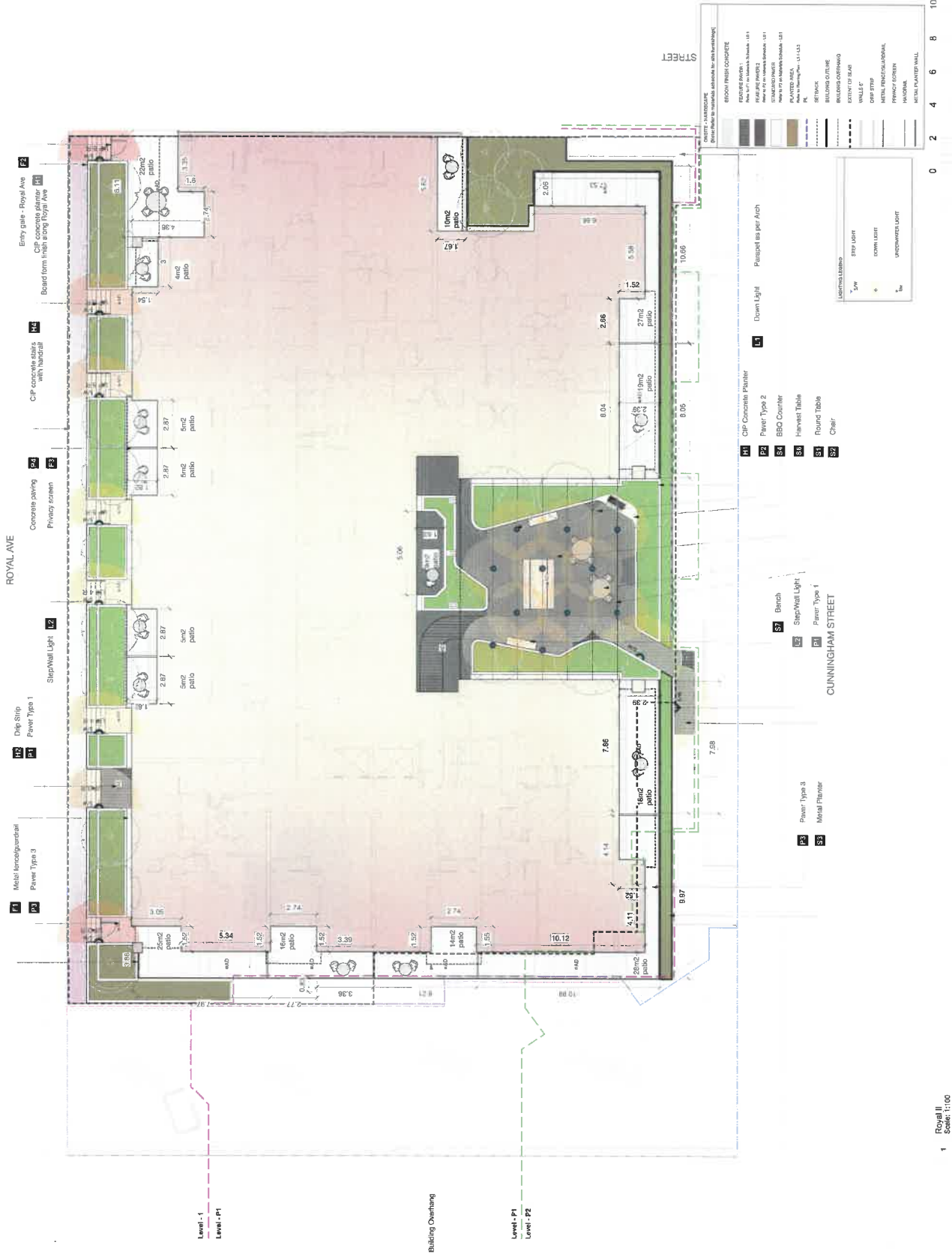
1:100

1:100

1:100

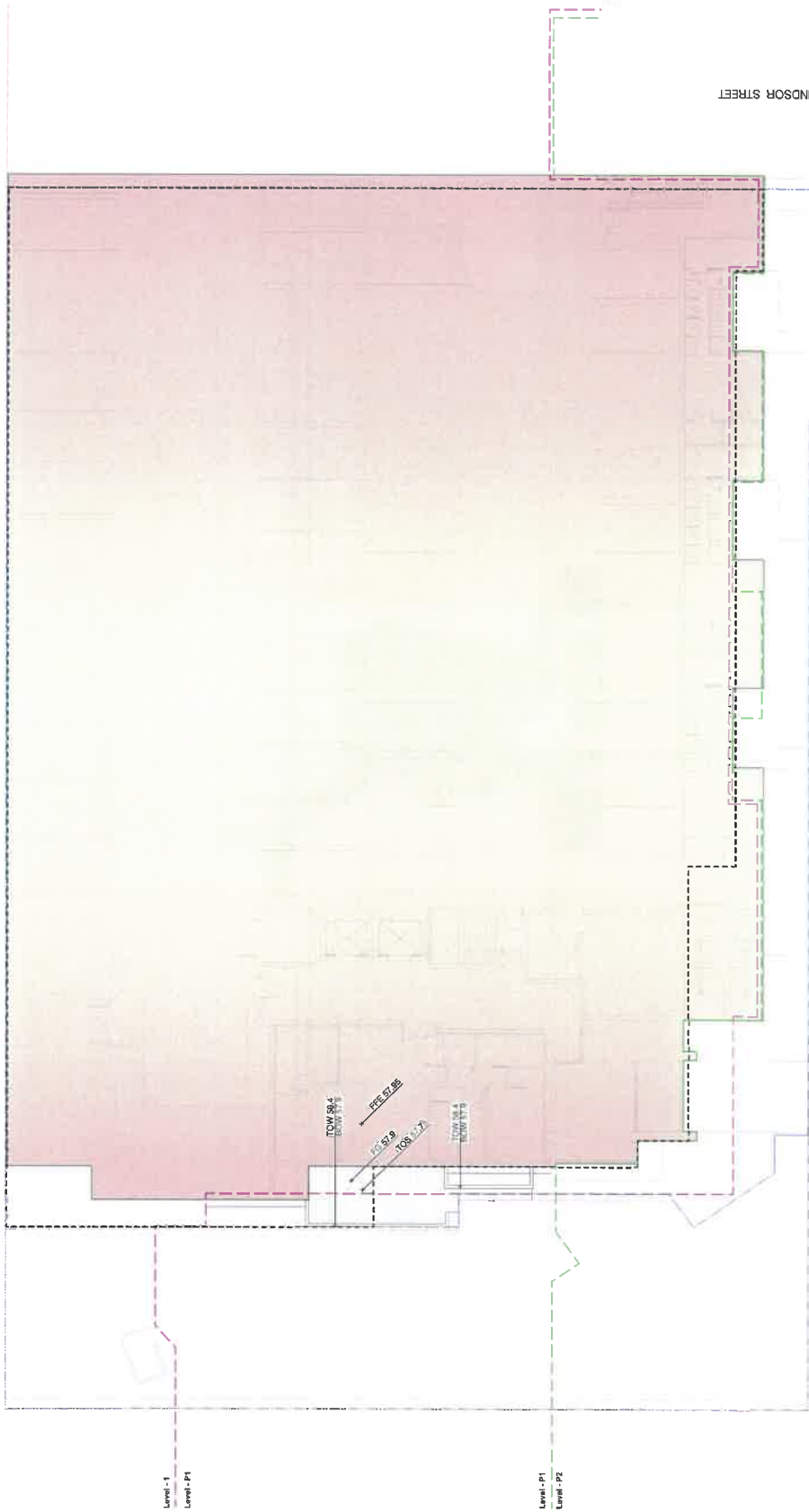
Royal II
Scale: 1:100

Page 1007 of 1248



ROYAL AVE

Revision	Date	Revision Notes
No.		



