

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

**HERITAGE REVITALIZATION AGREEMENT (802 & 806 EIGHTH STREET AND 809 EIGHTH AVENUE)
BYLAW NO. 8379, 2023**

**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 property located at 802 & 806 Eighth Street and 809 Eighth Avenue in New Westminster wish to enter into a Heritage Revitalization Agreement in respect of the property;

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

Citation

- A. This Bylaw may be cited as “Heritage Revitalization Agreement (802 & 806 Eighth Street and 809 Eighth Avenue) Bylaw No. 8379, 2023”.

Heritage Revitalization Agreement

- B. The City of New Westminster hereby enters into a Heritage Revitalization Agreement with the registered owner of the property located at 802 & 806 Eighth Street and 809 Eighth Avenue legally described as:

PID: 000-993-140
LOT 17 OF LOT 4 OF LOT 13 SUBURBAN BLOCK 12 PLAN 2620

PID: 008-379-726
LOT 18 OF LOT 4 OF LOT 13 SUBURBAN BLOCK 12 PLAN 2620

PID: 013-484-362
LOT 19 OF LOT 4 OF LOT 13 SUBURBAN BLOCK 12 PLAN 2620

- C. 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 27th day of February, 2023.

READ A SECOND TIME this 27th day of February, 2023.

PUBLIC HEARING held this _____ day of _____, 2023.

READ A THIRD TIME this _____ day of _____, 2023.

ADOPTED this _____ day of _____, 2023.

MAYOR PATRICK JOHNSTONE

JACQUE KILLAWEE, CITY CLERK

SCHEDULE "A"

HERITAGE REVITALIZATION AGREEMENT

(802 & 806 EIGHTH STREET AND 809 EIGHTH AVENUE)

THIS AGREEMENT dated for reference the 27th day of January, 2023, is

BETWEEN:

1208242 B.C. LTD. (Inc. No. BC1208242)
420 – 1112 West Pender Street
Vancouver, B.C. V6E 2S1

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER
511 Royal Avenue
New Westminister, B.C. V3L 1H9

(the "City")

WHEREAS:

- A. The Owner is the registered owner in fee simple of the land and all improvements located at located at 802 & 806 Eighth Street and 809 Eighth Avenue legally described as:

PID: 000-993-140
LOT 17 OF LOT 4 OF LOT 13 SUBURBAN BLOCK 12 PLAN 2620

PID: 008-379-726
LOT 18 OF LOT 4 OF LOT 13 SUBURBAN BLOCK 12 PLAN 2620

PID: 013-484-362
LOT 19 OF LOT 4 OF LOT 13 SUBURBAN BLOCK 12 PLAN 2620

(together, the "Lands");

- B. There is a building situated on a portion of the Lands, namely 806 Eighth Street, known as the Sincok House (the "Heritage Building"), which portion of the Lands is shown on the Land Assembly Plan which accompanies the site plan attached as Appendix A (the "Site Plan");
- C. 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 subdivide the Lands into two separate parcels, namely Lot A and Lot B, generally as shown on Proposed Subdivision Plan which accompanies the Site Plan;

- D. If the proposed subdivision of the Lands is approved by the City's Approving Officer, the Owner wishes to relocate the Heritage Building to the aforementioned Lot B and to construct three new residential multi-family buildings (the "New Residences") on Lot A and the Owner wishes to make certain alterations to the Heritage Building (the "Alterations");
- E. The City and the Owner agree that the Heritage Building has heritage value and should be conserved;
- F. 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*; and
- G. The Owner and the City have agreed to enter into this Heritage Revitalization 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.

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:

Heritage Designation

1. 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 Heritage Building, or the New Residences that may result from the designation.

Conservation of Heritage Building

2. Promptly following the date on which the Owner deposits the Subdivision Plan in the Land Title Office, the Owner shall commence and complete the relocation, preservation, rehabilitation, and restoration of the Heritage Building (the "Work") in accordance with the Heritage Conservation Plan prepared by Elana Zysblat, CAHP of Ance Building Services and dated November 2022, a copy of which is attached as Appendix B (the "Conservation Plan").
3. Prior to commencement of the Work, the Owner shall obtain from the City all necessary permits and licenses, including a heritage alteration permit.
4. The Owner shall obtain written approval from the City's Director of Climate Action, Planning and Development for any changes to the Work, and obtain any amended permits that may be required for such changes to the Work, including a building permit and heritage alteration permit.

5. The Owner agrees that the City may, notwithstanding that such a permit may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a building permit applied for in respect of the Work to the Heritage Building if the work that the Owner wishes to undertake is not in accordance with the Conservation Plan.
6. The Owner shall erect 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 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 B, 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.
8. 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 Canadian 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 9 of this Agreement.

Responsibilities of the Registered Professional

9. The Registered Professional shall:
 - (a) prior to commencement of the Work, provide to the City an executed and sealed Confirmation of Commitment in the form attached as Appendix C 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 and sealed Confirmation of Commitment;
 - (b) supervise the Work and ensure compliance of the Work with the Conservation Plan in Appendix B;
 - (c) provide regular reporting to the City's Director of Climate Action, Planning and Development 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 D; and
 - (e) notify the City within one business day if the Registered Professional's engagement by the Owner is terminated for any reason.

Damage to or Destruction of Heritage Building

10. 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.

11. If, in the opinion of the City, the Heritage Building is completely destroyed, the Owner shall construct a replica, using contemporary materials if necessary, of the Heritage Building that complies in all respects with the Conservation Plan 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.
12. The Owner shall use its best efforts to commence and complete any repairs to the Heritage Building, or the construction of any replica building, with reasonable dispatch.
13. If the Heritage Building is damaged during the course of construction of the New Residences, the City may, notwithstanding that a final inspection may be issuable under the City’s zoning and building regulations and the BC Building Code with respect to the New Residences, withhold a final inspection applied in respect of the New Residences, if the Owner has not repaired the damage to the Heritage Building to the satisfaction of the Director of Climate Action, Planning and Development.

Construction of Alterations and New Residences

14. The Owner shall construct the Alterations and the New Residences in strict accordance with the design plans and specifications prepared by Grimwood Architecture, dated November 17, 2022, and Gauthier + Associates Landscape Architects Inc., dated October 21, 2022, and attached hereto as Appendix E (the “Approved Plans”), full-size copies of which plans and specifications are on file at the New Westminster City Hall. The Owner agrees that the City may, notwithstanding that such a permit may be issuable under the City’s zoning and building regulations and the BC Building Code, withhold a building permit applied for in respect of the Alterations, the New Residences or both if the work that the Owner wishes to undertake is not in accordance with the Approved Plans.

Timing and Phasing of Work

15. The Owner shall not construct the New Residences on the Lands, other than the foundations thereof and related work such as drainage, until the Owner has (i) constructed a new foundation for the Heritage Building on Lot B of the Lands, (ii) relocated the Heritage Building to Lot B and (iii) permanently installed the Heritage Building on its new foundation (collectively the “Phase 1 Work”), all to the satisfaction of the City’s Director of Climate Action, Planning and Development. The City may, notwithstanding that such a permit may be issuable under the City’s zoning and building regulations and the BC Building Code, withhold a building permit applied for in respect of the New Residences if the Owner has not completed the Phase 1 Work in respect of the Heritage Building, to the satisfaction of the City’s Director of Climate Action, Planning and Development.
16. The Owner shall commence and complete all actions required for the completion of the Work, as set out in the Conservation Plan in Appendix B, within three years following the

date on which the Owner deposits the Subdivision Plan in the Land Title Office.

17. The Owner acknowledges and agrees that no insulation inspection by the City shall take place nor will an occupancy permit be granted for the New Residences 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.

Ongoing Maintenance

18. Following completion of the Work, the Owner shall maintain the Heritage Building in good repair in accordance with the Conservation Plan and the maintenance standards set out in the *City of New Westminster Heritage Property 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.

Variances to City's Zoning Bylaw

19. The Zoning Bylaw is varied and supplemented in its application to the Lands in the manner and to the extent provided and attached as Appendix F.

No Separate Sale of New Parcels

20. The Owner shall, concurrently with the deposit of the Subdivision Plan, deposit in the Land Title Office a covenant under section 219 of the *Land Title Act* in favour of the City, in the form attached as Appendix G, by which the Owner covenants and agrees not to transfer separately the parcels created by the Subdivision Plan until the Owner has complied with the requirements of this Agreement for the preservation, restoration, and rehabilitation of the Heritage Building.
21. The City shall execute and deliver to the Owner a discharge of the covenant described in section 20, above, on the request of the Owner if the Owner has complied with the requirements of this Agreement for the preservation, restoration, and rehabilitation of the Heritage Building and wishes to transfer the parcel containing the Heritage Building separately from the other parcel charged by the covenant, and have provided the Certification of Compliance described in section 9(d) above in respect of the Heritage Building.
22. Nothing in this Agreement commits the Approving Officer to approve the proposed subdivision of the Lands.

No Driveway Access

23. The Owner covenants and agrees that no driveway shall be constructed on the lot on which the Heritage Building is located and that the City may refuse to permit a driveway crossing over City property to serve the lot on which the Heritage Building is located notwithstanding any bylaw or policy of the City to the contrary.

Inspections

24. Upon request by the City, the Owner shall advise or cause the Registered Professional to advise the City of New Westminster Climate Action, Planning and Development Department, Planning Division, of the status of the Work, and, 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 Owners are fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.
25. The City may, notwithstanding that such an inspection may be issuable under the City's zoning and building regulations and the BC Building Code, withhold an inspection of the Work if the Owner has not completed or is not completing the Work in respect of the Heritage Building as set out in the Conservation Plan, to the satisfaction of the Registered Professional and the City's Director of Climate Action, Planning and Development.
26. The City may, notwithstanding that such an inspection may be issuable under the City's zoning and building regulations and the BC Building Code, withhold an inspection if the Owner has not constructed the New Residences as set out in the Approved Plans, to the satisfaction of the Registered Professional and the City's Director of Climate Action, Planning and Development.

Interpretation

27. In this Agreement, "Owner" shall mean all registered owners of the Lands or subsequent registered owners of the Lands or any part thereof, from time to time, as the context requires or permits.

Conformity with City Bylaws

28. 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, restoration and repairs of the Heritage Building, must comply with all applicable bylaws of the City.

No Application to Building Interiors

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

Future Alterations

30. 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.

Statutory Authority Retained

31. 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

32. 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.

33. 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 Lands; 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

34. 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.

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 or the Heritage 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 or the Heritage 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 both, to their condition before the contravention;
 - (b) an order that the Owner undertake compensatory conservation work on the Lands or the Heritage Building, or both;
 - (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 Owners 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.

Headings

41. 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

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

Number and Gender

43. 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

44. 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

45. 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.

1208242 B.C. LTD.

by its authorized signatory(ies)

Name:

Name:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

by its authorized signatories:

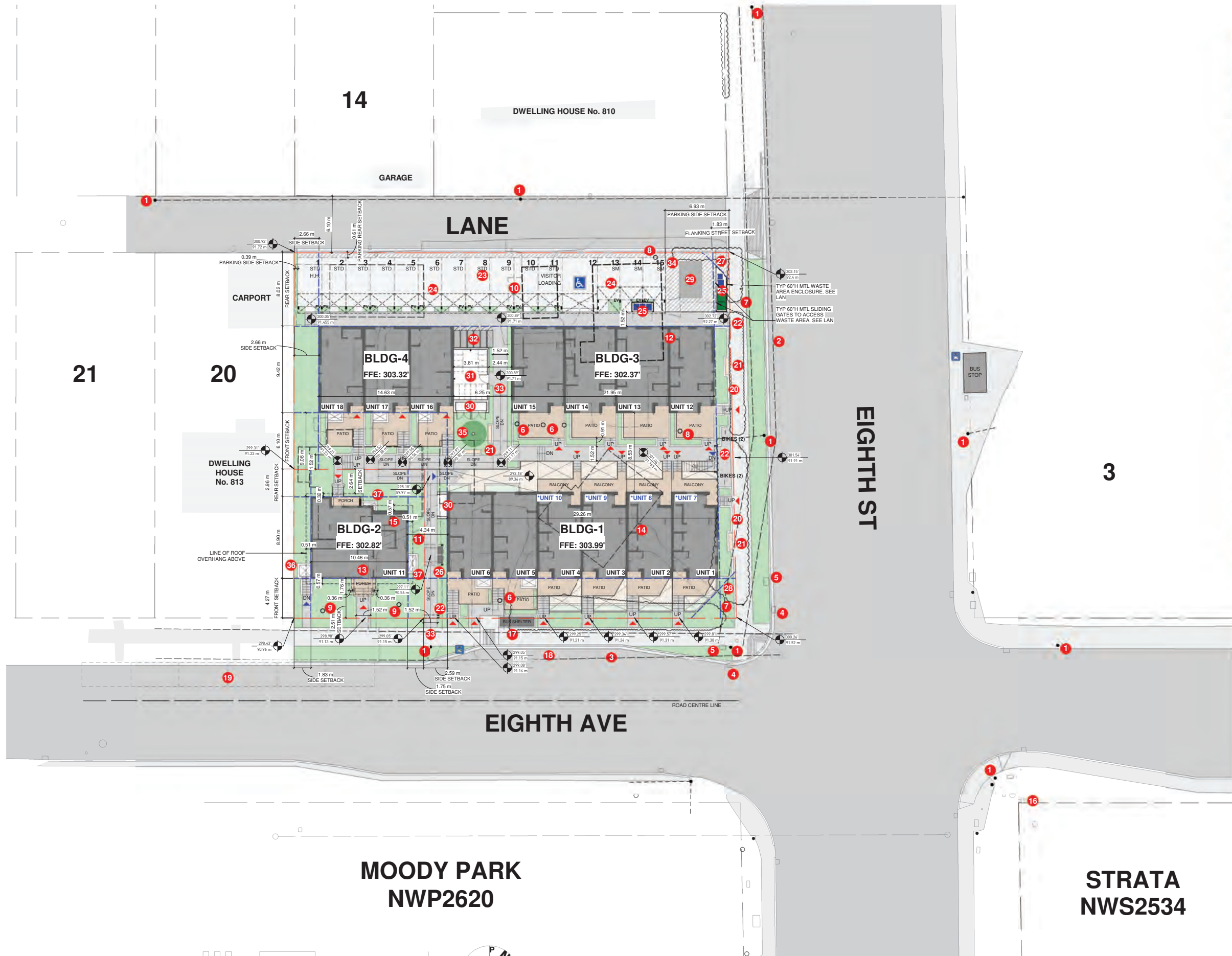
Mayor Patrick Johnstone

Jacque Killawee, City Clerk

APPENDIX A

SITE PLAN

[SEE THE FOLLOWING PAGES]



LEGEND

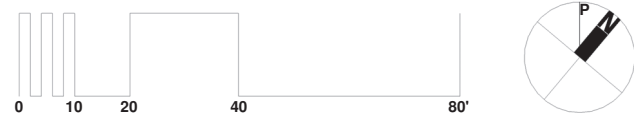
- ▲ UNIT ENTRY AT MAIN FLOOR
- ▼ UNIT ENTRY AT BASEMENT
- 1 UTILITY POLE
- 2 O/H POWER LINES ABOVE (@325.3')
- 3 O/H POWER LINES ABOVE (@342.7')
- 4 CATCH BASIN
- 5 SERVICE BOX
- 6 EXIST TREES TO BE REMOVED. SEE LAN DWGS
- 7 EXIST HEDGE TO BE REPLACED. SEE LAN DWGS
- 8 EXIST SHRUB TO BE RELOCATED. SEE LAN DWGS
- 9 PROPOSED RELOCATION OF SHURB. SEE LAN DWGS
- 10 EXIST GRAPE VINE TO BE RELOCATED. SEE LAN DWGS
- 11 PROPOSED PERGOLA/TRELLIS FOR GRAPE VINE RELOCATION. SEE LAN DWGS
- 12 EXIST DWELLING HOUSE No. 806 TO BE RELOCATED
- 13 PROPOSED NEW LOCATION OF DWELLING HOUSE No. 806
- 14 EXIST DWELLING HOUSE No. 802 TO BE REMOVED
- 15 EXIST DWELLING HOUSE No. 809 TO BE REMOVED
- 16 FIRE HYDRANT
- 17 PROPOSED BUS SHELTER. SEE TO SHEET 17.1 & CIVIL DWGS
- 18 PROPOSED BUS PULL-OUT. SEE TO SHEET 17.1 & CIVIL DWGS
- 19 EXIST STREET PARKING
- 20 PROPOSED CIP CONC WALL. SEE LAN DWGS
- 21 PROPOSED BENCH. SEE LAN DWGS
- 22 PROPOSED ENTRY PERGOLA. SEE LAN DWGS
- 23 PROPOSED PAVING. SEE LAN DWGS
- 24 **PROPOSED GREEN TRELLIS/PERGOLA ABOVE. SEE LAN DWGS
- 25 PROPOSED WASTE AREA. SEE SHEET 17.1 & LAN DWGS
- 26 CANADA POST COMMUNITY MAILBOX
- 27 3m x 3m CORNER TRUNCATION
- 28 5m x 5m CORNER TRUNCATION
- 29 8'Wx13'Dx4'H PMT
- 30 ELECTRICAL / TELECOM CLOSETS
- 31 SECURED BICYCLE STORAGE***
- 32 BICYCLE LOCKERS. MIN INT DIMENSIONS: 0.6m WIDE, x 1.8m LONG x 1.2m HIGH
- 33 TOP OF RAMP TO ACCESSIBLE UNITS
- 34 ACCESS PATH FROM LANE
- 35 AMENITY AREA
- 36 1.49m² (4'x4') LOCALIZED DEPRESSION PER 320.12
- 37 1.49m² (2'-10"x5'-8") LOCALIZED DEPRESSION PER 320.12

NOTES:

1. *UNITS 7 TO 10 LOCATED IN BASEMENT BELOW. REFER TO SHEETS 18 & 18.1
2. ** 2.3m OVERHEAD CLEARANCE ABOVE ALL STALLS. SEE SECTIONS
3. *** 2 ELECTRIC OUTLETS IN SECURED BICYCLE STORAGE WILL BE PROVIDED
4. EV LABEL @ PARKADE DENOTES: ENERGIZED LEVEL 2 OUTLET



