

Attachment 5

Background

SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Official Community Plan Land Use Designation

The subject site is designated (RM) Residential Multiple Unit Buildings, which allows for a mix of small to moderate sized multi-unit residential buildings. Principal building forms supported by this designation include townhouses, rowhouses, stacked townhouses, and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five- or six-storey low-rise building be considered.

Development Permit Area

The subject site is located within the Multiple-Unit Residential Development Permit Area (DPA 1.4). The intent of this DPA is to integrate multi-unit housing forms into the city's single detached dwelling and ground oriented housing neighbourhoods. The proposal is being evaluated against the DPA 1.4 guidelines concurrently with the review of the Rezoning application.

The DPA 1.4 guidelines can be accessed via:

[https://www.newwestcity.ca/database/files/library/OCP_DPA_1.4_Multiple_Units_Residential_\(Consolidated_June_2020\).pdf](https://www.newwestcity.ca/database/files/library/OCP_DPA_1.4_Multiple_Units_Residential_(Consolidated_June_2020).pdf)

Zoning Bylaw

The subject property is zoned Multiple Dwelling (Low-Rise) (RM-2). The intent of this zone is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met. The development currently includes proposed variances to building setbacks and parking.

Secured Market Rental Housing Policy

As part of the City's priority for new secured market rental housing, incentives include parking reductions and waiving density bonus payments. This development proposes all units as rental under the Secured Market Rental Housing Policy. The units would be secured for 60 years or for the life of the building through a Housing Agreement. Rental tenure only zoning could alternatively be applied, which would protect the property for rental use in perpetuity, or until a future Council should choose to approve a change to the zoning on the site.

Family-Friendly Housing Policy

The proposal would be required to provide a minimum 25% two- and three-bedroom units, of which a minimum 5% of the overall number of units would need to contain three bedrooms or more. Based on the applicant's submission, 60% of the units contain two or three bedrooms, of which 20% are three bedroom units. Eight of the units (53%) are also proposed as adaptable dwelling units, meeting the City's adaptable housing requirements.

SITE CHARACTERISTICS AND CONTEXT

The subject property is located at the north-east corner of Fourteenth Street and Cariboo Street in the Brow of the Hill neighbourhood. The site has an approximate area of 809.7 sq. m. (8,716 sq. ft.) and is currently vacant as the previous building was damaged by a fire. The property has a fairly steep grade, with the high end at the north-east corner and sloping down toward the street intersection. Stewardson Way is located one block south of the development site and Riverside Park is located one block west. The subject site is surrounded by several other low-rise multi-unit residential buildings, including a newer three- to five-storey development further east at the corner of Fifth Avenue and Thirteenth Street, a three-storey development from the early-1990s to the south across Cariboo Street, and a couple of three-storey apartment buildings from the late-1950s and early-1960s immediately to the north and east. There are also some single detached dwellings to the west across Fourteenth Street. A site context map is provided below (Figure 1).



Figure 1. Site Context Map

PROJECT STATISTICS

| | Permitted / Required Under RM-2 Zone | Proposed |
|---|---|---|
| Site Area | -- | 809.72 sq. m. (8,716 sq. ft.) |
| Site Coverage | 40% | 25.47% |
| Density FSR <i>or</i> Housing Units | 1.8 FSR 60 UPA (12 units) | 1.69 FSR 75 UPA (15 units) |
| Building Height | 13.72 m. (45 ft.) | 13.67 m. (44.83 ft.) |
| Unit Mix and Family-Friendly Housing | Minimum 25% two and three bedroom units, of which 5% are three or more bedrooms | Studio: 1 (7%) 1 Bed: 5 (33%) 2 Bed: 6 (40%) 3 Bed: 3 (20%) |
| Setbacks Front (Cariboo St.) Rear (North) Side (Fourteenth St.) Side (East) | 6.1 m. (20 ft.) 6.1 m. (20 ft.) 6.1 m. (20 ft.) 6.1 m. (20 ft.) | 2.44 m. (8 ft.) 6.1 m. (20 ft.) 4.57 m. (15 ft.) 6.1 m. (20 ft.) |
| Off-Street Parking Residential Visitor Total | 15 spaces (1 space per unit) 2 spaces (0.1 space per unit) 17 spaces | 8 spaces 0 spaces 8 spaces |
| Accessible Parking | 1 per 15 spaces | 1 space, included as part of the 8 residential spaces |
| Off-Street Loading | n/a | n/a |
| Bicycle Parking Long-Term Short-Term | 19 spaces (1.25 space per unit) n/a | 21 spaces 3 spaces |