Level - 1
Level - P1

Level - P1
Level - P2

Rev	Date	Revised Notes
B	2019-02-08	Issue for Planning Permit
C	2019-02-08	Issue for Planning Permit
D	2019-02-13	Issue for Planning Permit
E	2019-02-08	Issue for Planning Permit
F	2019-02-08	Issue for Planning Permit
G	2019-02-08	Issue for Planning Permit
H	2019-02-08	Issue for Planning Permit
I	2019-02-08	Issue for Planning Permit
J	2019-02-08	Issue for Planning Permit
K	2019-02-14	Issue for Planning Permit

Professional Seal

eta

1000 West 2nd Avenue
Vancouver, BC V6C 1A4
1-800-451-1234
www.eta.ca

All Rights Reserved by eta. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of eta.

Project
Royal II

112, 114 and 118 Royal Ave.

Drawing Title

P1 - Grading
and Drainage Plan

CONSTRUCTION	TOPOGRAPHY
1. BOW - TOP OF WALL	1. BOW - TOP OF WALL
2. BOW - BOTTOM OF WALL	2. BOW - BOTTOM OF WALL
3. BOW - TOP OF SLAB	3. BOW - TOP OF SLAB
4. BOW - BOTTOM OF SLAB	4. BOW - BOTTOM OF SLAB
5. BOW - TOP OF FINISH GRADE	5. BOW - TOP OF FINISH GRADE
6. BOW - BOTTOM OF FINISH GRADE	6. BOW - BOTTOM OF FINISH GRADE
7. BOW - TOP OF FINISH GRADE	7. BOW - TOP OF FINISH GRADE
8. BOW - BOTTOM OF FINISH GRADE	8. BOW - BOTTOM OF FINISH GRADE
9. BOW - TOP OF FINISH GRADE	9. BOW - TOP OF FINISH GRADE
10. BOW - BOTTOM OF FINISH GRADE	10. BOW - BOTTOM OF FINISH GRADE
11. BOW - TOP OF FINISH GRADE	11. BOW - TOP OF FINISH GRADE
12. BOW - BOTTOM OF FINISH GRADE	12. BOW - BOTTOM OF FINISH GRADE
13. BOW - TOP OF FINISH GRADE	13. BOW - TOP OF FINISH GRADE
14. BOW - BOTTOM OF FINISH GRADE	14. BOW - BOTTOM OF FINISH GRADE
15. BOW - TOP OF FINISH GRADE	15. BOW - TOP OF FINISH GRADE
16. BOW - BOTTOM OF FINISH GRADE	16. BOW - BOTTOM OF FINISH GRADE
17. BOW - TOP OF FINISH GRADE	17. BOW - TOP OF FINISH GRADE
18. BOW - BOTTOM OF FINISH GRADE	18. BOW - BOTTOM OF FINISH GRADE
19. BOW - TOP OF FINISH GRADE	19. BOW - TOP OF FINISH GRADE
20. BOW - BOTTOM OF FINISH GRADE	20. BOW - BOTTOM OF FINISH GRADE

112, 114 and 118 Royal Ave.
Vancouver, BC V6C 1A4
1-800-451-1234
www.eta.ca

112, 114 and 118 Royal Ave.
Vancouver, BC V6C 1A4
1-800-451-1234
www.eta.ca

L4.2

0 2 4 6 8 10 m

1 Royal II
Scale: 1:100

Revision No.	Date	Revision Notes
--------------	------	----------------

Code	Issue	Notes
A	2018-07-05	Issue for Review
B	2018-07-05	Issue for Review
C	2018-07-05	Issue for Review
D	2018-07-05	Issue for Review
E	2018-07-05	Issue for Review
F	2018-07-05	Issue for Review
G	2018-07-05	Issue for Review
H	2018-07-05	Issue for Review
I	2018-07-05	Issue for Review
J	2018-07-05	Issue for Review
K	2018-07-05	Issue for Review

Prepared Date:

eta

1160-000-1000
1160-000-1000
1160-000-1000

1160-000-1000
1160-000-1000
1160-000-1000

Royal II

112, 114, 116, 118 Royal Ave

Drawing Title

L1 - Grading and Drainage Plan

Legend

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

1160-000-1000

Royal II
Scale: 1:100

1

Study No.	Date	Issues Noted
3	2018-02-05	bonus for Recording Permit

[illegible]

Notes:

Archaeological Survey



Royal II
12, 114 and 118 Royal Ave.