SITE PLAN



8TH + 8TH HRA

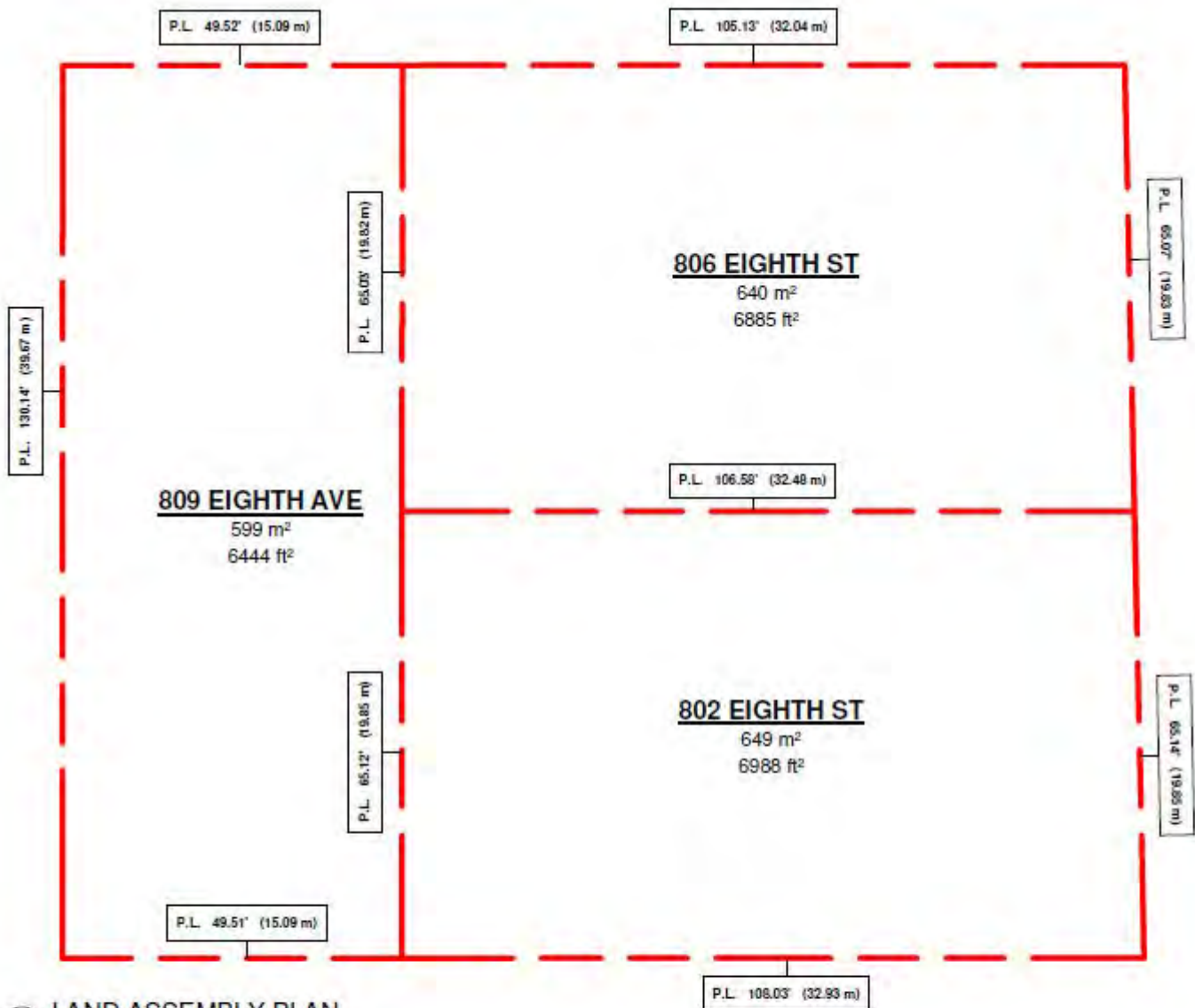
NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS No.	DATE
1	2021.03.02
2	2021.06.17
3	2021.11.12
4	2022.08.24

GRIMWOOD
ARCHITECTURE

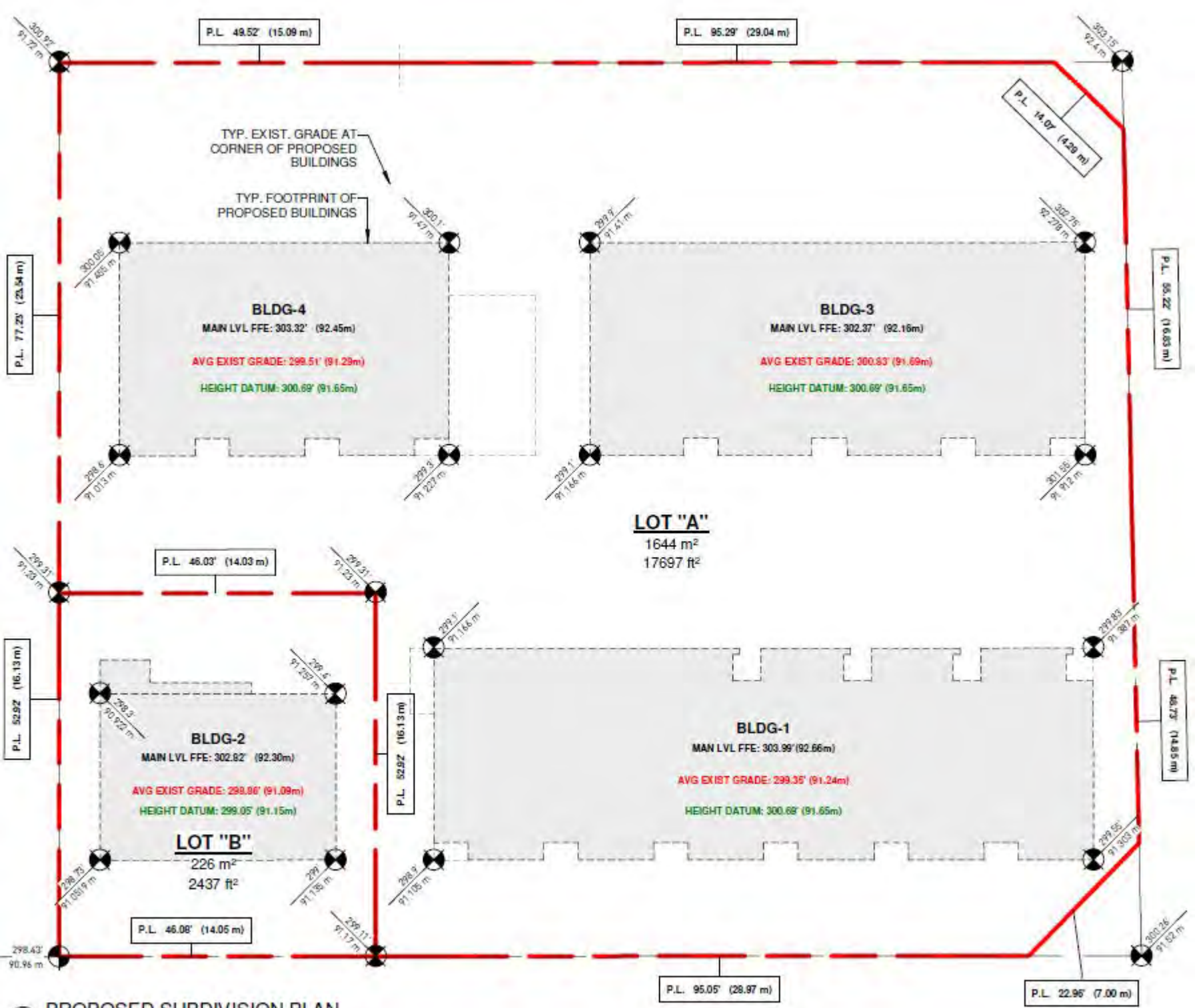
NEW WESTMINSTER DESIGN PANEL



② LAND ASSEMBLY PLAN
3/64" = 1'-0"

LAND ASSEMBLY

CIVIC ADDRESS	LEGAL DESCRIPTION	AREA (m ²)	AREA (SF)
802 EIGHTH ST	LOT 18, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13	649 m ²	6988 SF
806 EIGHTH ST	LOT 17, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13	640 m ²	6885 SF
809 EIGHTH AVE	LOT 19, NEW WEST DISTRICT, PLAN NWP2620 SUBURBAN BLOCK 12, OF LOT 4 OF LOT 13	599 m ²	6444 SF
		1887 m ²	20317 SF



1 PROPOSED SUBDIVISION PLAN
 1/16" = 1'-0"

APPENDIX B

CONSERVATION PLAN

[SEE THE FOLLOWING PAGES]

Heritage Conservation Plan

806 Eighth Street :: Thomas and Stella Sincock House :: 1929
Moody Park :: New Westminster, BC



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: November 2022

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Statement of Significance



Description of Historic Place

The Sincock House is a 1.5 storey wood-frame house (plus basement) sited on Eighth Street near the corner of Eighth Avenue and Moody Park in New Westminster, BC.

Heritage Values

Constructed in 1929, the Sincock House is valued for its direct association with the interwar development boom in New Westminster, centred around the late 1920s, when new neighbourhoods were developed in the city, and existing neighbourhoods, such as Moody Park, were filled in. This period saw the major expansion and development of the park itself which coincided with, and likely helped to spark, the filling in of the remaining empty residential lots in the Moody Park neighbourhood.

The house represents the work of local residential building contractors, Bodley & Sons who built numerous homes in the Burnaby and New Westminster areas in the same interwar period. Ontario-born Samuel Whitman Bodley was considered a 'pioneer building contractor' according to his obituary of 1949. All the known homes he constructed in New Westminster still stand today - 802 Fifth St (1929), 806 Eighth St. (1929), 701 Third Ave. (1938), 505 Eighth Ave. (1930), 809 Eighth Ave. (1937) and 725 Fifth St. (1931).

The Sincock House is valued as a working-class 1920s Craftsman Bungalow, which although modest in scale, features high quality craftsmanship and finishing. This building type represents the trending working-class house designs popularized in house plan catalogues of the 1920s often utilized in the construction of the over 500 new homes built between 1927 and 1929 in New Westminster's 'bungalow boom'. It contributes to the dominant historic character of the Moody Park streetscapes along the park which were filled in in the 1920s and 30s with 'bungalow homes'. Although many of the

homes built in this period still stand today, the character of Eighth Street is diminished by the impacts of the arterial traffic and the resulting high hedges.

The historic place is further important for its association with its original owners, Thomas and Stella Sincock, and its builder, Bodley & Sons, who each in their own way had enduring impacts on the social and physical development of New Westminster in the first half of the 20th century. The historic place endured as the Sincock family home for over 40 years. Thomas Henry Sincock (1891-1989) was born in Fort Langley and was a life-long resident of New Westminster. Sincock worked as a driver for two New Westminster 'institutions' Royal City Taxi (established just after WWI and still exists today) and Royal City Laundry which functioned under that name until 1960.

Character Defining Elements

- Residential use since 1929
- Location on Eighth Street in close proximity to Moody Park and houses of a similar vintage
- Set back in line with other houses on the street each with a modest front yard
- Residential form, scale and design
- One and a half storey height plus basement level
- Side-gabled roof with pronounced overhangs
- Craftsman Bungalow style as expressed in its horizontal orientation, large side-gabled roof with deep eaves, pointed fascia board ends, prominent front porch with flared column piers and a mix of several finishing materials (stucco, wood siding, granite, brick)
- Central, projecting front porch with flat roof and two wood support columns with flared granite piers
- Concrete front stairs with rounded corners on lowest stair
- Wide plank horizontal lap siding on the main and attic levels with rough-cast stucco on the basement level separated by a wood belt course with moulding.
- Flower boxes with decorative reliefs and brackets on either side of the front porch
- Original window and door openings throughout
- Wood double-hung windows with divided vertical light upper sashes
- Window and door trim with backband moulding
- Internal brick chimney

Current Photos

front view
8th street entrance



Side view
lane





Side and rear view showing rear of garage



Garage structure viewed from inside the house

Historic Brief

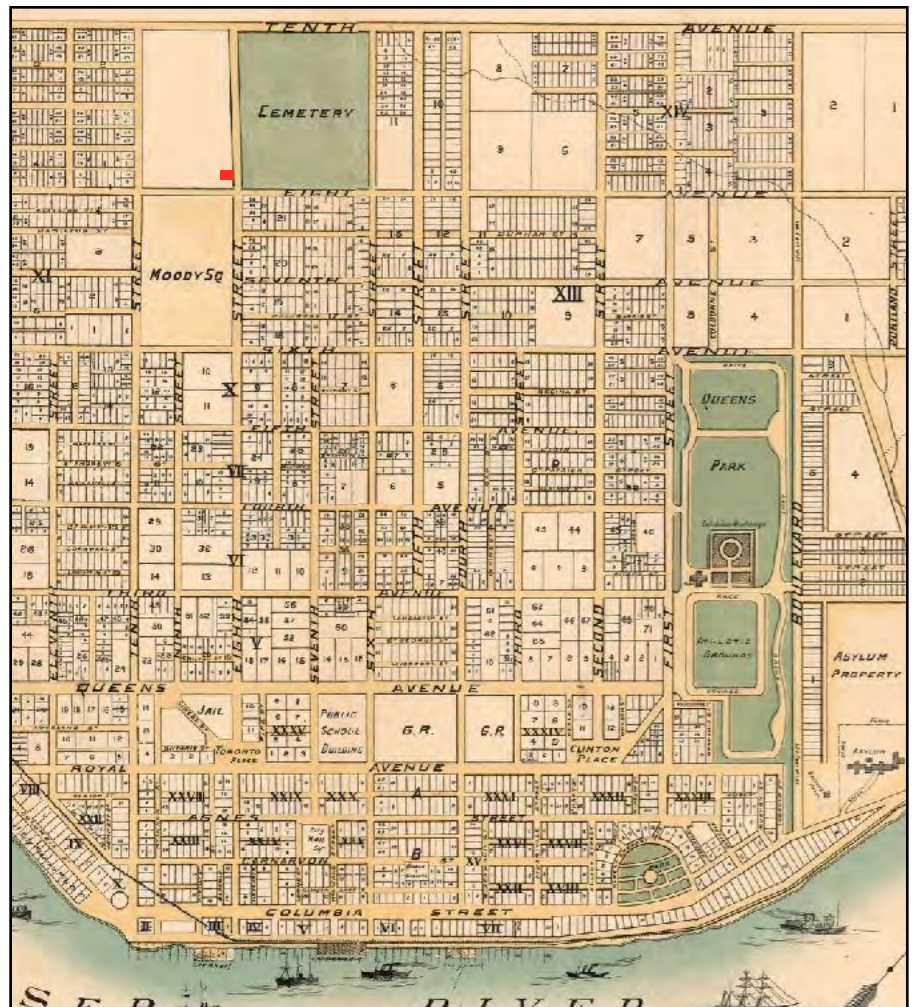
Although parks and public plazas were allocated in New Westminster's first plan drawn by the Royal Engineers in the early 1860s, there was almost no development beyond the Royal City's original northern boundary of Royal Avenue until the 1880s, and it was decades before the city had an economy capable of supporting the development of its allocated public parks through tax levies.

The announcement of the arrival of the CPR to Vancouver, with a branch line to New Westminster, sparked a significant 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 laid-out with public gardens, walkways and sports fields.

It wasn't until 1889 that Council proposed a \$10,000 bylaw for the improvement of Moody Park (then known as Moody Square), which was passed by voters. Work got underway and was completed the following year. In 1908 "Moody Park Square" was formally conveyed by an Act of the Provincial Government for the "recreation and enjoyment of the public upon trust" to the City of New Westminster. By this time a well established neighbourhood of homes surrounded the park.

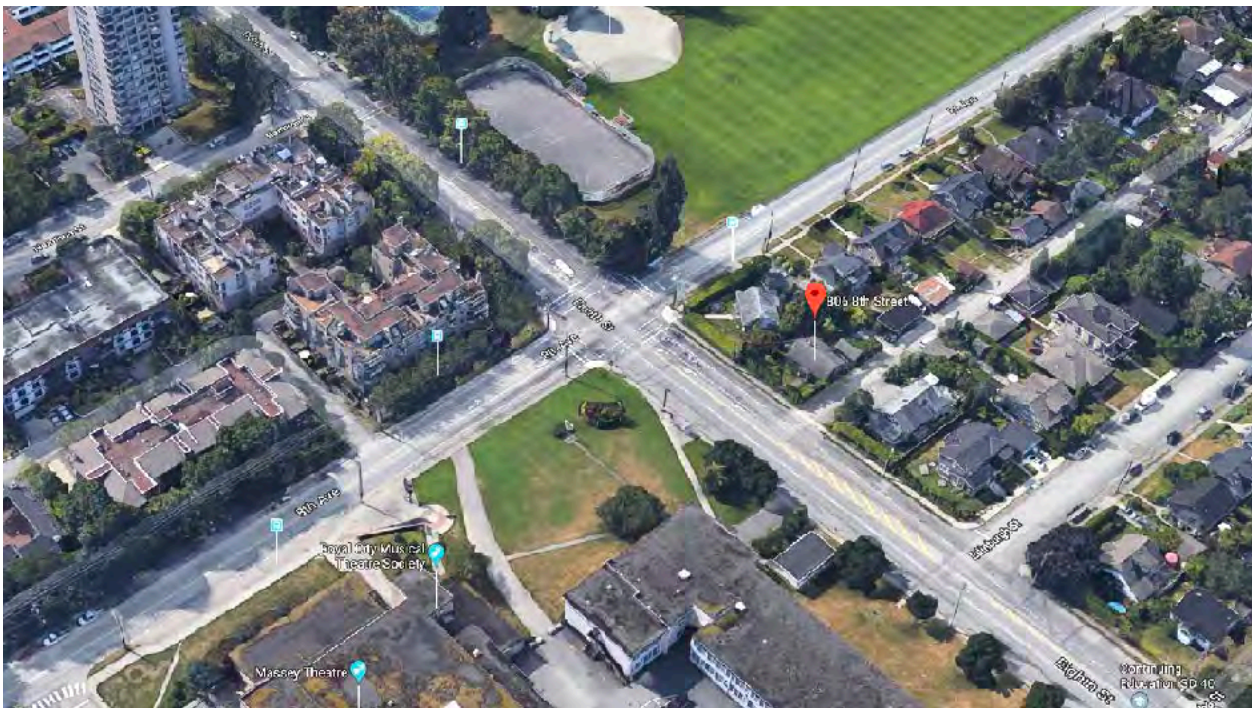
An economic downturn sparked by World War I halted most construction in the Lower Mainland. In the 1920s and 30s a third wave of development occurred in the City which saw the major expansion and



(portion of) City of New Westminster map, by R.J. Williams, Ottawa. 1892. The future subject property at 806 Eighth St. is marked in red. source: City of Vancouver Archives Map 617

development of Moody Park for the community and children, and again in the mid-30s when an even more ambitious landscaping and development plan was executed. The development of the park coincided with the filling in of remaining empty residential lots around the park and in the Moody Park neighbourhood. In fact, the entire subject block was developed between 1920 and 1935 - during this development period - except for 930 Eighth Street (built in 1912) which was the only house standing here before World War I.