** Note: grey rows indicate proposed variances/relaxations*

SIGNED HOUSING AGREEMENT PRINCIPLES

Draft Housing Agreement Principles for 1321 Cariboo Street – May 17, 2022

- 1) The Owner(s) will operate the housing as market rental units. The Housing Agreement will not provide restrictions on eligibility or market rent.
- 2) The rental housing will be subject to City of New Westminster Bylaws and Regulations including, but not limited to, the Business Regulations and Licensing (Rental Units) Bylaw No.6926, 2004. The rental housing will also be subject to the Residential Tenancy Act and other Laws and Regulations of the Provincial Government of British Columbia.
- 3) The Unit(s) shall be owned and managed by one entity.
- 4) The owner(s) do not intend to strata title the individual rental units. A “no strata title” covenant will be placed on title.
- 5) The rental tenure will be guaranteed for 60 years or the life of the building, whatever is longer.
- 6) Article 2 (Use and Construction of Lands and Secured Rental Units) and Article 3 (Disposition and Acquisition of Secured Rental Units) of the Housing Agreement will be attached to every Tenancy Agreement.
- 7) A minimum of 25% of all units in the building shall be either two or three bedroom units and a minimum of 5% of all units in the building shall be three bedroom units.
- 8) All units shall be rented for long-term rental uses, all Tenancy Agreements must be one month or longer in tenancy length.
- 9) The Owner(s) will not require the Tenant or any permitted occupant to pay any extra charges or fees for property or similar tax.

FZK Investments Ltd


Zvonimir Duric DIRECTOR

MAY 17/2022
DATE



1321 CARIBOO STREET

CONSULTATION SUMMARY REPORT FOR VIRTUAL OPEN HOUSE APRIL 6, 2022

AND PUBLIC FEEDBACK OPPORTUNITY APRIL 4 - 20, 2022



Newspaper Notification

Quarter page notices were posted twice in the New Westminster Record.
March 24th <https://issuu.com/royal-city-record/docs/nwrthu20220324/23>

New West Record THURSDAY, March 24, 2022 23

Community

Pastry chef aiming for the 'perfect bite'

Theresa McManus
tmcmamus@newwestrecord.ca

Folks lined up for up to two hours to get a taste of the sweet treats being served up at the new YUM Gourmet Donuts in Sapperton.

Pastry chef Kim Collishaw and partner John McMahon are thrilled to open YUM Gourmet Donuts in New West.

"I think our donuts are a little different than everybody else's. I think they're a little fancier. They're not just dipped with a bit of stuff on them. There's a lot more work that goes into them," said Collishaw. "I am all about flavour profiles."

While working at Telus, Collishaw baked up all kinds of treats for her co-workers, who urged her to attend culinary school because her baked goods

were so delicious. Collishaw took their advice and attended Pacific Institute of Culinary Arts.

For 17 years, Collishaw was a pastry chef at Culinary Capers Catering – creating delicious pastries for events attended by the likes of U2 and U.S. President Bill Clinton. When COVID hit and the catering company closed for good, Collishaw began pondering a change.

Collishaw began baking brioche donuts and testing out different flavours. As word spread about the gourmet donuts, Collishaw and McMahon began hunting for a storefront.

Seven months after securing a space at 468 East Columbia St., Collishaw and McMahon opened YUM Gourmet Donuts on Saturday, March 19. If the opening weekend



Yum, yum: A selection of donuts. PHOTO CONTRIBUTED

was any indication, there's a big appetite for donuts in New West – with 1,000 donuts selling out in four hours on Saturday and 4.5 hours on Sunday.