21 - Planting Plan

CUNNINGHAM STREET

[illegible]

ROYAL AVE

Revision	Date	Revision Notes
No.		



Level - P1
Level - P2

Level - P1
Level - P2

Proposed Road

eta

1000 West Road Avenue
Vancouver, BC, Canada V6L 1H4
1 800 882 1585
www.eta.ca

1. The purpose of this report is to provide a detailed description of the soil conditions at the site. The report is based on the results of the soil investigation conducted on 10/10/2018. The investigation was conducted in accordance with the British Columbia Soil Investigation Manual (BCSIM) and the National Building Code of Canada (NBC). The report is intended for use by the client and the design team. The report is not intended to be used for any other purpose. The report is the property of eta and is not to be distributed or used without the written consent of eta.

Project

Royal II
112, 114 and 116 Royal Ave.

Drawn By

Soil Depth Plan

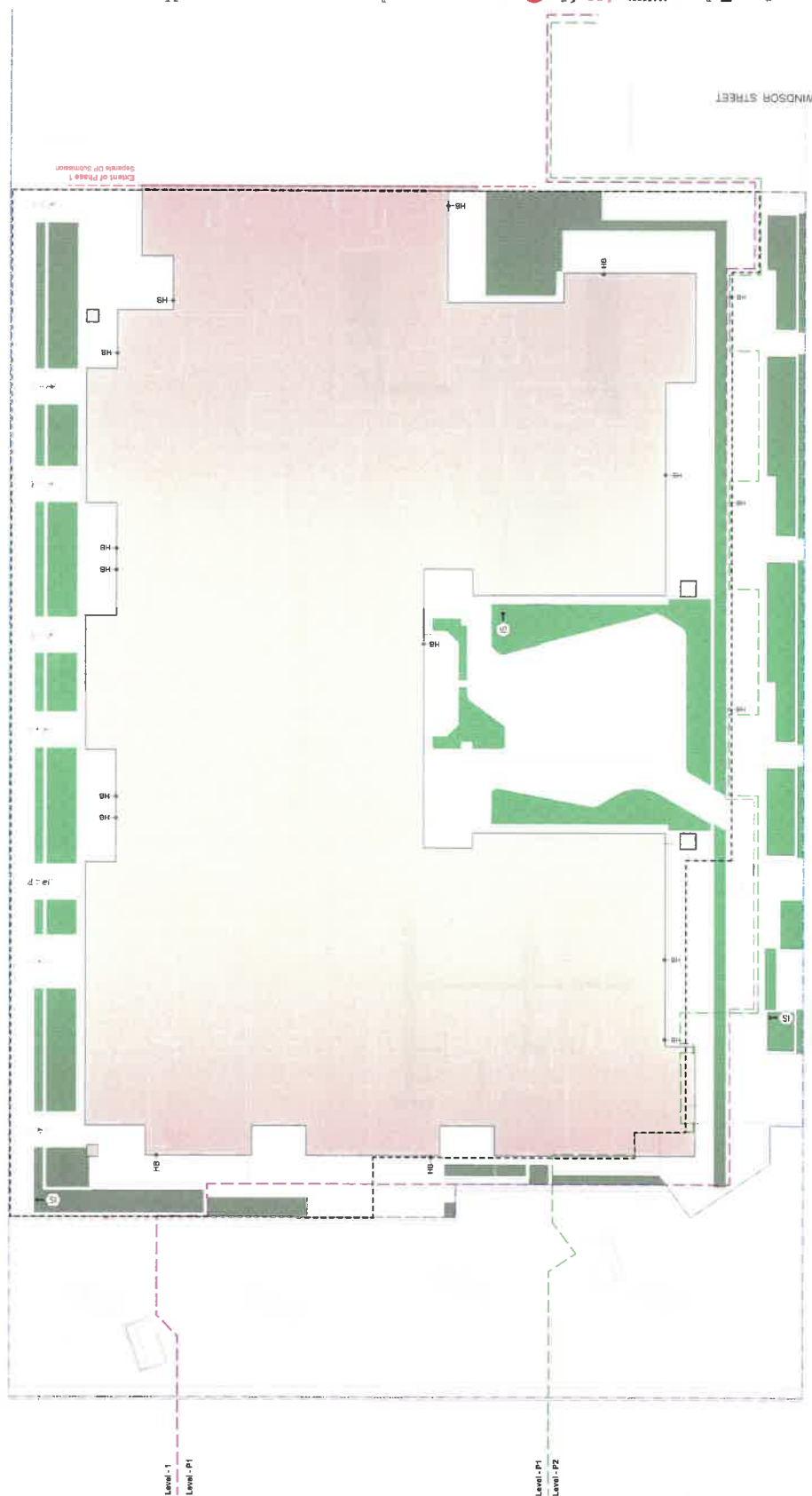
Soil Depth Legend
300 MM (12") SOIL DEPTH
450 MM (18") SOIL DEPTH
600 MM (24") SOIL DEPTH
900 MM (36") SOIL DEPTH
1200 MM (48") SOIL DEPTH
1500 MM (60") SOIL DEPTH