The interwar years especially saw the development of the northern part of the neighbourhood. Across the street from the subject house an early, relocated cemetery became the City Isolation Hospital (1890s). The hospital stood along side City stables and storage structures, and at the beginning of the Second World War military barracks and a drill field were added to the site. With the removal of these following the war, the site was developed for public high schools and the Massey Theatre.



The subject house near the corner of Moody Park, across from New Westminster Secondary and the Massey Theatre.

Historic catalogue house plans that may have been used for the Sincock House



Model M-1006 of the 1920 Harris Homes catalogue - Harris Brothers of Chicago, Illinois. Source: antiquehome.org

Harris Home No. M-1006

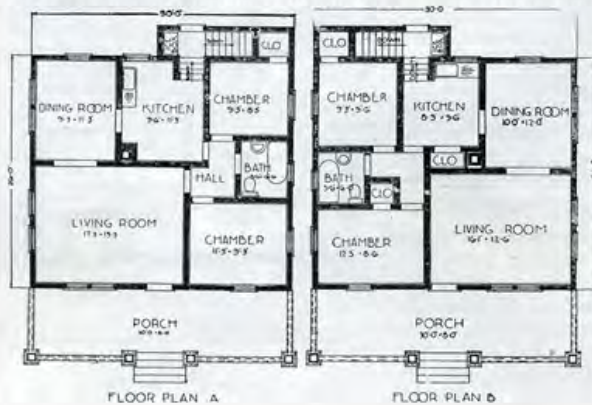
Size 30 ft. x 29 ft. 6 in.
Including Addition

5 Rooms
and Bath

THIS is also a new design that is offered at an exceptionally low price, due directly to modern machinery, standardization of material, great volume production and the elimination of all waste.

At a glance one can see how the well balanced exterior harmonizes in every respect with the spacious front porch, and studying the floor plans it is easy to tell that the architect has given considerable study to housewife's convenience. Housekeeping will be a real joy in this remarkably well planned home.

Here we also offer two floor plans, "A" and "B." Note how in each plan every square inch of floor space is utilized to best advantage—the Living Room is large and well lighted, having four good sized windows and large glazed front door. From the Living Room a door gives access to a hall connecting the two bedrooms. Between these a convenient bathroom —note also door connecting kitchen with this hall. This is a feature that is well liked in this home for it saves many unnecessary steps. The kitchen opens upon a stairway which leads to the grade entrance and to the basement. The icebox can conveniently be placed on the grade landing as shown.

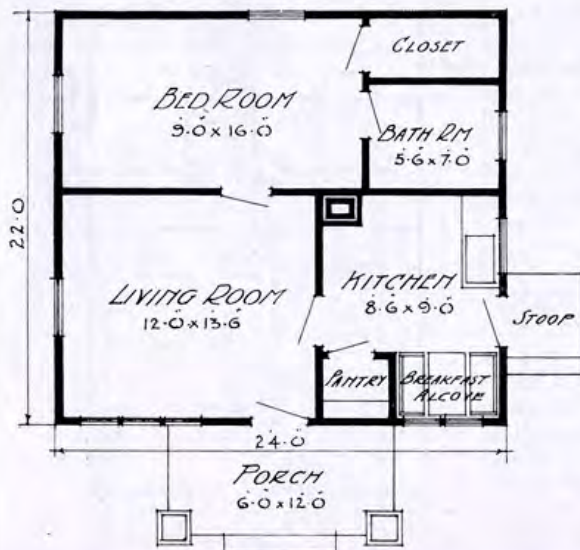




The Santiam #188
of the 1921
Fenner
Manufacturing
Company
catalogue.
Source:
antiquehome.org

The Santiam Fenner Home No. 188

“JUST the thing for two people, and a little beauty, at that!” This was the exclamation of a woman who lives in a Fenner home when she saw the first plans of “The Santiam.” Other people liked it, too, so we decided to put it into the catalog. It certainly makes a cozy little home, and the big front porch with the heavy pillars add an artistic touch that makes it look a much larger house than it actually is. The floor plans will show you



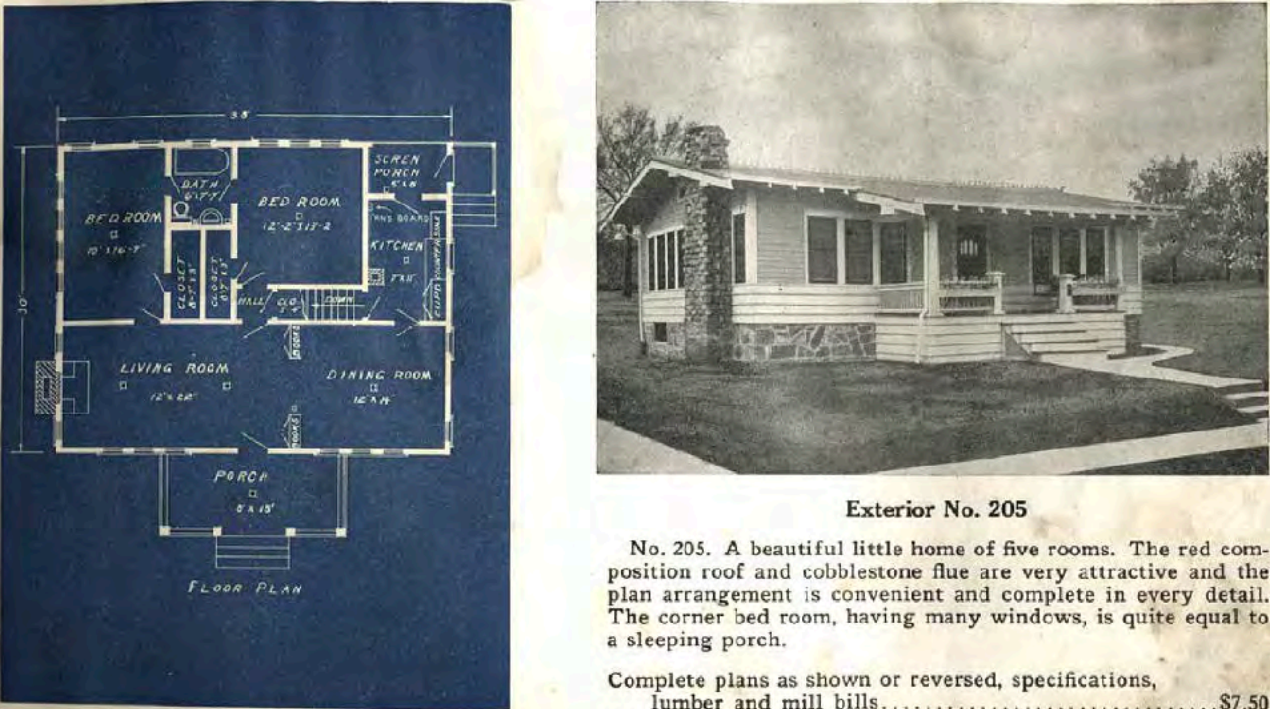
how conveniently arranged this little home can be made. There is nothing elaborate, nothing fancy about it, but it certainly is a pretty little house, and for the money it is one of the nicest four-room homes that can possibly be built.

See price list just inside front cover

Specifications on pages 11 to 14.

Wall and floor sheathing not furnished.

Your contractor can make your dream come true by using our plans.



The floor plan (left) shows a rectangular house with a front porch (5' x 15'). The interior includes a living room (12' x 20'), a dining room (12' x 14'), a kitchen with a screen porch, a bathroom, and two bedrooms (one 12' x 11' 2"). A central hallway connects the rooms. The exterior view (right) shows a single-story bungalow with a prominent stone chimney on the left side, a covered front porch with a railing, and a small set of steps leading up to the porch. The house has horizontal siding and a gabled roof.

Floor Plan No. 205


Exterior No. 205

No. 205. A beautiful little home of five rooms. The red composition roof and cobblestone flue are very attractive and the plan arrangement is convenient and complete in every detail. The corner bed room, having many windows, is quite equal to a sleeping porch.

Complete plans as shown or reversed, specifications,
lumber and mill bills..... \$7.50
Duplicate sets with original order, per set..... 2.50

PAGE THIRTEEN

Model # 205 from the 1924 Garlinghouse catalog of bungalows (Fifth Edition). Source: antiquehome.org



The image contains two main visual elements. On the left is a detailed architectural floor plan for a 'TUDOR PLAN' house. The plan shows a front porch leading into a living room (12'-4" x 11'-5"), a dining room (10'-4" x 11'-5"), a kitchen (8'-0" x 11'-5"), a bedroom (10'-5" x 11'-5"), a bathroom, and a central hallway. Dimensions for the overall house are 28'-0" wide by 24'-0" deep. Below the plan, the text reads 'Size: 28 x 24 ft.' On the right is a color exterior rendering of the house. It is a single-story bungalow with a gabled roof, a prominent brick chimney on the left side, and a front porch supported by four white columns. The house has white siding and green shutters on the windows.

HOME BW-4264

AFTER all there is nothing so pleasingly home-like as a simple little Colonial bungalow of shingle construction, especially if it is designed properly. It would almost be inappropriate to describe the little home pictured above in building terms, it is such an attractive, appealing little place that anyone could become attached to. It would not be hard to imagine this design as a very desirable home for some young couple, as the interior layout will provide very comfortable living quarters for a small family.

This design in Siding construction would be just as attractive.

Model #4264 of the 1924 Bilt-Well Homes of Comfort catalogue. Source: antiquehome.org

Conservation Objectives

Preservation and Restoration are the overall conservation objectives for the historic house.



Rendering of the proposed development showing the relocated historic house and the new townhouse along Eighth Avenue. Credit: Grimwood Architecture.

Rehabilitation is the conservation objective for the property.

As the immediate context of the property on Eight Street has changed from a single-family homes streetscape to a high-traffic arterial, the historic house will be relocated to quieter Eight Avenue, to enhance the quality of life in the house and allow its restoration efforts to be intimately seen and appreciated. It will be relocated two lots west from its current location to a close-by property facing Eighth Avenue, linking the old house with a grouping of similarly-aged homes and enabling it to contribute to a historic streetscape of Interwar bungalows on Moody Park. The historic house will retain its detached residential use. The relocation will make room for a higher-density townhouse development on the lots closest to the busy corner, and for an interior courtyard shielded from Eighth Street. The contemporary townhouses' designs are informed by traditional bungalow elements with their gabled roofs and front porches, and can thus transition harmoniously from a single-family streetscape to a higher-density housing form. The townhouse height closest to the historic house is intentionally lowest (two stories), as the scale of the new buildings intensifies towards the busy corner of Eighth and Eighth. The proposed development does not negatively impact the exterior design of the historic house, nor affect the property's Character Defining Elements and Heritage Values, as they can be more visibly and effectively conserved at the new proposed location.

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

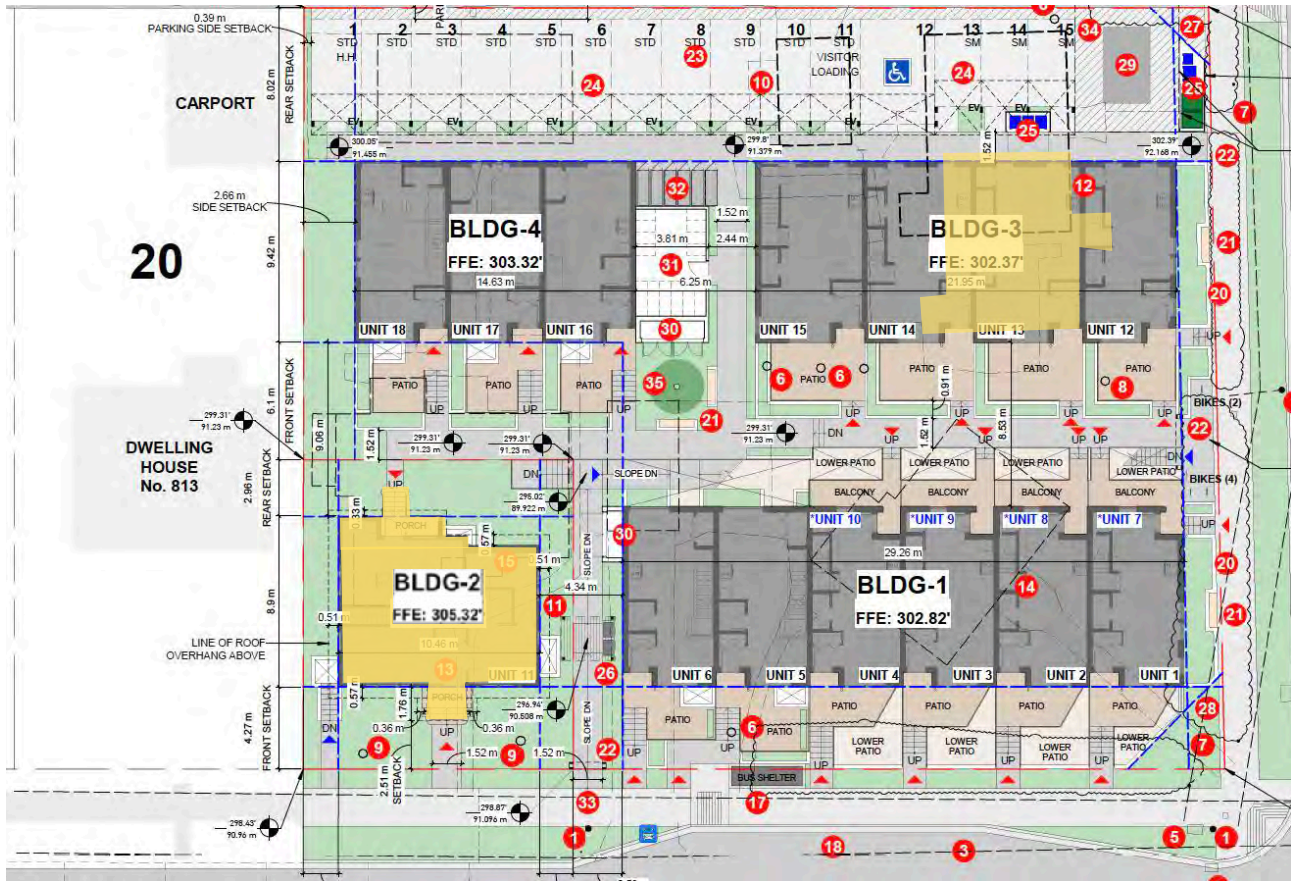
Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

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

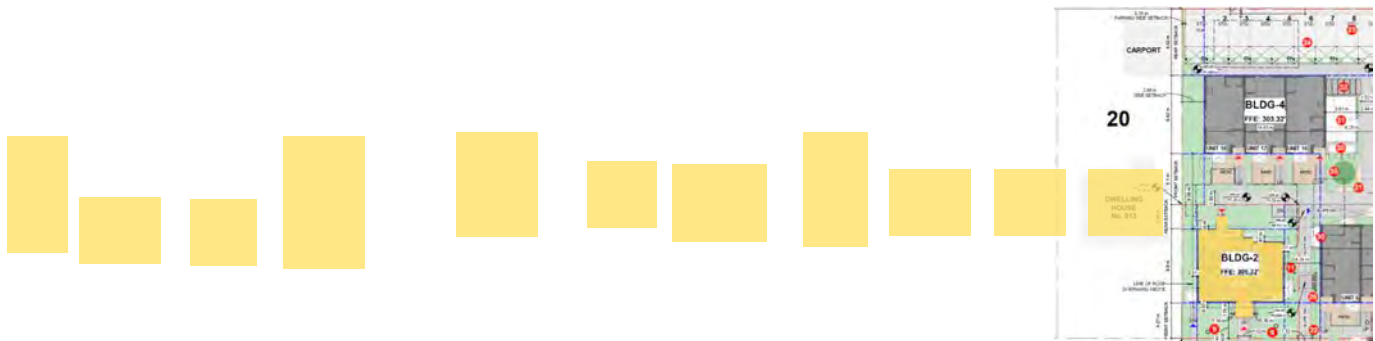
Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, through repair, alterations, and/or additions, while protecting its heritage value.

Site Plan

The below site plans shows the historic Sincok House (shaded in yellow) in its original location facing Eighth Street at the top right of the plan, and in its new proposed location facing Eighth Avenue in the bottom left of the plan, named building 2 and outlined in yellow. Buildings 1, 3 and 4 represent the new townhouses.



The below illustration shows the partial proposed site plan and its relationship with the 800-block of Eighth Avenue, the 'new' home for the historic Sincok House.



Site plans of the proposed development drawn by Grimwood Architecture with yellow highlights added by the author to show the location of exiting and relocated single family dwellings on the subject block.

Condition Assessment

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

a. Structure

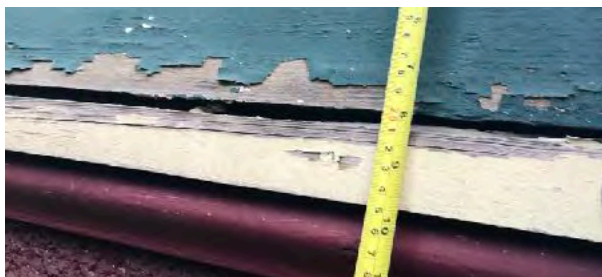
The exterior building lines are true to the eye, there is no visual evidence of structural distortion or obvious failures. The structure as assessable from the exterior and finished basement is in **good** condition.

b. Exterior Wood Elements

- The building's window and door trim features a 'backband' (outlined in red in the photo below) which was a casing style typical of the Interwar years. The window and door trim is in **good** condition.