"We are blown away by the support the community and the surrounding businesses have shown us," McMahon said after the business's opening week-

ends. YUM Gourmet Donuts will be open Thursday to Sunday from 10:30 a.m. to 3 p.m., serving up two vegan options, apple fritters and an assortment of artisan donuts each week – focusing on quality over quantity.

"There is going to be up to 14 flavours of donuts every week," Collishaw said. "We'll change our flavours weekly. There might be some flavours we do every week – obviously the fritters. And there are certain flavours that people love, so we have to make sure we have those."

Carrot cake, bacon maple, raspberry lime and strawberry shortcake are among the flavours that will be featured at any given time.

"People like the citrusy ones, like the key lime or lemon meringue, so we will always make sure something like that is on the menu," Collishaw said. "People like the fruity ones."

ence the "perfect bite."

Collishaw is always coming up with new recipes, sometimes jotting down ideas in the middle of the night. And that's exactly when she hits the YUM Gourmet Donuts kitchen – preparing topping, fillings and dough for about 1,000 donuts a day.

"Once they're gone, we're sold out," she said. "We can't just whip up another batch to do."

YUM's special brioche dough takes 24 hours to prepare.

"It's a process," Collishaw said. "The dough takes a long time to make because it's not just instant stuff. There are four rises involved with this dough. It develops the flavour. There's a lot of butter, so the butter flavour comes out."

Virtual Open House Invitation

Billard Architecture would like to invite you to an open house on April 6, 2022 to discuss a Rezoning and Development Permit Application that has been submitted for 1321 Cariboo Street, New Westminster. Billard Architecture has applied to build a low-rise apartment development with 15 secured rental suites.

Rezoning and Development Permit Application No: REZ00205

Development Site Address: 1321 Cariboo Street, New Westminster

Virtual Open House Details

Date: Wednesday, April 6, 2022

Time: 5:00 - 7:00 pm

Location: <https://us06web.zoom.us/j/82689846469>

For more information, please contact Robert Billard at Billard Architecture at 604-619-0529 ext 1001 or info@billardarchitecture.ca

Or Contact City of New Westminster Development Planner, Mike Watson at 604-527-4519 or mwatson@newwestcity.ca



LAST MONDAY AT THE MOVIES THE BODY REMEMBERS WHEN THE WORLD BROKE OPEN



Mon, Mar 28

7pm

Doors open 6:30pm

Massey Theatre

STUDENTS/SENIORS \$8 | GENERAL \$9
ADVANCE TICKETS AT MASSEY THEATRE BOX OFFICE
[TICKETS.NW.CA](https://ticketsnw.ca) | CASH AT THE DOOR



And March 31st <https://issuu.com/royal-city-record/docs/nwrthu20220331/5>

New West Record THURSDAY, March 31, 2022 5

City

City council approves new duplex in heritage deal

Theresa McManus
tmcmanus@newwestrecord.ca

Neighbours living around a “decrepit house with a black water swimming pool” in the backyard are supportive of infill housing – but they say a duplex is taking it too far.

On Monday, city council supported a heritage revitalization agreement for 102 Seventh Ave., where the applicants want to retain a 1941 heritage house that includes a rental secondary suite and build a new stratified infill duplex that faces First Street.

The 6,017-square-foot corner-lot property would be subdivided into two lots, with one building on each lot, and four parking spaces built in the rear lane.

Twenty-two residents addressed council at Monday night’s public hearing,

which lasted for more than three hours. Fourteen people opposed the project, including all of the speakers living in the neighbourhood, while eight speakers – including the applicant, the architect and local housing advocates – urged council to support it.

Supporters said the proposal supports the city’s goal of creating infill housing as a way of increasing housing options. They said it would result in the restoration and protection of a heritage house, retain the existing two-bedroom rental secondary suite in that house and create two family units in the duplex.

“The type of city that I do want New West to continue to be and to become is one where there is a lot more density that’s spread out throughout the city and there’s a variety of housing types within

neighbourhoods, and there is housing that is very close to parks and schools, like this proposal is,” said Brow of the Hill resident Rick Vugteveen.