CUNNINGHAM STREET

WINDSOR STREET

1:1

1 Royal II
Scale 1:100



etd
TADPOLE RECRUITMENT

1000 West 2nd Avenue
Anchorage, B.C., Canada, V6J 1M6

1604-832.1458

1-800-833-1459 | www.afda.ca

10

1. **Introduction**

the subject's own perception of the stimulus. The subjects were asked to rate the perceived effort of the stimulus on a scale from 0 to 10. The subjects were also asked to rate the perceived exertion of the stimulus on a scale from 0 to 10. The subjects were also asked to rate the perceived exertion of the stimulus on a scale from 0 to 10.

Royal II

112, 114 and 118 Royal Ave.

Descending Time

Irrigated Areas Plan

3

June 12, 14 AND 15 June 2020.

Journal of Group 1 NAD

Year	Number of cases	Percentage of cases
1990	10	10.0
1991	15	15.0
1992	20	20.0
1993	25	25.0
1994	30	30.0
1995	35	35.0
1996	40	40.0
1997	45	45.0
1998	50	50.0
1999	55	55.0
2000	60	60.0
2001	65	65.0
2002	70	70.0
2003	75	75.0
2004	80	80.0
2005	85	85.0
2006	90	90.0
2007	95	95.0
2008	100	100.0
2009	105	105.0
2010	110	110.0
2011	115	115.0
2012	120	120.0
2013	125	125.0
2014	130	130.0
2015	135	135.0
2016	140	140.0
2017	145	145.0
2018	150	150.0
2019	155	155.0
2020	160	160.0
2021	165	165.0
2022	170	170.0
2023	175	175.0
2024	180	180.0
2025	185	185.0
2026	190	190.0
2027	195	195.0
2028	200	200.0
2029	205	205.0
2030	210	210.0
2031	215	215.0
2032	220	220.0
2033	225	225.0
2034	230	230.0
2035	235	235.0
2036	240	240.0
2037	245	245.0
2038	250	250.0
2039	255	255.0
2040	260	260.0
2041	265	265.0
2042	270	270.0
2043	275	275.0
2044	280	280.0
2045	285	285.0
2046	290	290.0
2047	295	295.0
2048	300	300.0
2049	305	305.0
2050	310	310.0
2051	315	315.0
2052	320	320.0
2053	325	325.0
2054	330	330.0
2055	335	335.0
2056	340	340.0
2057	345	345.0
2058	350	350.0
2059	355	355.0
2060	360	360.0
2061	365	365.0
2062	370	370.0
2063	375	375.0
2064	380	380.0
2065	385	385.0
2066	390	390.0
2067	395	395.0
2068	400	400.0
2069	405	405.0
2070	410	410.0
2071	415	415.0
2072	420	420.0
2073	425	425.0
2074	430	430.0
2075	435	435.0
2076	440	440.0
2077	445	445.0
2078	450	450.0
2079	455	455.0
2080	460	460.0
2081	465	465.0
2082	470	470.0
2083	475	475.0
2084	480	480.0
2085	485	485.0
2086	490	490.0
2087	495	495.0
2088	500	500.0
2089	505	505.0
2090	510	510.0
2091	515	515.0
2092	520	520.0
2093	525	525.0
2094	530	530.0
2095	535	535.0
2096	540	540.0
2097	545	545.0
2098	550	550.0
2099	555	555.0
2100		