- The building's traditional wood window sills project from the window frame and beyond the trim line. The larger windows on the main floor don't have window sills, but the wood belt course acts as a sill (drip cap) for them. The belt course wraps the entire house, and is essentially a square sill with a moulding below. It is marked with a red arrow on the above left photo. Sills and belt course are generally in **good** condition with certain areas assessed as **fair** for lack of paint and exposure to weather (see below), however no areas have been identified as damaged beyond repair.



left: photo showing the wood belt course (cream), lap siding (green) and belt course moulding (maroon) on the south elevation. The paint where the siding and belt course meet has dried up and flaked off leaving these wood elements exposed to weather but likely repairable.

- Wide lap wood siding (8" exposure). For the most part this siding is in **good** condition however the paint is flaking off in small areas and a small section appears to be buckling at the rear (outlined in red).



- Front porch columns, caps and bases. The wood portions of the porch column assemblies are in **good** condition. Minor cracks and flaking of paint observed are considered surface issues that can be addressed at the time of repainting.

- Tongue and groove soffits and front porch ceiling are both in **good** condition.



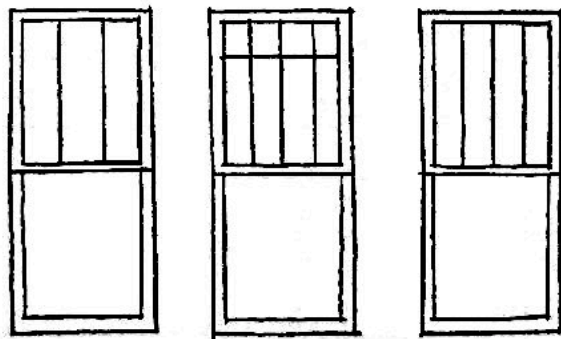
c. Roofing and waterworks

The asphalt shingle roof and aluminum gutters are in **fair-good** condition. The shingles are lifting where the main roof meets the front and back porch roofs (circled in red). Moss is growing on most areas of the roof. The roof appears to be nearing the last 5 years of its life expectancy.



d. Windows and Doors

The 1929 window openings survive on the building on all elevations with original vertical light double hung (or casement) wood window sashes in most openings with the exception of five new metal window inserts - 2 at the back porch and 3 on the side (south) elevation.



1920-1935
3/1 Vertical Lights

1920-1927

1916-1945
4/1 Vertical Lights

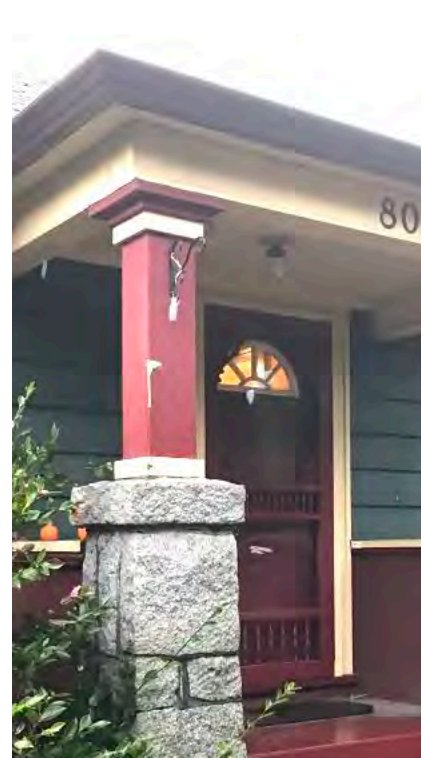
The windows are in **good** condition and all operable. Each unit is in need of minor maintenance (putty and hardware inspection and repainting)



The illustration above (see bibliography - Gottfried, Herbert & Jennings) shows typical window designs for Interwar bungalow homes. The Sincock House features vertical lights (from 2 to 5 lights, depending on the window width).

The photo on the right shows the (north) side elevation with two double-hung wood windows (behind screens) and four casement or fixed wood windows with vertical lights.

Doors - Although front and back door openings are unchanged since 1929, the doors themselves do not survive. The front and back doors are metal/hollow wood replacements. The photo to the right shows the replacement front door with a stylized wood screen door, neither are original to the 1929 design.



Flower boxes -

Two original wood flower boxes with diamond reliefs are held up by brackets and hang below the facade picture windows. They are in **fair-good** condition.

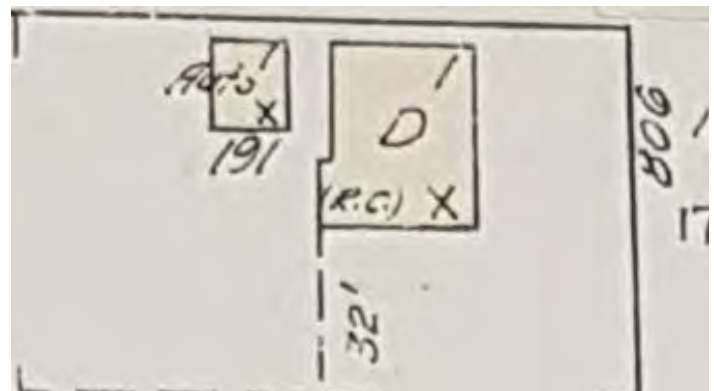


e. Masonry

- Stucco cladding at basement level



A 1931 fire insurance map for New Westminster notes the subject building as being clad in Rough Cast (R.C) stucco (see below). The existing stucco texture (photo left) is consistent with other buildings of the 1920s and 1930s era. The stucco clads the basement level and front porch walls, and is in **good** condition. No cracks or evidence of moisture infiltration have been identified.



Crop from sheet 68 of Goad's fire insurance plan for New Westminster 1931. Source: New Westminster Museum & Archives.

- Granite column piers



The front porch columns are placed on a pair of capped, flared granite piers featuring a rock-face coursed ashlar pattern of alternating large and small stone rows. The piers are in **good** condition, requiring typical maintenance of mortar inspection and repointing.

- Concrete front stairs

The painted concrete front stairs and landing are an integral part of the front porch assembly made up of the granite piers and stucco clad walls. The lowest step features rounded corners. The concrete stairs and landing are in **very good** condition as is their painted finish.

- Brick chimney



A single, internal brick chimney at the roof peak features a rose/ochre coloured brick. The condition appears **good** but requires closer inspection (including flagging and capping) and likely routine maintenance (repointing).

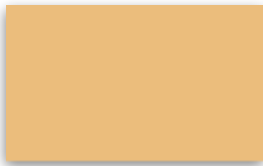
f. Finishes

The painted finish on all wood elements is in **fair** condition, exhibiting failure in spots (peeling, flaking). The painted finish on the stucco and concrete elements however is in **good** condition.

The original paint colours identified on the building through spot scraping and sampling align with exterior colour trends for late 1920s houses as marketed in house catalogues of the era and as typically found on similar aged exteriors. They are as follows:

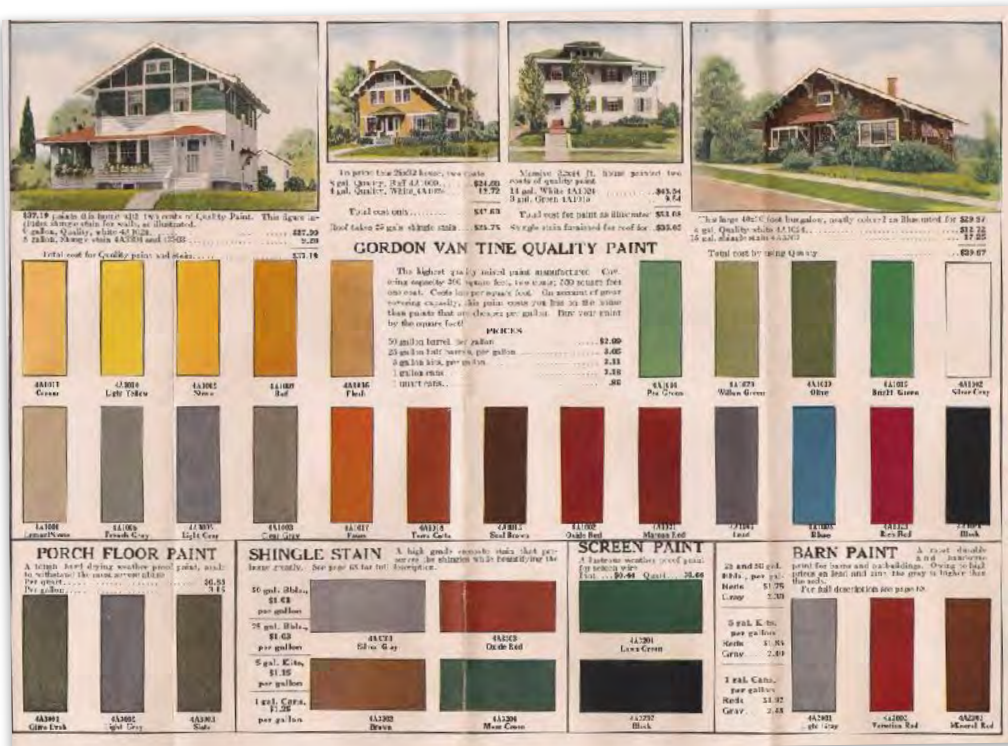
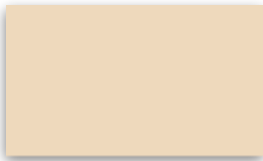
Body: (wood siding and stucco base)

Golden yellow



Trim: (all trim boards, facia, soffits, columns and window sashes)

Cream



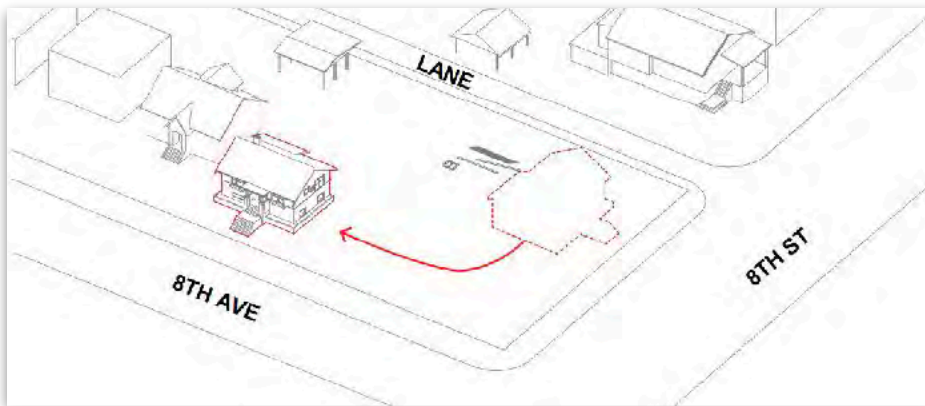
left: page from the Gordon Van Tine house catalogue of 1926 showing recommended colours for exteriors and roofs. The colours found on the subject house are very close to this catalogues "Light yellow" and "Straw" colours.

Source: Gordon Van Tine 1926 Ready Cut Homes catalogue: Building Technology Heritage Library-Association for Preservation Technology, Int. Collection on archive.org

Recommended Conservation Procedures

Structure and foundation - Rehabilitation

Relocate historic Sincock House from its current siting on Eighth Street to the adjacent lot facing Eight Avenue - a quieter and more visible streetscape of historic homes of the same era. Relocating the historic house to the proposed new location allows its restoration efforts to be intimately seen and appreciated and to link it with a grouping of other Interwar bungalows on Moody Park. The proposed improvement in visibility and restoration of streetscape context increase this heritage resource's contribution to the public realm.



Rendering of the proposed relocation plan for the historic Sincock House.
Credit: Grimwood Architecture.

The 1929 wood-frame structure will be lifted off of its foundation and repositioned on a new seismic foundation. This proposed change will allow for a contemporary and improved use of the basement level which is currently low and restricted in size.

Site - Rehabilitation

The former location of the historic house will be developed through the introduction of higher-density townhouses as per the dominant development form along the southern blocks of Eighth Street, from this intersection towards the river. The townhouse height closest to the historic house is intentionally lowest (two stories), as the scale of the new buildings intensifies towards the busy corner of Eighth and Eighth. The colour placement on the ground level of townhouses, as well as the gable roofs and use of individual unit entrances and porches, echoes the single-family character of Moody Park and helps in achieving compatibility with the historic streetscape.



Rendering of the proposed townhouse development. The historic Sincock House is painted in yellow and gold.

Credit: Grimwood Architecture.

New townhouses as 'addition to an historic place'



Standard 11 for Rehabilitation, in the Standards and Guidelines for the Conservation of Historic Places in Canada, requires new additions to historic places to be *subordinate*, *distinguishable* and *compatible*. The proposed townhouse design, form and siting achieves this by incorporating traditional bungalow elements in their gabled roofs and front porches as well as a painted ground level colour (compatibility); Clear contemporary design and finishes (distinguishability); General minimal texture and architectural ornamentation (for example - lack of trim boards and columns). The townhouses themselves will be mostly clad in smooth stucco panels. The stories above ground level will not be painted in colour, to minimize the impact of their volume and keep the eye at street level where the multi-textured historic bungalow remains the feature of the development (subordinate).



The two renderings of the proposed townhouse development show the historic Sincok House painted in yellow and gold while the bases of the townhouses are painted in other 1920s colours taken from the same 1926 Gordon Van Tine catalogue the original/found yellow and gold bungalow colours were matched to.

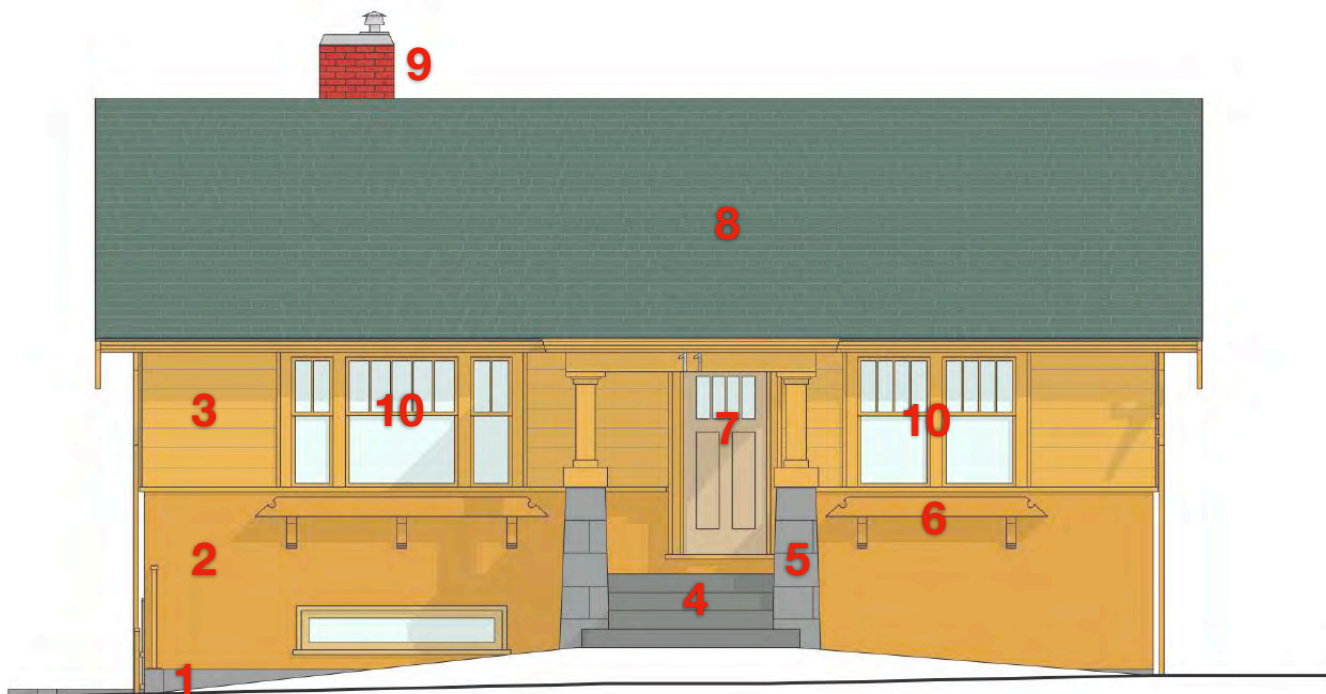
Renderings: Grimwood Architecture

Proposed south elevation (front)



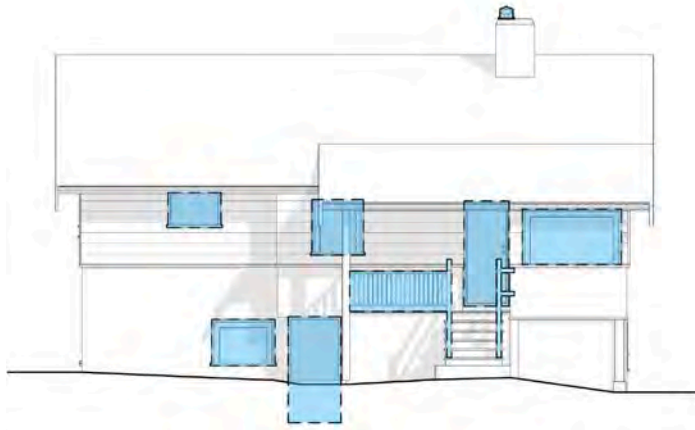
Existing elevation

*Elements in blue to be removed/
replaced to achieve conservation
objectives, see below.*



1. Construct new concrete, seismic foundation and hardscaping elements at new location, excavated below grade, allowing the building's height and relationship to grade to remain similar to its current (historic) conditions (rehabilitation).
2. Preserve 1929 rough cast stucco in situ on front and side elevations. Repair/patch only where damaged due to relocation or reconnection to new foundation. Replicate existing rough cast stucco when patching.
3. Preserve 1929 wood siding in situ on all elevations.
4. Reconstruct (restore) concrete stairs in new location as per existing (historic) design with rounded edges on lowest step.
5. Reassemble (restore) granite piers after relocation as per existing pattern using original stones.
6. Preserve 1929 wood flower boxes in situ.
7. Restore late 1920s bungalow partially glazed wood front door based on door designs from house catalogues of the era.
8. Reshingle roof in coloured shingle as per the residential practice in the first half of the 20th century.
9. Preserve chimney stack as visible above the roof line. Repoint and reflash.
10. Preserve original wood windows in situ, on front and side elevations as noted on plans. Repair and maintain as needed.