On the other side, many residents who spoke against the proposal said the new lot would be far too small to accommodate a duplex.

“I’m not a NIMBY, and I don’t think my neighbours are. We have supported the laneway housing in our neighbourhood,” Allan Flemons said. “I... support secondary suites in the houses that are there. Really, I think you have to respect the people that have lived there for a long time and look at what this project is going to do with a two-storey side-by-side duplex on that lot.”

Most of the neighbours voiced concerns about



New homes: City council has supported a heritage revitalization agreement for 102 Seventh Ave. PHOTO THERESA MCMANUS

traffic safety impacts associated with the placement of four parking spots – and more traffic in the lane and on a busy corner. They cited concerns about safety of children going to and from the nearby Herbert Spencer elementary.

Other concerns raised by neighbours included

the number of zoning relaxations needed to facilitate the project and the lack of greenspace for families moving in to the duplex units.

COUNCIL VOTE

Following the public hearing, council unanimously supported the

project because it provides much-needed housing.

“It’s not the kind of housing that maybe everyone is used to or it doesn’t maybe come with a backyard or with a play space for kids, but it is housing,” said Coun. Mary Trentadue. “And it is a different form of housing, and I am a strong advocate of all forms of housing.”

Coun. Chinu Das said it was a “very, very difficult decision” to make because residents made a lot of valid points, but she would support it as it creates housing.

“I do think we need to monitor the traffic safety in that area,” she said. “I do think there are some genuine concerns, and we do need to keep looking at that.”

The project still requires a formal council vote for final adoption.

Spring IN FULL Swing

Harmony Court Estate - 7197 Canada Way

Please join us to experience
RETIREMENT LIVING at the vibrant
community of **Harmony Court Estate**.

Light Hors D'Oeuvres | Local Wine Samples | Smoothie Bar
Musical Entertainment | Personalized Tours | Prizes

RSVP
BY MARCH 31ST

Date: Thursday April 7th
Time: 1:30 PM - 4:00 PM

Email: jgrigg@agecare.ca | Phone: (604) 527-3323

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Rezoning and Development Permit Application No: REZ00205

Development Site Address: 1321 Cariboo Street, New Westminster

Virtual Open House Details

Date: Wednesday, April 6, 2022

Time: 5:00 - 7:00 pm

Location: <https://us06web.zoom.us/j/82689846469>

For more information, please contact Robert Billard at Billard Architecture at 604-619-0529 ext 1001 or info@billardarchitecture.ca

Or Contact City of New Westminster Development Planner, Mike Watson at 604-527-4519 or mwatson@newwestcity.ca



Virtual Open House Invitation

Virtual Open House Invitation Letters were physically mailed out to 273 residents on March 22

Virtual Open House Invitation

Billard Architecture would like to invite you to an open house on April 6, 2022 to discuss a Rezoning and Development Application, File: REZ00205, that has been submitted for 1321 Cariboo Street, New Westminster. Billard Architecture has applied to build a low-rise apartment development with 15 secured rental suites, 40% of them will be adaptable units. This multifamily housing is close to transit, will have dedicated bike and scooter storage, and an outdoor children's play area. The amenity space on the fifth floor has a balcony and is fully accessible.

Transportation staff have not completed a full review of the application at this time.

Site Location:



Virtual Open House Details

Date: Wednesday, April 6, 2022

Time: 5:00 – 7:00 pm

Location:

<https://us06web.zoom.us/j/82689846469>

For more information, please contact Robert Billard at Billard Architecture at 604-619-0529 ext 1001 or info@billardarchitecture.ca

Or Contact City of New Westminster Development Planner, Mike Watson at 604-527-4519 or mwatson@newwestcity.ca



Virtual Open House Invitation

The Brow of the Hill Residents Association was invited to the Virtual Open House on March 24

Subject: Notice of Virtual Open House for 1321 Cariboo Street
Date: Thursday, March 24, 2022 at 8:36:27 AM Pacific Daylight Saving Time
From: Rochele Potter
To: 'browofthehillra@gmail.com'
CC: Mike Watson, Robert G. Billard
Attachments: image002.jpg, image001.jpg