21644

	As not	
It		

Abstract No. 17

— 1

019.01.03

Page 101

Office

Royal II
Scale: 1:100

Access No.	Date	Access Notes
B	2010-02-05	Issue for Recurring Permit
C	2010-03-08	Issued for Right-of-Way
D	2010-03-13	Issued for Right-of-Way
E	2010-03-20	Issued for Right-of-Way
F	2010-03-18	Issued for Right-of-Way
G	2010-03-25	Issued for R2 / R2P
I	2021-04-22	Transferred AGO
J	2021-02-19	Issue for 20'
K	2022-02-14	Issue for 20'

3 **DETAIL: Groundcover at Grade**
Scale: 1:10

50mm (2") thick mulch, refer to specifications - do not put mulch against the base of the plants

600mm (24") min. clearance to be 25 centimetres (10")

50mm (2") thick mulch

do not put mulch against the base of the plants

600mm (24") min. growing medium, planting pit to sit on compacted base

2x rootball

100mm (4") min. compacted sub-grade

100mm (4") min. compacted sub-grade

Diagram illustrating the cross-section of a structure, showing layers and dimensions:

- 50mm (2") thick mesh, refer to specifications -
- Refer to specifications for the position and assembly of the mesh.
- 300mm (12") min. -
- Refer to specifications for the position and assembly of the mesh.
- Non-woven filter fabric
- 75mm (3") thick layer of -
- Refer to specifications for the position and assembly of the mesh.
- Rigid insulation, refer to arch
- Drain mat over filter fabric
- Refer to specifications for the position and assembly of the mesh.
- Protection board on
- Waterproof membrane, refer to arch
- Structure slab, refer to

DETAIL: Groundcover on Slab
Scale: 1:10

Hedge

50mm (2") thick, mulch, refer to specifications - do not pit much against the base of the plants

750mm (32") min.
Minimum depth of compacted sub-grade pit to be 2x rootball size

2x rootball

0.5/0

Diagram illustrating the construction of a 2x rootball container, showing the following layers from top to bottom:

- 50mm (2") thick mulch, refer to specifications, do not put mulch against the base of the plants
- 750mm (30") thick drainage rock
- 750mm (30") thick nonwoven filter fabric
- 750mm (30") thick drainage rock

The container is labeled "2x rootball" and has a height of "0.75".

7 **DETAIL: Hedge at Grade**
Scale: 1:10

DETAIL: Hedge on Slab
Scale: 1:10

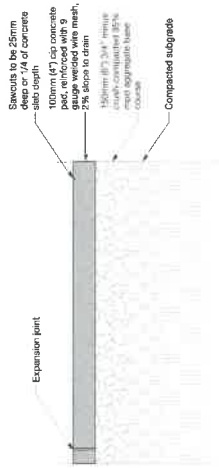
Project
Royal II
112, 114 and 118 Royal Ave.

Softscape Details

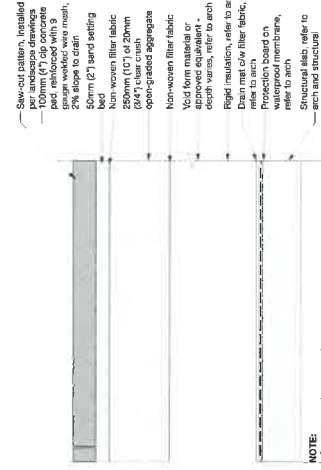
Legal
 Ltr 13, 14 AND 15 Pgs 2020,
 All of Doc# 32, New Venghinder
 "Bourgeois Group 1 NYD"

Project ID	21944	
Created By	Forre	
MR	Ad noted	
Downloaded	Downloaded	
DT		
Owner		