Proposed north elevation (rear)



Existing elevation

*Elements in blue to be removed/
replaced to achieve conservation
objectives, see below.*



Preserve massing of roof forms and elevation at rear, including rear porch extension and roof.
Preserve rear open porch and stair locations

Rehabilitate openings on this low-visibility elevation by removing several to accommodate layout improvements on the interior.

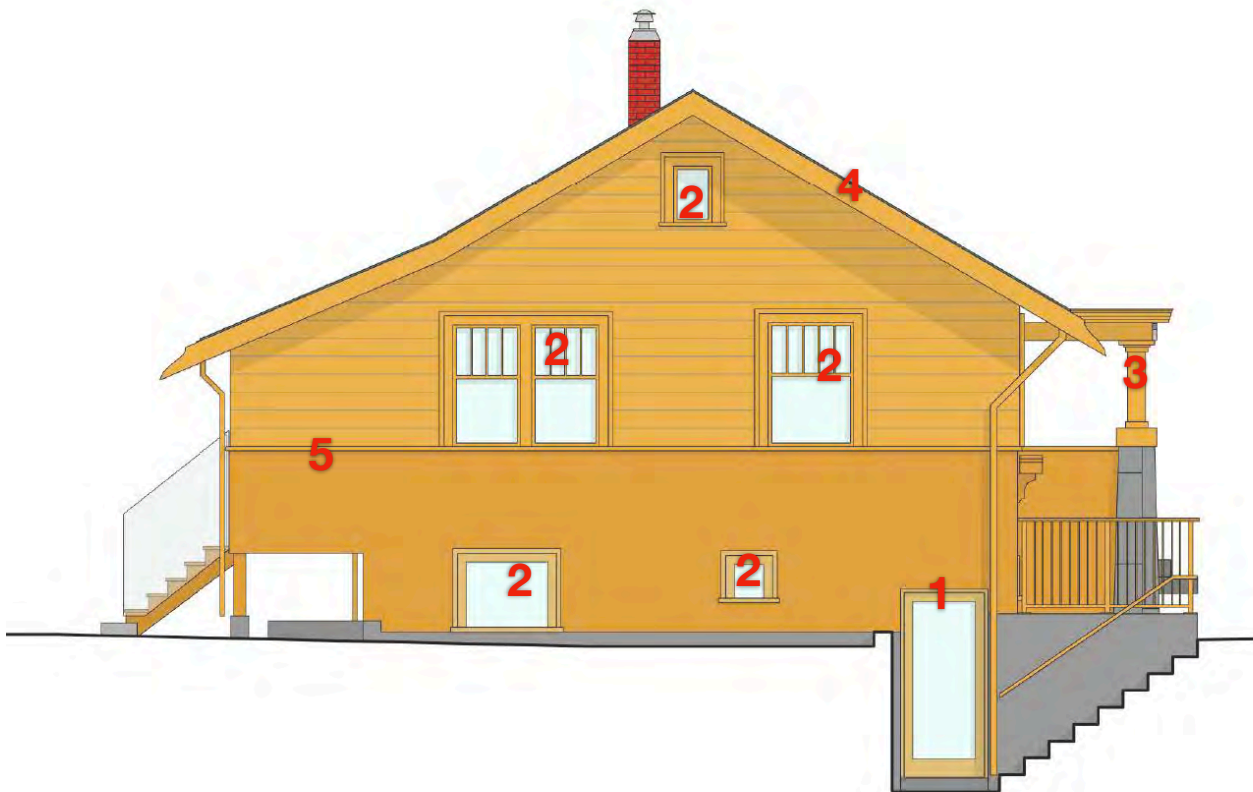
Rehabilitate remaining door and window openings as well as rear rail to contemporary style allowing more light into this side of the house.

Proposed west elevation (side)



Existing elevation

*Elements in blue to be removed/
replaced to achieve conservation
objectives, see previous page and
below.*



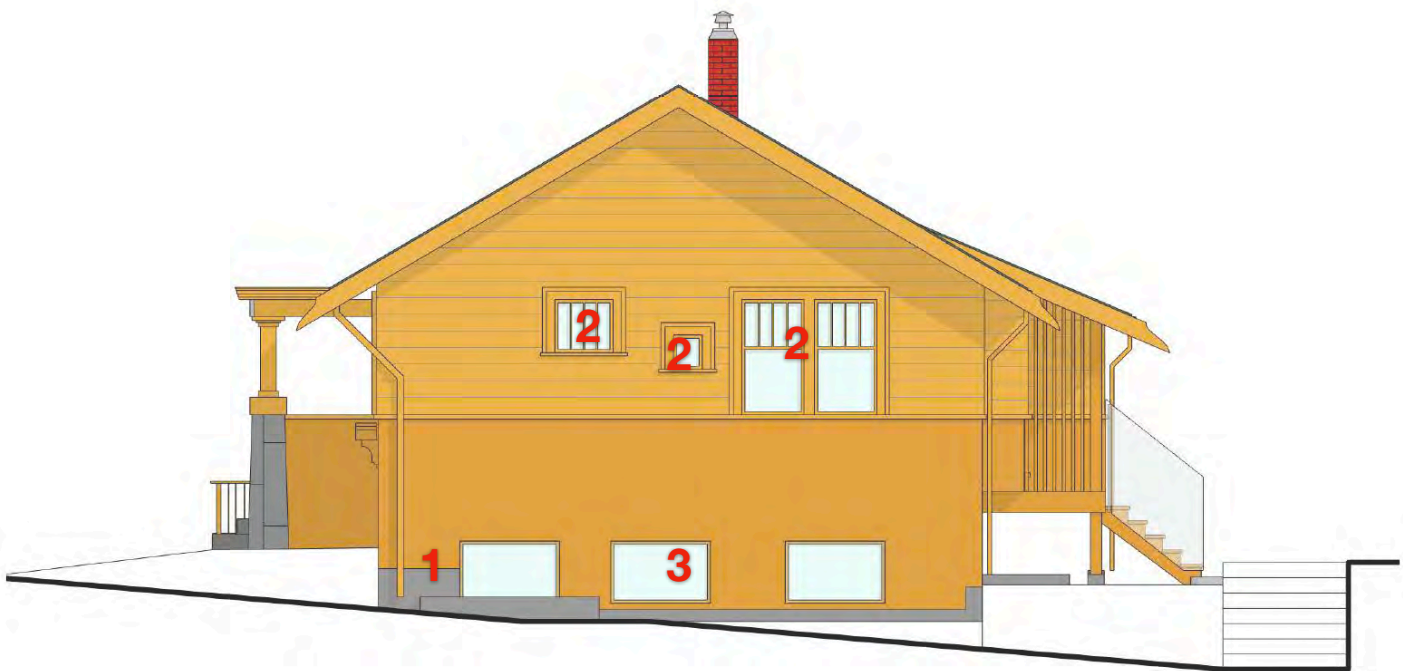
- 1.** Increase basement height through excavation, making the basement living space higher and more liveable. Introduce new contemporary door opening here for basement level.
- 2.** Preserve all original windows on this elevation but one which will be replaced with the new door opening.
- 3.** Preserve front porch wood columns in situ (brace for relocation)
- 4.** Preserve fascia boards and all trim board in situ (for all elevations).
- 5.** Preserve wood belt course and moulding in situ (for all elevations).

Proposed east elevation (side)



Existing elevation

Elements in blue to be removed/ replaced to achieve conservation objectives, see previous page and below.



- 1.** Expand basement level through excavation, making the basement living space higher and liveable. Introduce new contemporary window openings here for the basement level, replacing two small wood basement windows.
- 2.** Preserve 1929 wood windows on main level in situ.
- 3.** Rehabilitate basement level windows by adding one to improve light and liveability at this level.

Finishes

Restore the exterior paint scheme to an authentic 1920s scheme based on the original colours found on the house and in house catalogues of the time:



Trim: Window and door trim, window sashes, facia and belt course, columns, soffits, sills, flower boxes, gutters
California Paints Art Deco 1920s colour - Groovy Gold
Matches Benjamin Moore - Marblehead Gold HC-11
Sheen: semi-gloss (Window sashes to be painted in high-gloss sheen)



Body: Wood siding
Gordon Van Tine 1926 - Light Yellow
Matches Benjamin Moore - Yellow Marigold 2155-30
Sheen: low luster



Body: Stucco
Gordon Van Tine 1926 - Straw
Matches Benjamin Moore - Gold Mine 2155-20
Sheen: low luster



Front door: Clear Lacquer
Sheen: high-gloss



Roof shingles: Iko Emerald Green duriod

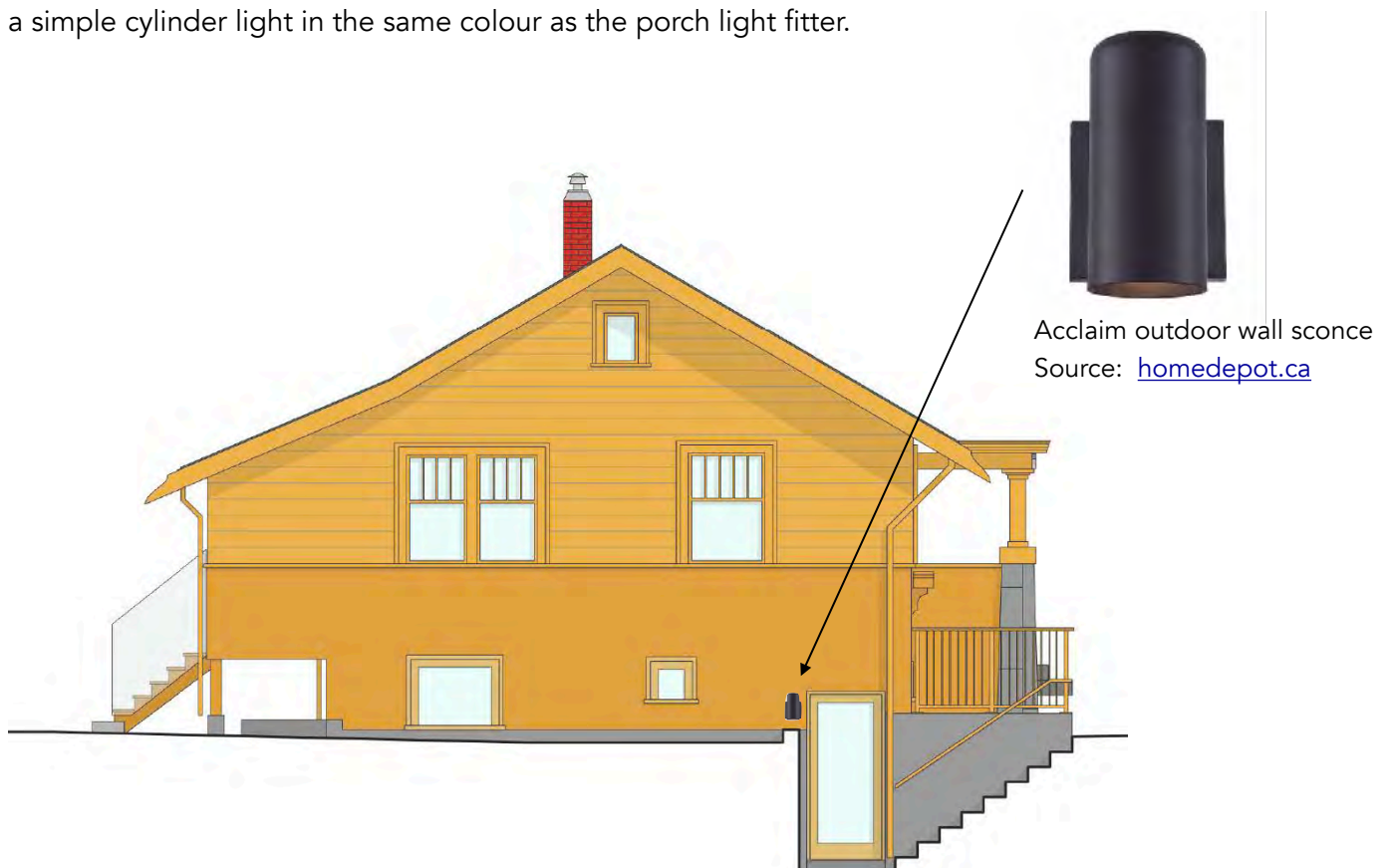
Exterior lighting

Front Porch: Restore the original semi-flush, front porch light fixture which has lost its shade by either rewiring it and replacing the glass shade, or installing a new replica fixture like one of the below traditional choices from Rejuvenation Lighting:



Hollywood 4" or Rose City 3 1/4 " fitters with various shade shapes: Opal Art Deco, Globe, Schoolhouse and Opal Cylinder. Source: rejuvenation.com

Side and back door lighting: Introduce distinguishable wall-mounted lights that are compatible, distinguishable and subordinate to the traditional front porch light such as a simple cylinder light in the same colour as the porch light fitter.



Sustainability Measures

The below measures were written in collaboration with the project's sustainability consultants and architects:

In the words of American architect, Carl Elefante, "Even if ... every new building from this day hence has a vegetative roof, is powered only with renewable energy sources, and is built entirely of environmentally appropriate materials, sustainability would still be far from fully realized. We cannot build our way to sustainability, but we can conserve our way to sustainability."

Adaptive reuse of heritage buildings sets a precedent of a carbon negative footprint reduction for a project from its inception. By retaining the original structure and building components as part of the project, and integrating new technology into an existing framework, the initial environmental and materials cost are significantly reduced.

By adopting a mandate to repair, retrofit, and replace historic materials judiciously and only where necessary, the impact of energy intensive materials (such as brick) and their higher environmental cost is reduced and spread over comprehensive large lifecycles, slowing their environmental impacts and allowing for regeneration of renewable resources.

By using materials that sequester carbon combined with limiting transportation and shipping costs through the use of domestic and local sources materials inherent to heritage buildings, the overall carbon footprint of the project is actively reduced. This is in keeping with other sustainability methodologies such as Passive House, LEED, or Living Building Challenge which strongly consider domestic supply and local resourcing as part of an ethical standard of practice.

In this development, the conservation of the heritage house already reduces the carbon footprint of the overall project, but there are several ways in which the energy efficiency and environmental comfort in the heritage house itself will be improved as well:

Insulation will be introduced under the new slab and in the new basement walls. Insulation will be significantly upgraded in the roof and where opportunities present in existing walls.

The current gas-fuelled furnace will be replaced with a higher efficiency baseboard heat system which is powered by electricity. The replacement of gas energy source with electricity as a means of space and domestic hot water heating will make the house more energy efficient and lower its carbon emissions by approximately 80% or more.

The thermal performance of the original windows will be greatly improved through basic repair, maintenance and weather stripping.

All new ENERGY STAR® appliances and high-efficiency plumbing fixtures will be installed in the house. All light fixtures will use ENERGY STAR® LED bulbs.

Overall result will be a nearly Carbon Neutral heritage house.

Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

c. Stucco

- Most stucco deterioration is the result of water infiltration, either through the roof, around chimneys, window and door openings, or excessive ground water or moisture penetrating through, or splashing up from the foundation. After the cause of deterioration has been identified, any necessary repairs to the building should be made first before repairing the stucco.
- In the interest of saving or preserving as much as possible of the historic stucco, patching rather than wholesale replacement is preferable.
- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.
- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing and Rainwater Works

- Inspect roof condition every 5 years, looking for:
 - o loose, split or missing shingles, especially at edges, ridges and hips;
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
 - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.
- Annually inspect and clean gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

City of New Westminster

Building permit records - CityViews database; Barman, Burton & Cook. 2009. Moody Park Historical Context Statement; History of Moody Park - Parks & Recreation.

New Westminster Museum & Archives

Tax Assessments, Water Connection Records, Field Inspection Cards, Fire Insurance Plans

New Westminster Public Library

Historic directories, Fire insurance maps, Municipal Voters Lists
Columbian Daily newspaper - various archival editions

Archival newspapers

newspapers.com and UBC Special Collections BC Historical Newspapers

Publications

Antiquhome.org - House Plans Archive

Freund-Hainsworth, Katherine & Hainsworth, Gavin. A New Westminster Album: Glimpses of the City as it was.

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

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

Windsor Liscombe, Rhodri. 1997. The New Spirit: Modern Architecture in Vancouver 1938-1963. Douglas & MacIntyre.

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

antiquehome.org and archives.org historic house catalogues collections

Site visits December 13, 2019 and July 31, 2020.