Good morning to Brow of the Hill Residents Association,

Billard Architecture would like to invite you to an open house on April 6, 2022 to discuss a Rezoning and Development Application, File: REZ00205, that has been submitted for 1321 Cariboo Street, New Westminster. Billard Architecture has applied to build a low-rise apartment development with 15 secured rental suites, 40% of them will be adaptable units. This multifamily housing is close to transit, will have dedicated bike and scooter storage, and an outdoor children's play area. The amenity space on the fifth floor has a balcony and is fully accessible.

Transportation staff have not completed a full review of the application at this time.

Site Location:



Virtual Open House Details

Date: Wednesday, April 6, 2022

Time: 5:00 – 7:00 pm

Location:

<https://us06web.zoom.us/j/82689846469>

For more information, please contact Robert Billard at Billard Architecture at 604-619-0529 ext 1001 or info@billardarchitecture.ca

Or Contact City of New Westminster Development Planner, Mike Watson at 604-527-4519 or mwatson@newwestcity.ca

Thank you kindly,

Rochele Potter (she/her/they)
Project Coordinator
604-619-0529 x 1002

Public Comment Opportunity

1. A website www.1321cariboostreet.ca with information regarding the Virtual Open House, project information, contact information, and feedback form was launched on April 4. Feedback information has been removed from the current site as the public comment opportunity has now closed
2. Postcards to notify 273 residents of the Public Comment Opportunity were mailed out on April 5

Public Comment Opportunity – 1321 Cariboo Street

Billard Architecture would like to invite you to submit feedback for a Rezoning and Development Permit application, File: REZ00205 that has been submitted for 1321 Cariboo Street, New Westminster. Billard Architecture has applied to build a low-rise apartment development with 15 secured market rental suites.

For more information and to submit feedback, please visit www.1321cariboostreet.ca or contact Robert Billard at Billard Architecture at 604-619-0529 ext 1001 or info@billardarchitecture.ca. The comment form on the website will be active for feedback until April 20, 2022. The project information is also available on the City's Be Heard New West webpage for this project www.beheardnewwest.ca/1321-cariboo-st

Site Location:



The Brow of the Hill Residents Association was reminded about the Virtual Open House and invited to participate in the Public Comment Opportunity on April 6,

Subject: RE: Notice of Virtual Open House for 1321 Cariboo Street
Date: Wednesday, April 6, 2022 at 1:01:48 PM Pacific Daylight Saving Time
From: Rochele Potter
To: 'browofthehillra@gmail.com'
CC: 'Mike Watson', Robert G. Billard, Dilys Huang
Attachments: image003.jpg, image002.jpg

Good afternoon,

Quick reminder of this evening's Virtual Open House for 1321 Cariboo Street:

Time: 5:00 – 7:00 pm

Location: <https://us06web.zoom.us/j/82689846469>

For more information and to submit feedback, please visit www.1321cariboosectreet.ca or contact Robert Billard at Billard Architecture at 604-619-0529 ext 1001 or info@billardarchitecture.ca. The comment form on the website will be active for feedback until April 20, 2022. The project information is also available on the City's Be Heard New West webpage for this project www.beheardnewwest.ca/1321-cariboo-st

Thank you kindly,

Rochele Potter (she/her/they)
Project Coordinator
604-619-0529 x 1002

625 5th Avenue, Suite 701
New Westminster, BC
V3M 1X4

On the stolen and occupied land of Halqeméylem and Hənqəminəŋm speaking people.