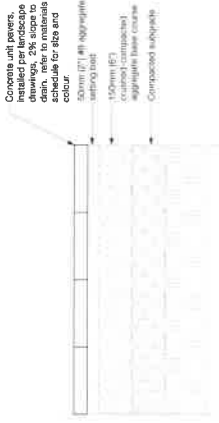
2019.01.03



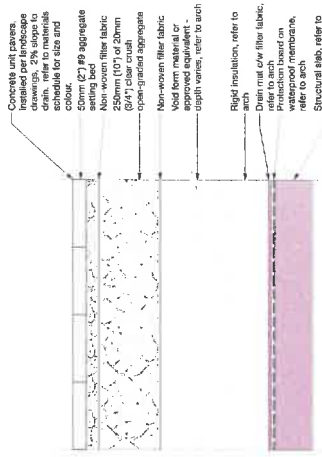
1 | DETAIL: Pedestrian Concrete at Grade
Scale: 1:10



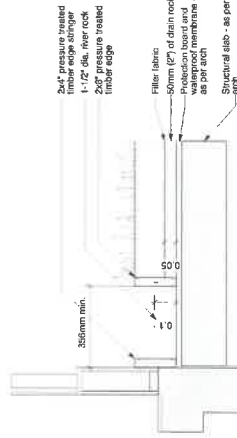
2 | DETAIL: Pedestrian Concrete on Slab with Insulation
Scale: 1:10



3 | DETAIL: Pedestrian Concrete Unit Pavers at Grade
Scale: 1:10



4 | DETAIL: Pedestrian Concrete Unit Paver on Slab with Insulation
Scale: 1:10



5 | DETAIL: Drip Strip on Slab
Scale: 1:10



6 | DETAIL: Threshold at Building
Scale: 1:10

Revisions	Date	Revisions Notes
-----------	------	-----------------

Rev	Date	Revisions Notes
A	2019-02-05	Back to Working Permit
B	2019-02-05	Back to Working Permit
C	2019-02-05	Back to Working Permit
D	2019-02-05	Back to Working Permit
E	2019-02-05	Back to Working Permit
F	2019-02-05	Back to Working Permit
G	2019-02-05	Back to Working Permit
H	2019-02-05	Back to Working Permit
I	2019-02-05	Back to Working Permit
J	2019-02-05	Back to Working Permit
K	2019-02-05	Back to Working Permit

Professional Seal

eta

100 West Street
Suite 100
Vancouver, BC V6B 1A4
Tel: 604.681.1449
Fax: 604.681.1449
www.eta.ca

All Rights Reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.

Project
Royal II

112, 114 and 116 Royal Ave.

Creating Time

Handscape Details

100 West Street
Suite 100
Vancouver, BC V6B 1A4
Tel: 604.681.1449
Fax: 604.681.1449
www.eta.ca

Project Manager
Architect
Landscape Architect
DT
2019-02-05
L10.1



DETAIL: Metal Planter



No.	Date	Revision Notes

STUDY NO.	DATE	ISSUE NO.
B	2015 02 05	1
C	2015 02 05	1

Professional Email



Discussion

Royal II

112, 114 and 118 Royal Ave.

Drying Time

Hardscape Details

Legal	Project ID	218644	Project Manager	218644
10/13, 14 AND 15 Aug 2020	Contract No.	12 00	Contract No.	12 00
All of Block 30, Howe Waterminder	MR	AG noted	MR	AG noted
Essex/Grove 1 NAD	Normalized By	Normalized By	Normalized By	Normalized By
	DT	DT	DT	DT
	Date	Date	Date	Date

PALISADE
Dining Table with Iron Branches

Model: 1000-1000-1000

Material: Iron, Wood

Color: Black, Natural

Dimensions: 1000 x 1000 x 1000

Weight: 1000 kg

Assembly: 1000 min

Warranty: 1000 years

Technical Specifications:

- Material: Iron, Wood
- Color: Black, Natural
- Dimensions: 1000 x 1000 x 1000
- Weight: 1000 kg
- Assembly: 1000 min
- Warranty: 1000 years

Customer Approval:

DATE: _____

SIGNATURE: _____

Notes:

1. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

2. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

19.5
1
56
1.3
56

FORO

FRT1700-RD-MT-FS-36

19.5
1
56
1.3
56

Technical Specifications:

- Material: Iron, Wood
- Color: Black, Natural
- Dimensions: 19.5 x 1 x 56 x 1.3 x 56
- Weight: 19.5 kg
- Assembly: 1 min
- Warranty: 5 years

Customer Approval:

DATE: _____

SIGNATURE: _____

Notes:

1. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

2. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

FORO

FRT1700-RD-MT-FS-36

19.5
1
56
1.3
56

Technical Specifications:

- Material: Iron, Wood
- Color: Black, Natural
- Dimensions: 19.5 x 1 x 56 x 1.3 x 56
- Weight: 19.5 kg
- Assembly: 1 min
- Warranty: 5 years

Customer Approval:

DATE: _____

SIGNATURE: _____

Notes:

1. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

2. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

1
DETAIL: Bench
NTS

Harvest
Dining Table with Iron Branches

Model: 1000-1000-1000

Material: Iron, Wood

Color: Black, Natural

Dimensions: 1000 x 1000 x 1000

Weight: 1000 kg

Assembly: 1000 min

Warranty: 1000 years

Technical Specifications:

- Material: Iron, Wood
- Color: Black, Natural
- Dimensions: 1000 x 1000 x 1000
- Weight: 1000 kg
- Assembly: 1000 min
- Warranty: 1000 years

Customer Approval:

DATE: _____

SIGNATURE: _____

Notes:

1. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

2. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

19.5
1
56
1.3
56

FORO

FRT1700-RD-MT-FS-36

19.5
1
56
1.3
56

Technical Specifications:

- Material: Iron, Wood
- Color: Black, Natural
- Dimensions: 19.5 x 1 x 56 x 1.3 x 56
- Weight: 19.5 kg
- Assembly: 1 min
- Warranty: 5 years

Customer Approval:

DATE: _____

SIGNATURE: _____

Notes:

1. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

2. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

3
DETAIL: Harvest Table
NTS

4
DETAIL: Round Table
NTS

5
DETAIL: Chair
NTS

FORO

FRT1700-RD-MT-FS-36

19.5
1
56
1.3
56

Technical Specifications:

- Material: Iron, Wood
- Color: Black, Natural
- Dimensions: 19.5 x 1 x 56 x 1.3 x 56
- Weight: 19.5 kg
- Assembly: 1 min
- Warranty: 5 years

Customer Approval:

DATE: _____

SIGNATURE: _____

Notes:

1. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

2. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

19.5
1
56
1.3
56

FORO

FRT1700-RD-MT-FS-36

19.5
1
56
1.3
56

Technical Specifications:

- Material: Iron, Wood
- Color: Black, Natural
- Dimensions: 19.5 x 1 x 56 x 1.3 x 56
- Weight: 19.5 kg
- Assembly: 1 min
- Warranty: 5 years

Customer Approval:

DATE: _____

SIGNATURE: _____

Notes:

1. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

2. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

FORO

FRT1700-RD-MT-FS-36

19.5
1
56
1.3
56

Technical Specifications:

- Material: Iron, Wood
- Color: Black, Natural
- Dimensions: 19.5 x 1 x 56 x 1.3 x 56
- Weight: 19.5 kg
- Assembly: 1 min
- Warranty: 5 years

Customer Approval:

DATE: _____

SIGNATURE: _____

Notes:

1. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

2. The table is made of iron and wood. The iron part is made of black iron and the wood part is made of natural wood.

[illegible][illegible][illegible][illegible]

etna

1500 164th Street
Vancouver BC Canada V6B 1H4

T 604-653 1456
F 604-653 1459
E info@etna.ca

All prices valid C\$

At Etna we have the knowledge, commitment and the talent to deliver the most innovative and cost-effective solutions to our customers. Our people, our technology and our commitment to service are the key to our success. We are a company that is constantly growing and we are looking for people who are passionate about their work and who want to be part of the team that is making a difference in the world.

Project
Royal II
112, 114, and 118 Royal Ave.
Drawing Title
Lighting Details

[illegible]