APPENDIX C

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 802 & 806 Eighth Street, 809 Eighth Avenue

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 B 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 as soon as possible 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 and Seal

APPENDIX D

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 802 & 806 Eighth Street, 809 Eighth Avenue

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 B 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 and Seal

APPENDIX E

APPROVED DESIGN PLANS

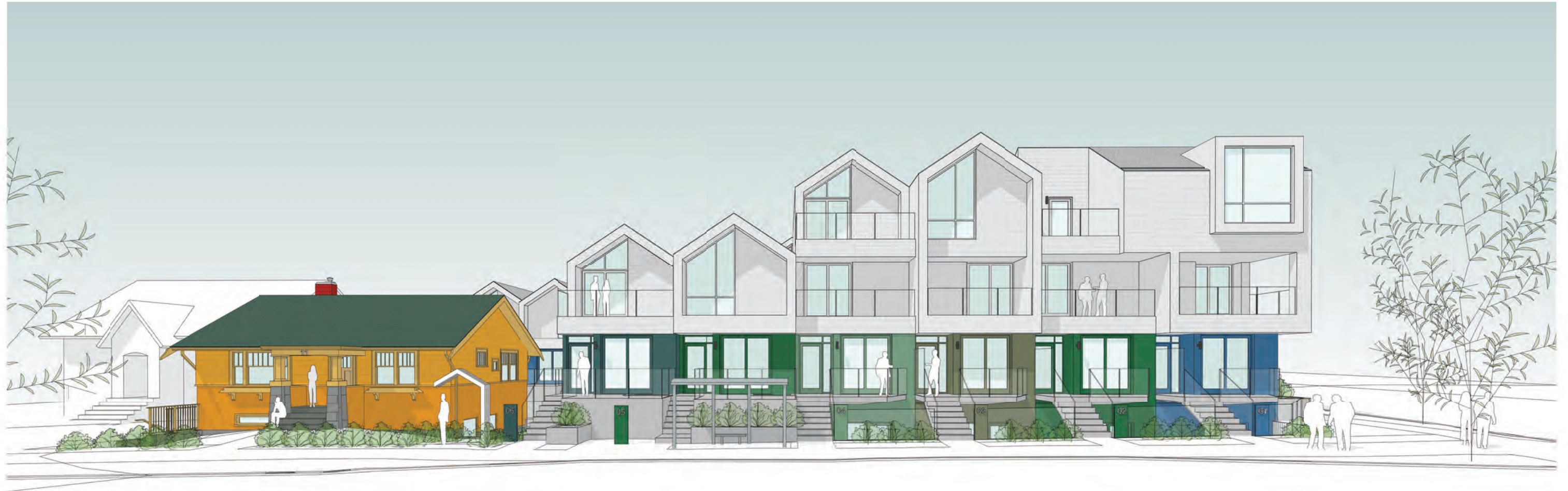
[SEE THE FOLLOWING PAGES]

8TH + 8TH HRA

802 & 806 8TH ST, 809 8TH AVE, NWM

NEW WESTMINSTER DESIGN PANEL

NOVEMBER 17, 2022



APPLICANT

JOELLE CALOF
MYRON CALOF
 I4PG 8TH. STREET DEVELOPMENT INC.
 PHONE: +1 (604) 727-6690
 EMAIL: joelle.calof@i4pg.com
 myron.calof@i4pg.com
 ADDRESS: 420-1112 WEST PENDER ST.
 VANCOUVER, BC V6E 2S1

ARCHITECT

THOMAS GRIMWOOD
 GRIMWOOD ARCHITECTURE
 PHONE: +1 (604) 565-3142
 EMAIL: thomas@grimwood.ca
 ADDRESS: 1273 CLARK DR.
 VANCOUVER, BC V5L 3K6

HERITAGE

ELANA ZYSBLAT
 ANCE BUILDING SERVICES CO. INC.
 PHONE: +1 (604) 722-3074
 EMAIL: elanazysblat@shaw.ca
 ADDRESS: 739 CAMPBELL AVE.
 VANCOUVER, BC V6A 3K7

LANDSCAPE

BRYCE GAUTHIER
 ENNS GAUTHIER LANDSCAPE
 ARCHITECTS
 PHONE: +1 (778) 379-3137
 EMAIL: bryce@ennsgauthier.com
 ADDRESS: 1738 KINGSWAY,
 VANCOUVER, BC V5N 2S3

CIVIL

FRED CIAMBRELLI
 CREUS ENGINEERING LTD.
 PHONE: +1 (604) 987-9070
 EMAIL: fciambrelli@creus.ca
 ADDRESS: 610-221 ESPLANADE WEST
 N. VANCOUVER, BC V7M 3J3

SURVEYOR

ADAM ARDUINI
 HOBBS, WINTER & MacDONALD,
 BC LAND SURVEYORS
 PHONE: +1 (604) 986-1371
 EMAIL: adam@hwmsurveys.com
 ADDRESS: 113-828 HARBOURSIDE DR.
 N. VANCOUVER, BC V7P 3R9

ARCH. SHEET INDEX

NO.	SHEET NAME	NO.	SHEET NAME
01	COVER SHEET	18.2	FLOOR PLAN - B2 & B4 BASEMENT
02	RENDERINGS	19	FLOOR PLAN - MAIN LEVEL
03	RENDERINGS	19.1	FLOOR PLAN - B1 MAIN LEVEL
04	RENDERINGS	19.2	FLOOR PLAN - B2 & B3 MAIN LEVEL
05	MATERIALS	19.3	FLOOR PLAN - B4 MAIN LEVEL
06	CONTEXT ANALYSIS	20	FLOOR PLAN - SECOND LEVEL
07	DESIGN RATIONALE	20.1	FLOOR PLAN - B1 2ND LEVEL
08	DESIGN DIAGRAMS	20.2	FLOOR PLAN - B3 & B4 2ND LEVEL
09	PROJECT STATISTICS	21	FLOOR PLAN - THIRD LEVEL
10	PRECEDENTS	21.1	FLOOR PLAN - B1 3RD LEVEL
11	PRECEDENTS	21.2	FLOOR PLAN - B3 3RD LEVEL
12	SURVEY	22	ROOF PLAN
13	FIRE DEPT ACCESS PLAN	23	ELEVATIONS - HERITAGE HOUSE
14	SHADOW STUDY	24	ELEVATIONS
15	BUILDING ENVELOPE	25	ELEVATIONS
16	AREA PLANS	26	ELEVATIONS
17	SITE PLAN	27	LONGITUDINAL SECTIONS
17.1	SITE PLAN - VEHICLES & TRANSIT PLANS	28	CROSS SECTIONS
18	FLOOR PLAN - BASEMENT	29	CROSS SECTIONS
18.1	FLOOR PLAN - B1 BASEMENT		

ARBORIST

XUDONG BAO
 M2 LANDSCAPE ARCHITECTURE AND
 ARBORICULTURE LTD.
 PHONE: +1 (604) 553-0044 EXT 107
 EMAIL: xudong.bao@m2la.com
 ADDRESS: 220-26 LORNE MEWS,
 NEW WEST, BC V3M 3L7

TRAFFIC

BRENT DOZZI
 CREATIVE TRANSPORTATION
 SOLUTIONS LTD.
 PHONE: +1 (604) 936-6190
 EMAIL: bdozzi@cts-bc.com
 ADDRESS: 84A MOODY STREET,
 PORT MOODY, BC V3H 2P5

ENERGY

EMMA CONWAY
 E3 ECO GROUP INC.
 PHONE: +1 (604) 874-3715
 EMAIL: emma@e3ecogroup.com
 ADDRESS: 400-8085 NORTH FRASER WAY
 BURNABY, BC V5J 5M8

REVISIONS	
No.	DATE
1	2021.03.02
2	2021.08.17
3	2021.11.12
4	2022.08.24



① SOUTH EAST CORNER



② SOUTH WEST CORNER

NEW WESTMINSTER DESIGN PANEL

RENDERINGS
8TH + 8TH HRA

NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
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	4	2022.08.24

GRIMWOOD
 ARCHITECTURE



① SOUTH (8TH AVENUE)



② EAST (8TH STREET)

NEW WESTMINSTER DESIGN PANEL

RENDERINGS
8TH + 8TH HRA

NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM

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GRIMWOOD
 ARCHITECTURE



① NORTH EAST CORNER



② NORTH WEST CORNER

NEW WESTMINSTER DESIGN PANEL

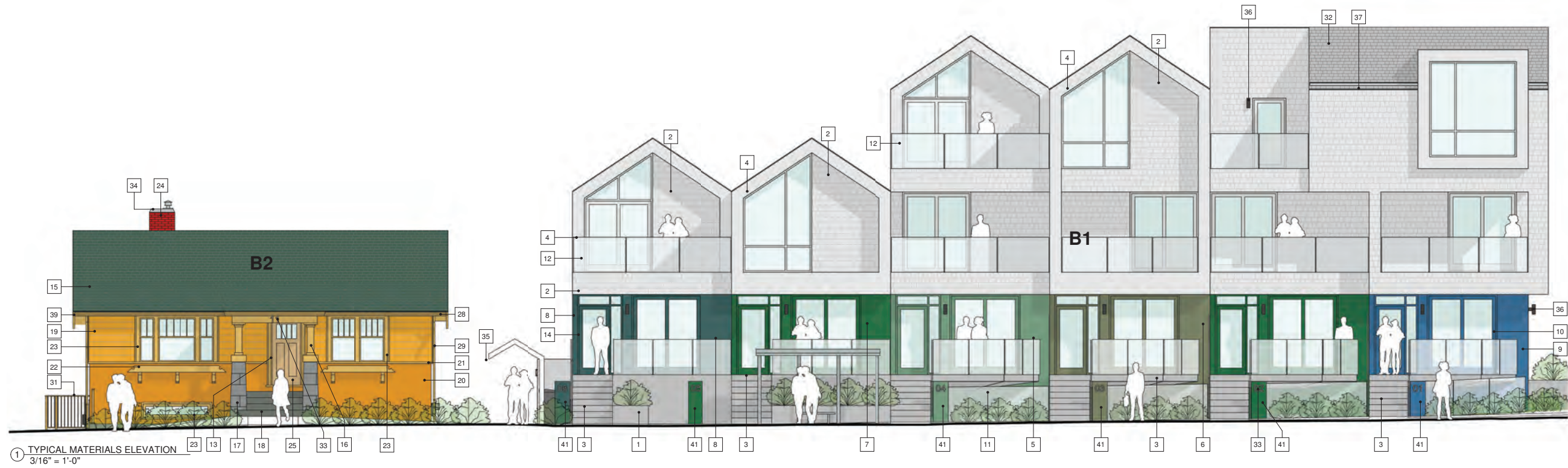
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8TH + 8TH HRA

NOVEMBER 17, 2022

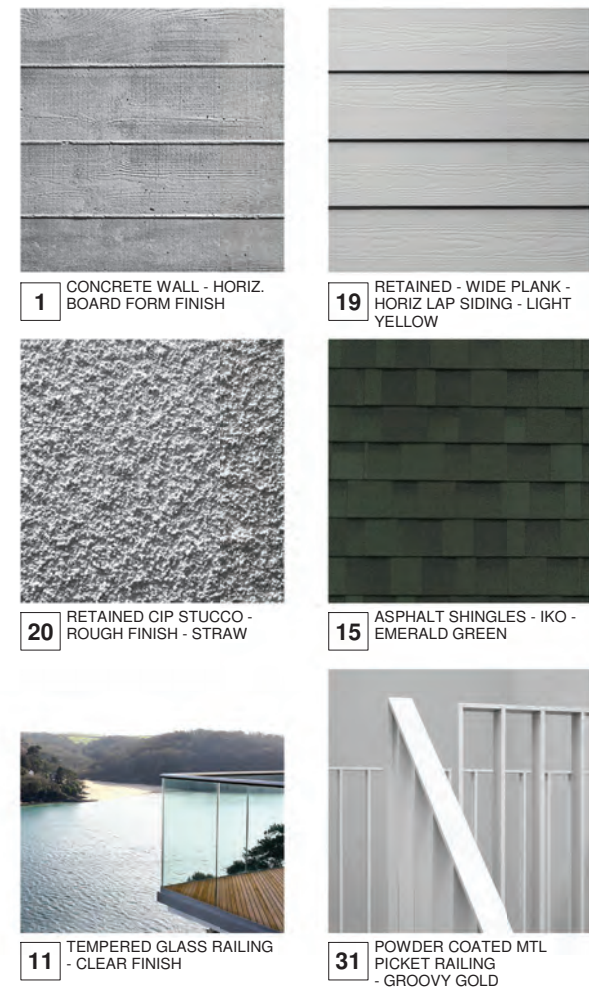
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GRIMWOOD
 ARCHITECTURE



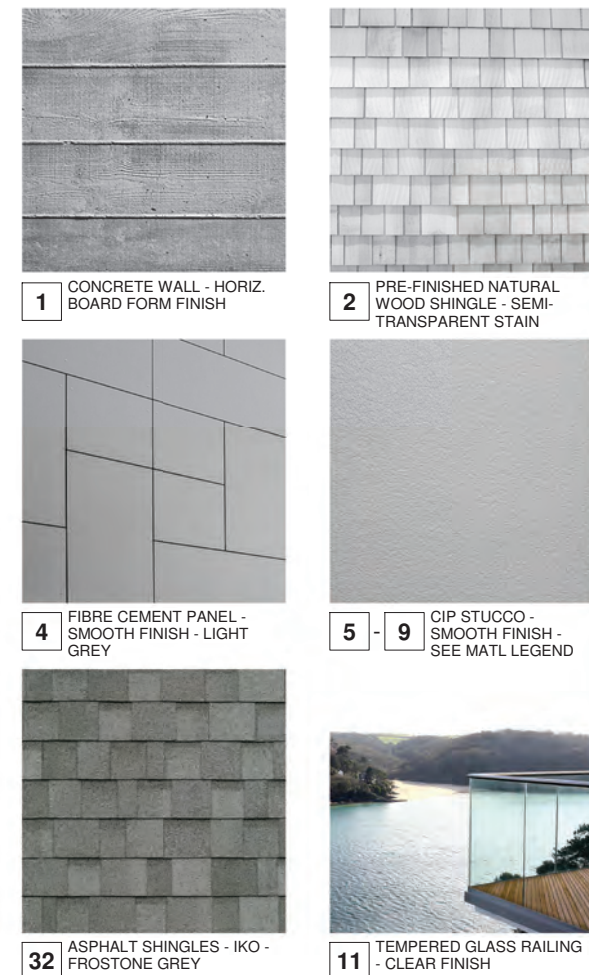
HERITAGE HOUSE



COLOUR LEGEND

- A. GROOVY GOLD
- B. MARBLEHEAD GOLD HC-11
- C. DEB765
- D. 222 183 101
- A. LIGHT YELLOW 4A1010
- B. YELLOW MARIGOLD 2155-30
- C. EBA832
- D. 235 168 50
- A. STRAW 4A1012
- B. GOLD MINE 2155-20
- C. DD9323
- D. 221 147 35
- A. 1920's GORDON VAN TINE
- B. BENJAMIN MOORE
- C. HEX
- D. RGB

NEW CONSTRUCTION



COLOUR LEGEND

- A. PEA GREEN 4A1014
- B. CLEARSPRING GREEN HC-128
- C. 769B81
- D. 118 155 129
- A. OLIVE 4A1019
- B. GREAT BARRINGTON GREEN HC-122
- C. 7A8165
- D. 122 129 101
- A. BRIGHT GREEN 4A1015
- B. CAT'S EYE 2036-10
- C. 307047
- D. 48 112 71
- A. LAWN GREEN 4A3201
- B. POLAR JADE CC-754
- C. 406462
- D. 64 100 98
- A. BLUE 4A1008
- B. WINTER'S EVE CC-844
- C. 41739D
- D. 65 115 157
- A. 1920's GORDON VAN TINE
- B. BENJAMIN MOORE
- C. HEX
- D. RGB

MATERIALS LEGEND

- # MATERIAL
- 1 CIP CONCRETE, FORMBOARD FINISH
- 2 PRE-FINISHED NATURAL WOOD SHINGLES, SEMI-TRANSPARENT STAIN
- 3 CONCRETE STAIRS, LIGHT BROOM FINISH
- 4 FIBRE CEMENT, PANEL, SMOOTH FINISH, LIGHT GREY
- 5 CIP STUCCO, SMOOTH FINISH, PEA GREEN
- 6 CIP STUCCO, SMOOTH FINISH, OLIVE
- 7 CIP STUCCO, SMOOTH FINISH, BRIGHT GREEN
- 8 CIP STUCCO, SMOOTH FINISH, LAWN GREEN
- 9 CIP STUCCO, SMOOTH FINISH, BLUE
- 10 MTL WINDOWS/DOORS, COLOUR TO MATCH ADJACENT BLDG FACE
- 11 MTL/GLASS RAILING, PC, COLOUR TO MATCH UNIT BLDG FACE
- 12 MTL/GLASS RAILING, PC, LIGHT GREY
- 13 RETAINED ORIGINAL ENTRY DOOR FRAME & TRIM, GROOVY GOLD
- 14 MTL GLAZED ENTRY DOOR, COLOUR TO MATCH ADJACENT BLDG FACE
- 15 ROOF, ASPHALT SHINGLES, IKO, EMERALD GREEN
- 16 RETAINED WOOD SUPPORT COLUMNS, PORCH, GROOVY GOLD
- 17 RETAINED FLARED GRANITE PIERS
- 18 RE-BUILT ROUNDED CORNERS AT END LOWEST CONCRETE STAIR
- 19 RETAINED WIDE PLANK, HORIZ. LAP SIDING, LIGHT YELLOW
- 20 RETAINED CIP STUCCO, ROUGH FINISH, STRAW
- 21 RETAINED WOOD DRIP CAP W/ MOULDING, GROOVY GOLD
- 22 RETAINED FLOWER BOX W/ DECORATIVE RELIEF/BRAKETS, GROOVY GOLD
- 23 RETAINED ORIGINAL WINDOWS W/ FRAME & TRIM, GROOVY GOLD
- 24 RETAINED BRICK CHIMNEY (NON-FUNCTIONAL)
- 25 1920's CATALOGUE FRONT DOOR, No. 5, WOOD, LACQUERED
- 26 RE-BUILT WOOD STAIRS W/ ROUNDED CORNERS CONCRETE BOTTOM LANDING
- 27 MTL PRIVACY SCREEN, PC, GROOVY GOLD
- 28 ORNAMENTAL MTL GUTTER, GROOVY GOLD
- 29 ORNAMENTAL MTL RWL, GROOVY GOLD
- 30 MTL WINDOWS AND DOORS (ALL WEATHER), GROOVY GOLD
- 31 PC MTL PICKET RAILING, LIGHT YELLOW
- 32 ROOF, ASPHALT SHINGLES, IKO, FROSTONE GREY
- 33 ADDRESS NUMBER, METAL-HALO LED LIGHT
- 34 RETAIN / REPAIR CHIMNEY CONCRETE CAP
- 35 PC MTL ENTRY TRELLIS, COLOUR TBD
- 36 WALL MOUNT LIGHT FIXTURE, PC, BLACK
- 37 PRE-FINISHED CONCEALED MTL GUTTER & RWL, LIGHT GREY
- 38 RETAINED WOOD COLUMNS, STRAW
- 39 RETAINED ROOF WOOD TRIM, GROOVY GOLD
- 40 RETAINED ORIGINAL WINDOWS, FRAME & TRIM, GROOVY GOLD
- 41 PC MTL ADDRESS PEDESTAL, COLOUR TO MATCH ADJACENT BLDG FACE



Mainland Land Use Designations (see Official Community Plan Land Use Designation Map)

- (RD) Residential - Detached and Semi-Detached Housing
- (RGO) Residential - Ground oriented Infill Housing
- (RT) Residential - Infill Townhouse
- (RM) Residential - Multiple Unit Buildings
- (RH) Residential - High Rise
- (ML) Mixed Use - Low Rise
- (MH) Mixed Use - High Rise
- Parks, Open Space and Community Facilities
- (CEM) Cemeteries
- (P) Major Institutional
- Local Centre



1 - AERIAL VIEW, LOOKING SOUTH



2 - AERIAL VIEW, LOOKING EAST



SCALE: N.T.S.