Feedback Summary

1. We received no phone calls or emails from the public for either the Virtual Open House or the Public Feedback Opportunity
2. The Virtual Open House, hosted on Zoom on April 6 from 5:00pm-7:00pm had two participants that were not part of Billard Architecture team, the client team, or CoNW staff:
 - ^{Named removed} resident of Glenbrook asked questions about the size of the units and the unit mix and was supportive of the project
 - An unknown participant that went by initials only and did not disclose their name, did not ask questions or provide feedback
3. We received two responses from the Public Feedback Opportunity during the period of April 4th to April 20th from the project website www.1321caribooseet.ca. The two respondents were supportive of the project, please see the following page

Subject: New feedback received from your website

Date: Wednesday, April 6, 2022 at 9:03:17 PM Pacific Daylight Saving Time

From: Personal Information Removed

To: Rochele Potter

Name: Personal Information Removed

Address: Personal Information Cariboo Street

Email: Personal Information Removed

What is your overall impression of this development?: I am extremely excited about this development. This lot has been under utilized and seemingly ignored since we moved in two years ago. We have watched it go from an abandoned building to burning to the ground and now it has sat as an empty lot attracting rats and not being used for its intended purpose - housing. Our city always needs more housing and this design is beautiful and inviting. We are excited to have new neighbours join our small corner of New West!

Do you have any specific concerns with this development?: None! I wish it was already built!

Time: April 6, 2022 at 9:03 pm

IP Address: Personal Information Removed

Contact Form URL: <https://1321cariboostreet.wordpress.com/>

Sent by an unverified visitor to your site.

Subject: New feedback received from your website

Date: Thursday, April 14, 2022 at 9:43:00 AM Pacific Daylight Saving Time

From: Personal Information Removed

To: Rochele Potter

Name: Personal Information Removed

Address: Personal Information 5th Ave

Email: Personal Information Removed

What is your overall impression of this development?: Hello!

The design is fantastic!!!! I think this is a positive growth for the community and for larger families who want condo living with amenities. There are very little options for rentals of 3-4 bedroom for family - so this a fantastic. I hope this project is approved and I can't wait to see the progress

Do you have any specific concerns with this development?: No, I'm just happy to see growth in this community!

Time: April 14, 2022 at 9:42 am

IP Address: Personal Information Removed

Contact Form URL: <https://1321cariboostreet.wordpress.com/>

Sent by an unverified visitor to your site.

Memorandum

To: Dilys Huang, Planner

Date: April 26, 2022

From: Roger Chang, Engineering Technologist

File: PRJ-009443

Subject: WORKS AND SERVICES REQUIREMENTS FOR 1321 CARIBOO STREET – DP000845

We are responding to your application as referenced above dated December 22, 2020 for the proposed five stories, at-grade parking at the rear of the building, 15 dwelling unit apartment building.

Please be advised that staff have done a review of this project and identified the following details that will need to be addressed as part of this application:

1. The applicant shall, at a minimum, familiarize themselves with the following documents and plans:
 - Zoning Bylaw
 - Subdivision and Development Control Bylaw
 - Tree Protection and Regulations Bylaw
 - Erosion and Sediment Control Bylaw
 - Master Transportation Plan
 - Urban Forest Management Strategy
 - Engineering Fees and Rate Bylaw
 - Development Cost Charges Bylaw
2. Onsite storm sewer water management will be required to limit the post development flow to pre-development flow. The onsite works shall be designed in accordance with the City's Integrated Storm Water Management Plan.
3. All site drainage works shall be designed and constructed in accordance with the City's Erosion and Sediment Control Bylaw 7754, 2016. The developer shall retain a qualified professional to ensure that the design and implementation of the erosion and sediment controls meet the requirements outlined in the Bylaw.
4. All existing trees are to be protected in accordance with the City's Tree Protection and Regulations Bylaw No. 7799, 2016 and any trees identified for removal will need to have a permit approved and in place prior to removal.
5. Discuss all onsite service details with Development Services, Building Division at 604-527-4580 (Plumbing Permit). The on-site sanitary and stormwater systems, perimeter drainage and roof leaders, will need to be fully separated.
6. At the time of Demolition Permit issuance, the applicant will be required to make a payment of a flat fee in the amount of **\$5,500.00** plus GST per serviced parcel for capping at the main, by the City, of all existing sewer and water service connections not for reuse.

TRANSPORTATION REVIEW – ON-SITE

7. On-site detailed transportation servicing and other requirements shall include, but are not necessarily limited to that which is listed and described in the attached *Transportation Review – 1321 Cariboo Street (REZ00205/DP000845) – Comments Round #3*.

OFF-SITE WORKS AND SERVICES

8. Under the City of New Westminster Subdivision and Development Control Bylaw No. 7142, 2007 and amendments thereto, the developer for the above noted property is also required to enter into a Works and Services Agreement with the City addressing off-site servicing requirements. The off-site services will be identified during the detailed development review and will be required prior to issuance of a building permit. These works could include but may not be limited to the following generally described servicing:

ROAD WORKS

The subject site is bounded by Cariboo Street to the south east and Fourteenth Street to the south west. According to the City's Office Community Plan, both Cariboo Street and Fourteenth Street are designated as local roads.

Fourteenth Street

- 8.1. Reconstruction of Fourteenth Street frontage complete with new sidewalk, curb and gutter, trees, landscaping (including drainage and irrigation), street furniture, street lighting (including pedestrian level lighting), signage, underground electrical and telecommunication servicing. Fourteenth Street shall be reconstructed up to road centerline based on the following minimums:
 - Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out on the existing road which is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay.
 - 2.0m wide unobstructed separated sidewalk
 - 2.0m wide boulevard with street trees
- 8.2. As partial mitigation for parking reduction, the frontage (boulevard, trees, sidewalk, curb and gutter, and road to centerline) along 1320 Fourteenth Street shall be constructed as part of this development to provide improved pedestrian accessibility to transit routes and commercial services.

Cariboo Street

- 8.3. Reconstruction of Cariboo Street frontage complete with new curb and gutter, trees, landscaping (including drainage and irrigation), street lighting (including pedestrian level lighting), signage, underground electrical and telecommunication servicing. Cariboo Street shall be reconstructed up to road centerline based on the following minimums:
 - Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out on the existing road which

is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay.

- 2.0m wide unobstructed separated sidewalk
- 2.0m wide boulevard with street trees

- 8.4. As partial mitigation for parking reduction, the frontage (boulevard, trees, sidewalk, curb and gutter, and road to centerline) along Cariboo Street for 1314 Fifth Avenue shall be constructed as part of this development to provide improved pedestrian accessibility to transit routes and commercial services.

Vehicular Site Access

- 8.5. All proposed vehicular access for the development should be from the Cariboo Street. The site shall only have one vehicular access.

UNDERGROUND UTILITIES

Sanitary

- 8.6. Provision of an adequate single sanitary sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

Storm

- 8.7. Provision of an adequate single storm sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

Water

- 8.8. Provision of an adequate single water service connection for the development satisfying the fire and domestic demands complete with a suitable water meter with backflow protection. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development water demands must be upgraded at the developer's expense.

Electrical, Telecommunication and Gas

- 8.9. All costs associated with the design and conversion of the existing overhead electrical and telecommunication utilities on the roadways adjacent to the site with an underground system for the development. Please contact Marc Rutishauser in the City Electrical Operations Department at (604) 527-4533 for electrical servicing details. Contact Telus and Shaw directly for telecommunication servicing details.

- 8.10. City communication conduit shall be provided in accordance with the City's intelligent City Design requirements as it pertains to the Fiber Optic Network and Street Lighting Design. Please contact Phil Kotyk, Fiber Network Operations Manager at (604) 527-4641 for City communication servicing details.
- 8.11. All costs associated with the design and construction of gas servicing for the development. Please contact Fortis BC directly for servicing details.
- 8.12. All third party utility construction drawings shall include the Civil Design Drawings base plan and must be submitted to the City's Engineering Services Division for review and approval. The developer's consulting engineering shall ensure that the design of all third party utilities, including New Westminster Electrical, have been coordinated with the Civil Design Drawings. Coordination of the drawings must be completed prior to issuance of the Works and Services Agreement.

STREET LIGHTING

- 8.13. Roadway lighting for all street frontages shall be provided and upgraded for safety and to produce accurate and comfortable night time visibility using energy efficient lighting such as LED. Design of roadway lighting shall be in accordance with the City of New Westminster Design Criteria Section 6 and the MMCD (Platinum Edition) Design Guidelines Section 6.0 Roadway Lighting (for LED).