3 - STREET VIEW, CORNER OF 8TH AVE & 8TH ST



4 - STREET VIEW, 8TH AVE FACING EAST



5 - STREET VIEW, 8TH AVE FACING WEST



6 - STREET VIEW, NW SECONDARY SCHOOL & MASSEY THEATRE

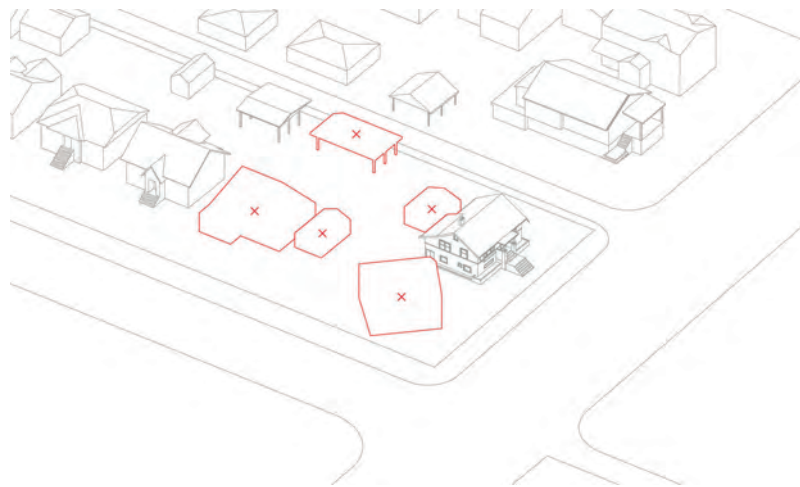


7 - STREET VIEW, MOODY PARK

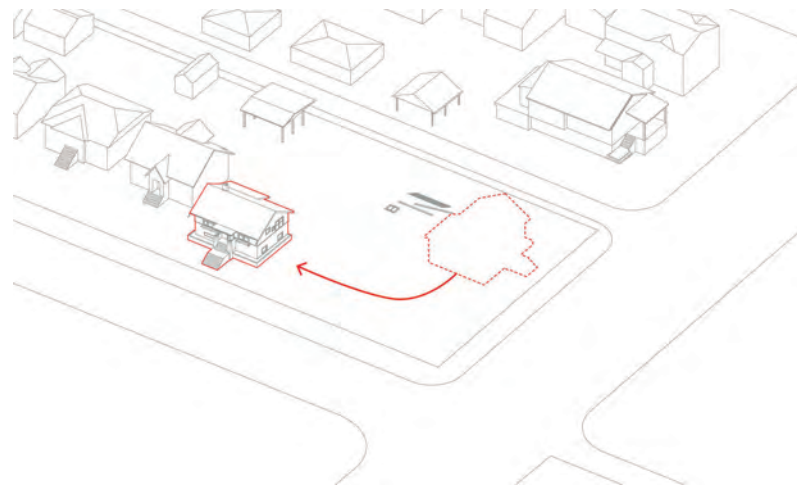
CONTEXT ANALYSIS

8TH + 8TH HRA

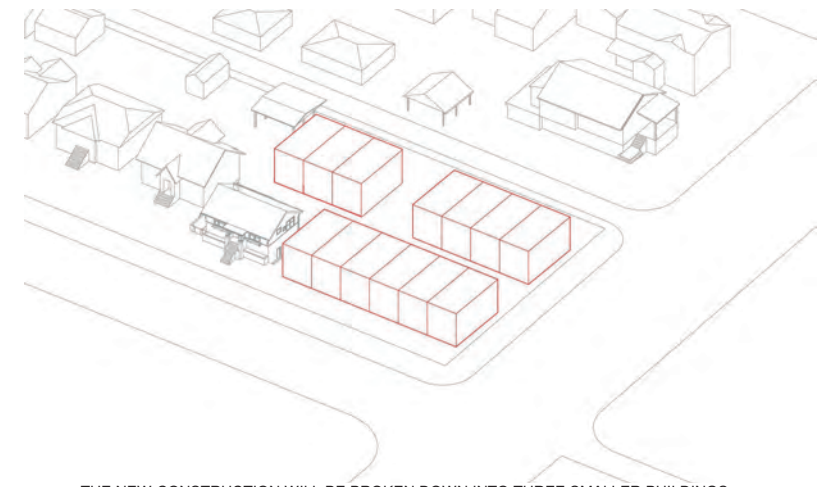
NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM



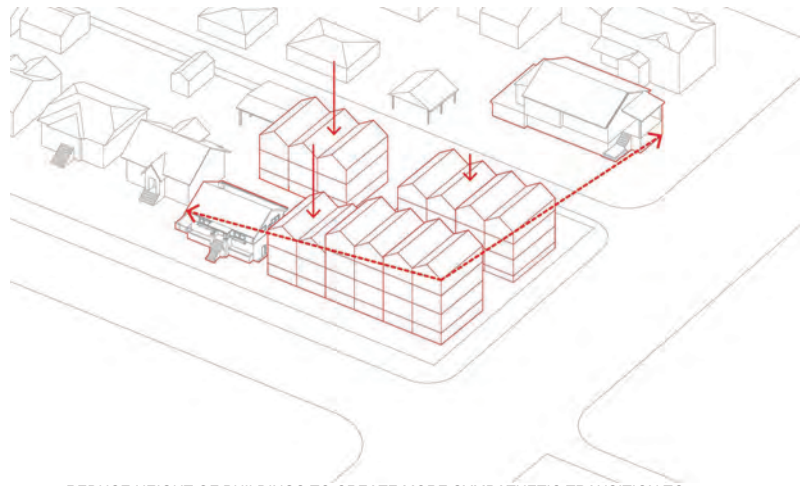
- 1.**
- HOUSE IN LOT 17 HAS HISTORICAL VALUE, WILL BE RETAINED
 - GARAGE STRUCTURE IN LOT 17 TO BE REMOVED
 - ALL STRUCTURES IN LOTS 18 AND 19 ARE TO BE REMOVED



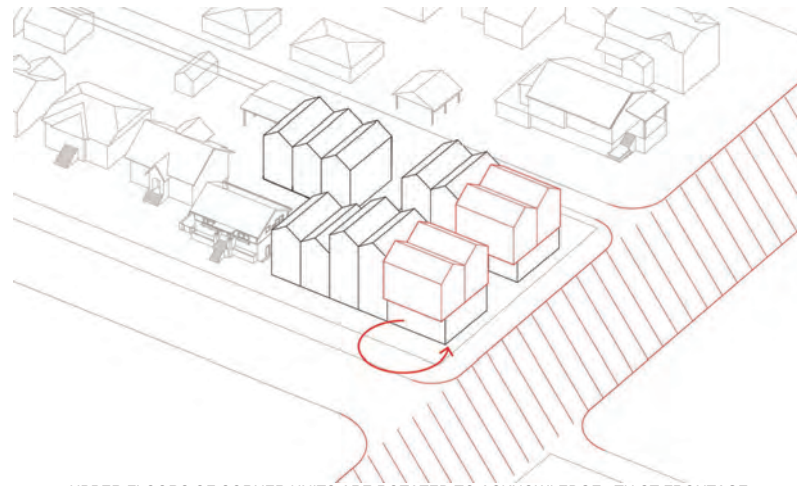
- 2.**
- HERITAGE HOUSE WILL BE RE-LOCATED ON THE SOUTH-WEST CORNER OF CONSOLIDATED SITE
 - THE NEW POSITION PROMOTES COMPATIBILITY WITH ADJACENT SINGLE DETACHED DWELLINGS



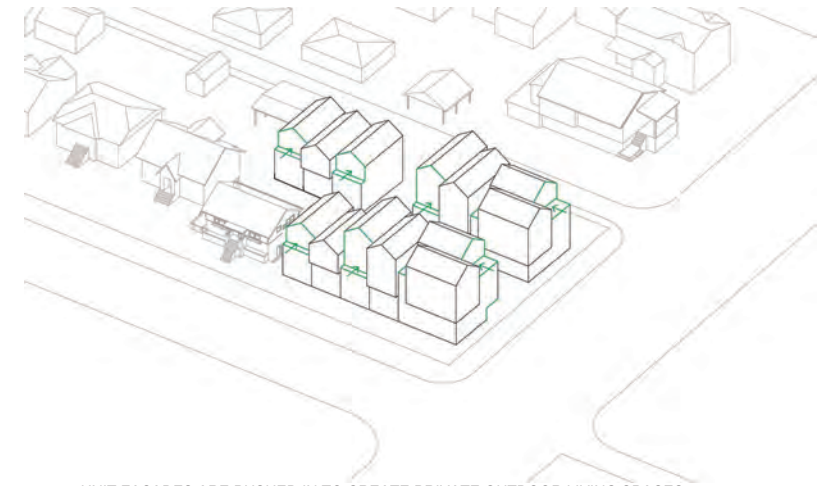
- 3.**
- THE NEW CONSTRUCTION WILL BE BROKEN DOWN INTO THREE SMALLER BUILDINGS
 - GROUND ORIENTED TOWNHOMES WILL BE CREATED
 - A CENTRAL COURTYARD FACING SOUTH EAST IS FORMED
 - CONNECTIVITY WITHIN SITE IS PROVIDED BETWEEN GAPS IN BUILT FORM



- 4.**
- REDUCE HEIGHT OF BUILDINGS TO CREATE MORE SYMPATHETIC TRANSITION TO NEIGHBOURING SINGLE DETACHED DWELLINGS
 - SIMPLE, CONTEMPORARY BUILDING FORMS PICK UP ON GABLED ROOF FORMS PREVALENT IN VICINITY
 - PAY HOMAGE TO PRESERVED STRUCTURE WITH HERITAGE VALUE



- 5.**
- UPPER FLOORS OF CORNER UNITS ARE ROTATED TO ACKNOWLEDGE 8TH ST FRONTAGE



- 6.**
- UNIT FACADES ARE PUSHED IN TO CREATE PRIVATE OUTDOOR LIVING SPACES
 - STEPPED FACADES MINIMIZE OVERLOOKING
 - SHADE AND SHADOW ON OUTDOOR SPACES ARE ALSO REDUCED THROUGH STAGGERING THE ELEVATIONS



- 7.**
- THE INTRODUCTION OF COLOUR AT A 1.5 STOREY DATUM LEVEL RESPONDS TO THE HEIGHT OF THE EXISTING HERITAGE HOUSE
 - COLOURS FOR THE BASE OF THE NEW TERRACES ARE CHOSEN FROM A HISTORIC CRAFTSMAN BUNGALOW 1920s COLOUR PALETTE



- 8.**
- A VIBRANT, ENGAGING STREETScape IS ESTABLISHED THROUGH THE INCREASED DENSITY AND ACTIVE FRONTAGES
 - ARCHITECTURAL DIVERSITY THAT REFLECTS LOCAL DEMOGRAPHIC IS CREATED THROUGH VARYING UNIT SIZES
 - SHELTERED ENTRANCES ARE WELCOMING AND HIGHLY VISIBLE
 - ELEVATED ENTRANCES PROVIDE PRIVACY AND NOISE REDUCTION
 - RAISED FRONT PATIOS CREATE A TRANSITION ZONE BETWEEN PRIVATE AND PUBLIC REALM



FORM/MASSING



FORM/MASSING



FORM/MASSING



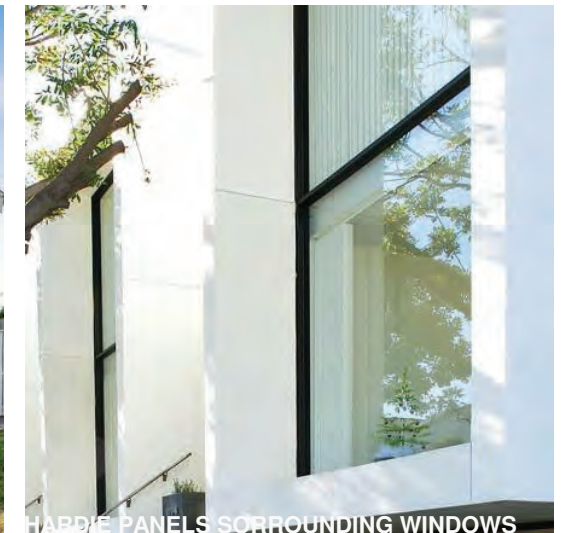
CEMENTICIOUS HARDIE SIDING / PANELS



1920's COLOUR INSPIRATION



1920's COLOUR INSPIRATION



HARDIE PANELS SURROUNDING WINDOWS



FORM/MASSING



FORM/MASSING



WOOD SOFFITS, HARDIE PANEL FASCIAS



UPPER LEVELS, HORIZONTAL HARDIE SIDING

NEW WESTMINSTER DESIGN PANEL

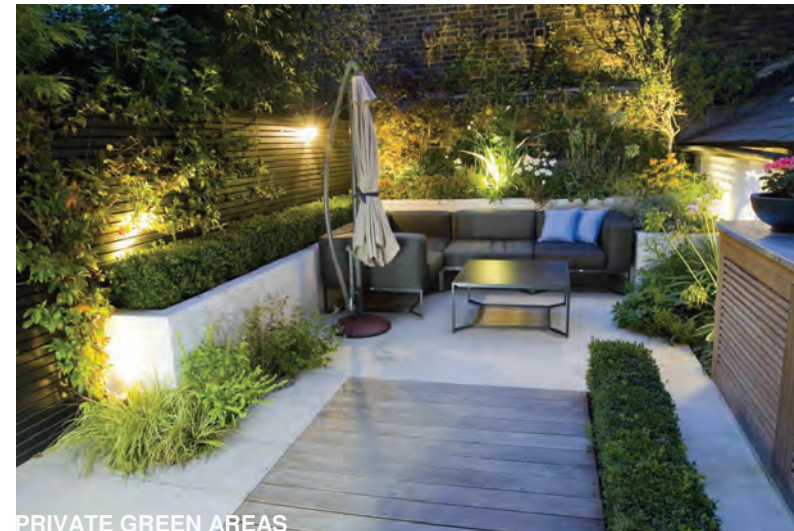
PRECEDENTS 8TH + 8TH HRA

NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS No. DATE GRIMWOOD ARCHITECTURE