BOULEVARD TREES

- 8.14. The boulevards shall be prepared for boulevard trees complete with a 900mm, New Westminster Planting Blend or approved equal, growing medium for the full width of the boulevard, including drainage and irrigation. Boulevard landscaping and irrigation shall be provided in suitable locations to the satisfaction of the Parks Department. If adequate soil volume is not achievable, provision shall be made for soil cell technology or any other approved method to achieve the specified soil volume. For further information, please contact Sylvain Martel, Senior Arborist at (604) 527-4625.
 - 8.15. Boulevard trees will be selected, purchased, installed and maintained by the Parks Department.
9. The preparation of detailed design drawings by a qualified Professional Engineer for the off-site works and services to the satisfaction of the City and in accordance with the City's Design Criteria, Supplemental Specification and Detail Drawings, and Master Municipal Construction Documents. The engineering design drawings for the proposed works may include the following plans:
 - Road works
 - Storm drainage collection facilities
 - Sanitary sewer collection facilities
 - Water distribution facilities
 - Street lighting
 - Street trees, landscaping
 - Topographical and lot grading plans
 - Erosion and sediment control plans
 - Electrical power supply and distribution facilities

- Telecommunication facilities
- Gas facilities

10. Under the Works and Services Agreement with the City the developer must address the following requirements:

- 10.1. Employment and retention of a Professional Engineer to prepare and seal the design drawings; to provide a Resident Engineer for inspection of all design and construction related problems; to prepare, certify and seal "As-Constructed" drawings, including landscape & irrigation drawings and to certify that all materials supplied and works performed conform to City standards as contained within the Subdivision and Development Control Bylaw and/or the Master Municipal Construction Documents.
- 10.2. The developer will be required to post a security deposit for 120% of the estimated construction cost of the offsite servicing works including GST. The security deposit shall be in the form of an Irrevocable Letter of Credit or cash deposit. The security deposit will be reduced once the off-site works are completed to the satisfaction of the City less a 10% holdback. Upon issuance of a Certificate of Completion by the City, the 10% security deposit will be held for a two year maintenance period.

11. The following payments and deposits shall be paid at the time of execution of the Works and Services Agreement:

- 11.1. Payment to cover the cost of preparing the Works and Services Agreement, currently **\$1,910.00** plus tax.
- 11.2. Payment of **four percent (4%)** of the estimated construction costs to cover engineering and administrative costs incurred by the City.
- 11.3. Under the Works and Services Agreement the developer will be required to pay a deposit **\$5,000.00** to cover any charges for emergency works and signage.
- 11.4. Payment of a flat fee in the amount of **\$728.00** per tree for Parks Department to select, purchase, install, and maintain the trees.
- 11.5. Signing of a latecomer waiver clause.

12. Submission of any agreements, easements, and right-of-ways documents required by the City in relation to the proposed development.

13. The following charges shall be paid at the time of Building Permit Issuance:

- 13.1. Payment of applicable Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charges in accordance with Bylaw 187, 1996 and amendments.
- 13.2. Payment of applicable New Westminster Development Cost Charges in accordance with Bylaw 7311, 2009 and amendments.
- 13.3. Payment of applicable School Site Acquisition charges in accordance with School District #40 Capital Bylaw No. 2008-1.

- 13.4. Payment of applicable Regional Transportation Development Cost Charges in accordance with Bylaw No. 124-2018.

Should you have any further questions, please contact the undersigned at 604-527-4633 or rchang@newwestcity.ca.

Regards,



Roger Chang, AScT, BC-Cescl
Engineering Technologist

cc L. Leblanc, Director of Engineering Services
 E. Wat, Manager Infrastructure Planning
 C. Dobrescu, Utilities and Special Projects Engineer
 G. Otieno, Infrastructure Engineer
 M. Anderson, Acting Manager Transportation
 E. Tiffany, Senior Transportation Planner
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 M. Rutishauser, Acting Manager, Electrical Engineering Design & Planning
 J. Krevs, Senior Plan Reviewer