LANDSCAPING



PRIVATE GREEN AREAS



COURTYARD DESIGN



COURTYARD AMBIANCE



PARKING MTL/PLANTING PERGOLA/TRELLIS

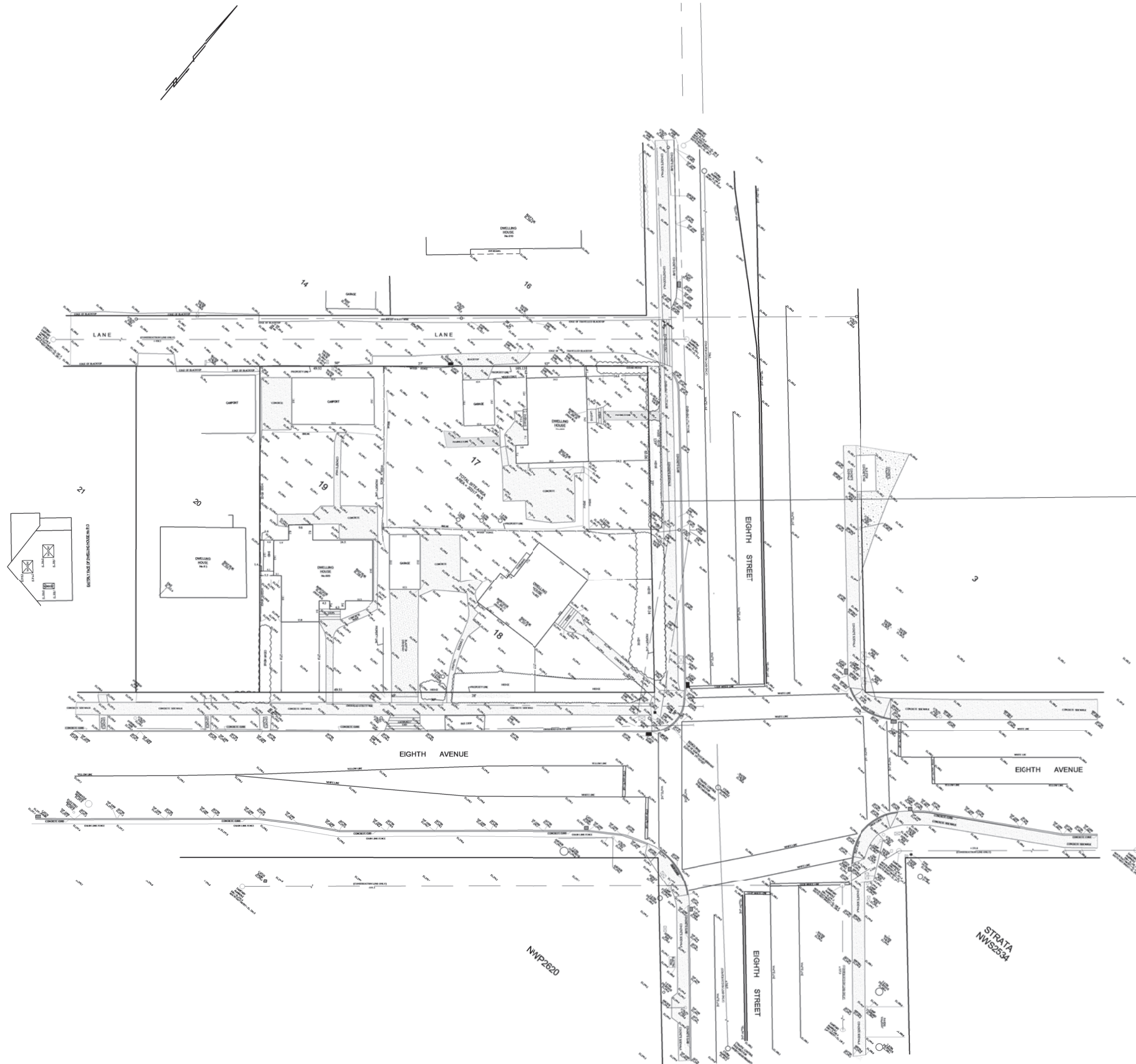


PARKING MTL/PLANTING PERGOLA/TRELLIS



COURTYARD AMBIANCE

SURVEY 8TH + 8TH HRA

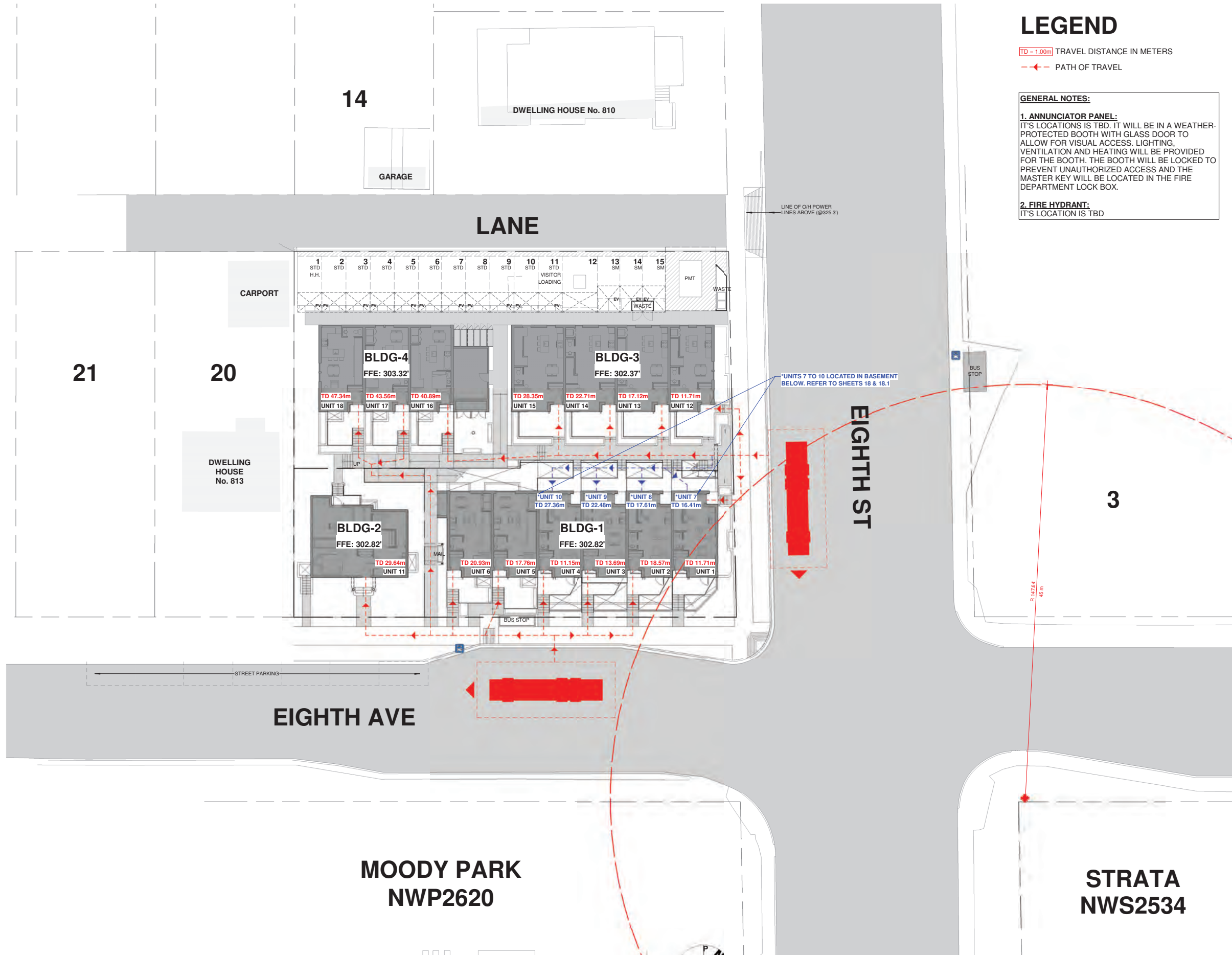


NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS
No. DATE

GRIMWOOD
ARCHITECTURE



FIRE DEPT ACCESS PLAN
8TH + 8TH HRA



NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

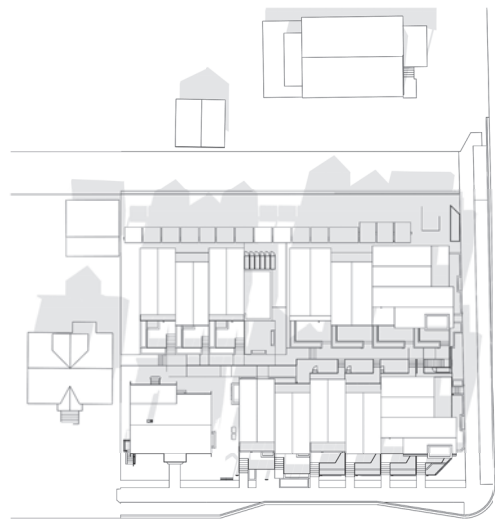
REVISIONS No.	DATE
1	2021.03.02
2	2021.06.17
3	2021.11.12
4	2022.08.24

GRIMWOOD
 ARCHITECTURE

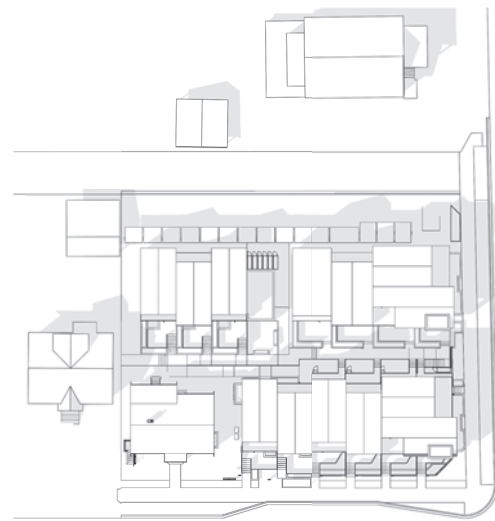
NEW WESTMINSTER DESIGN PANEL



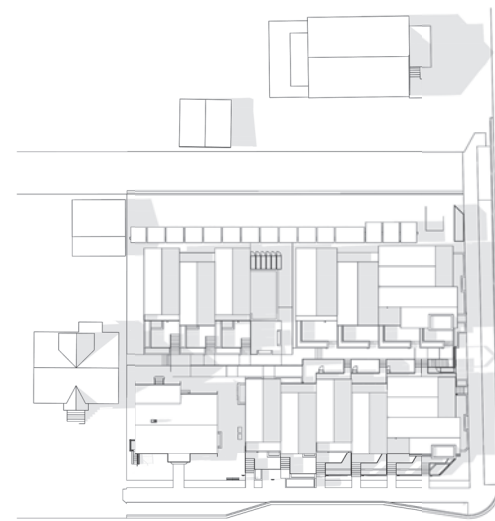
① MARCH / SEPTEMBER 21 - 10am
1" = 40'-0"



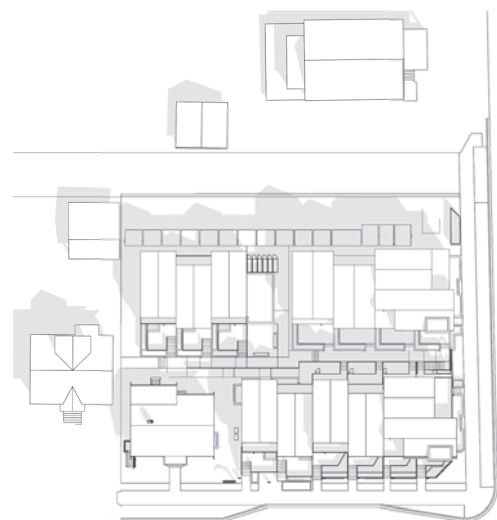
④ MARCH / SEPTEMBER 21 - 12pm
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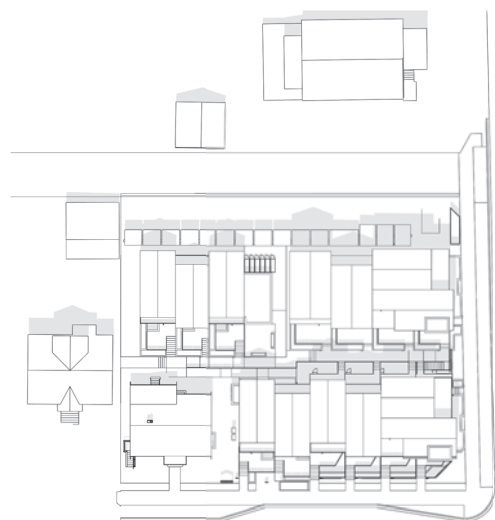
⑤ MARCH / SEPTEMBER 21 - 2pm
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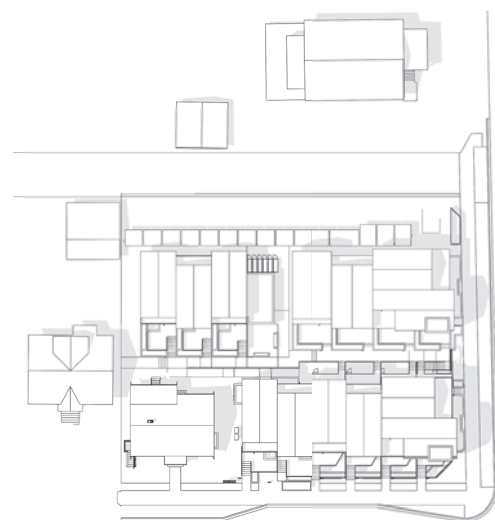
⑥ MARCH / SEPTEMBER 21 - 4pm
1" = 40'-0"



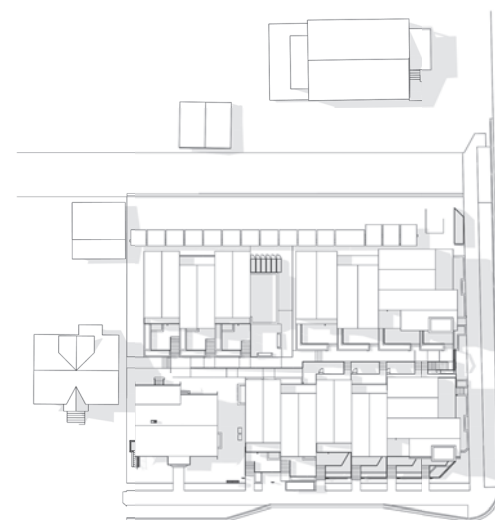
② JUNE 21 - 10am
1" = 40'-0"



⑦ JUNE 21 - 12pm
1" = 40'-0"



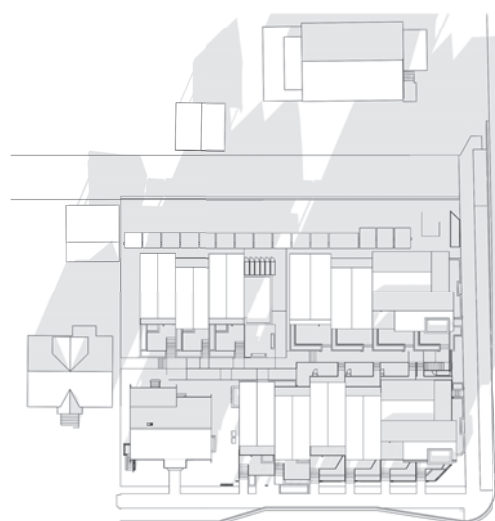
⑧ JUNE 21 - 2pm
1" = 40'-0"



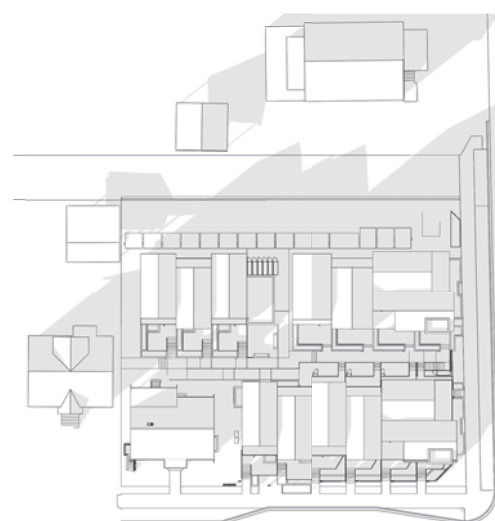
⑨ JUNE 21 - 4pm
1" = 40'-0"



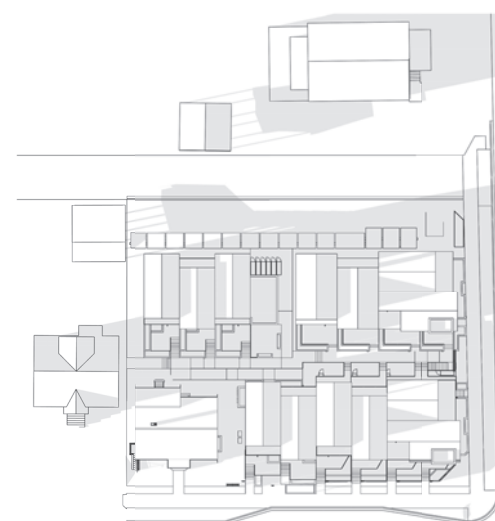
③ DECEMBER 21 - 10am
1" = 40'-0"



⑩ DECEMBER 21 - 12pm
1" = 40'-0"



⑪ DECEMBER 21 - 2pm
1" = 40'-0"



⑫ DECEMBER 21 - 4pm
1" = 40'-0"

NEW WESTMINSTER DESIGN PANEL

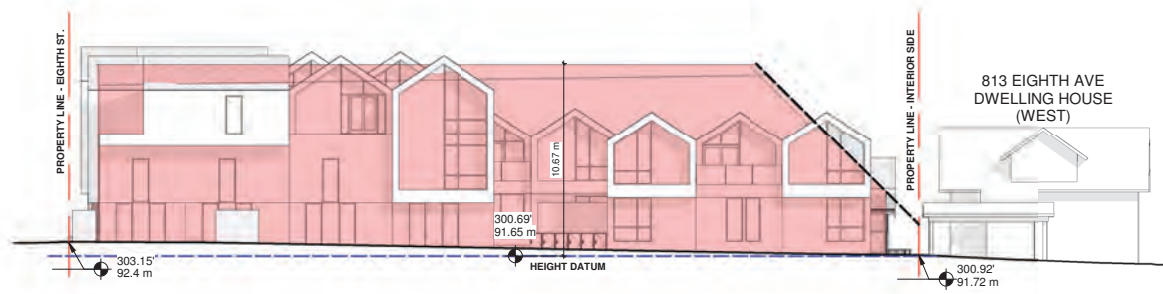
SHADOW STUDY 8TH + 8TH HRA

NOVEMBER 17, 2022

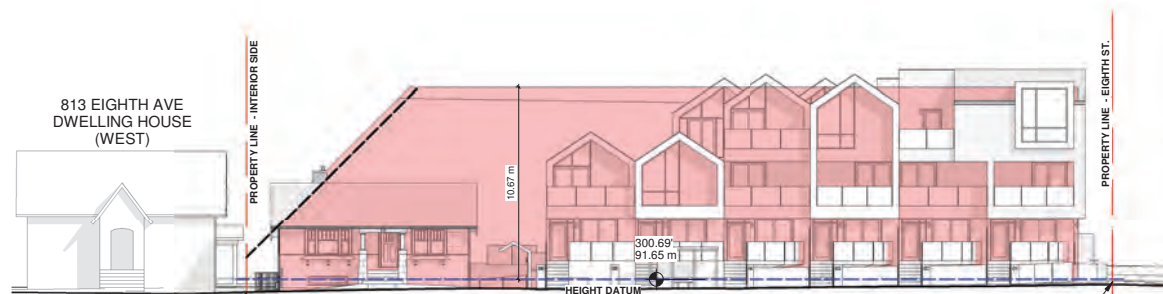
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	1	2021.03.02
	2	2021.06.17
	3	2021.11.12

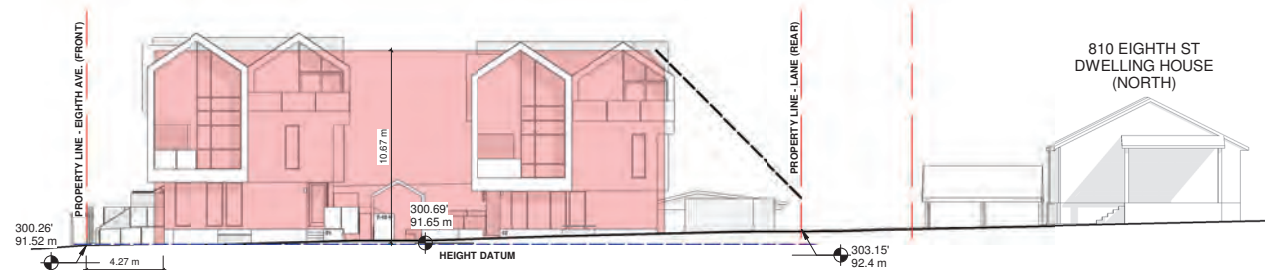
GRIMWOOD
ARCHITECTURE



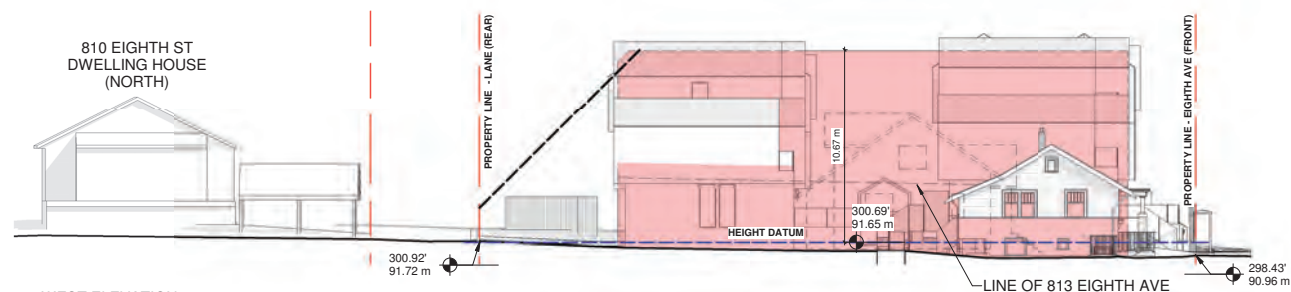
① NORTH ELEVATION
1/16" = 1'-0"



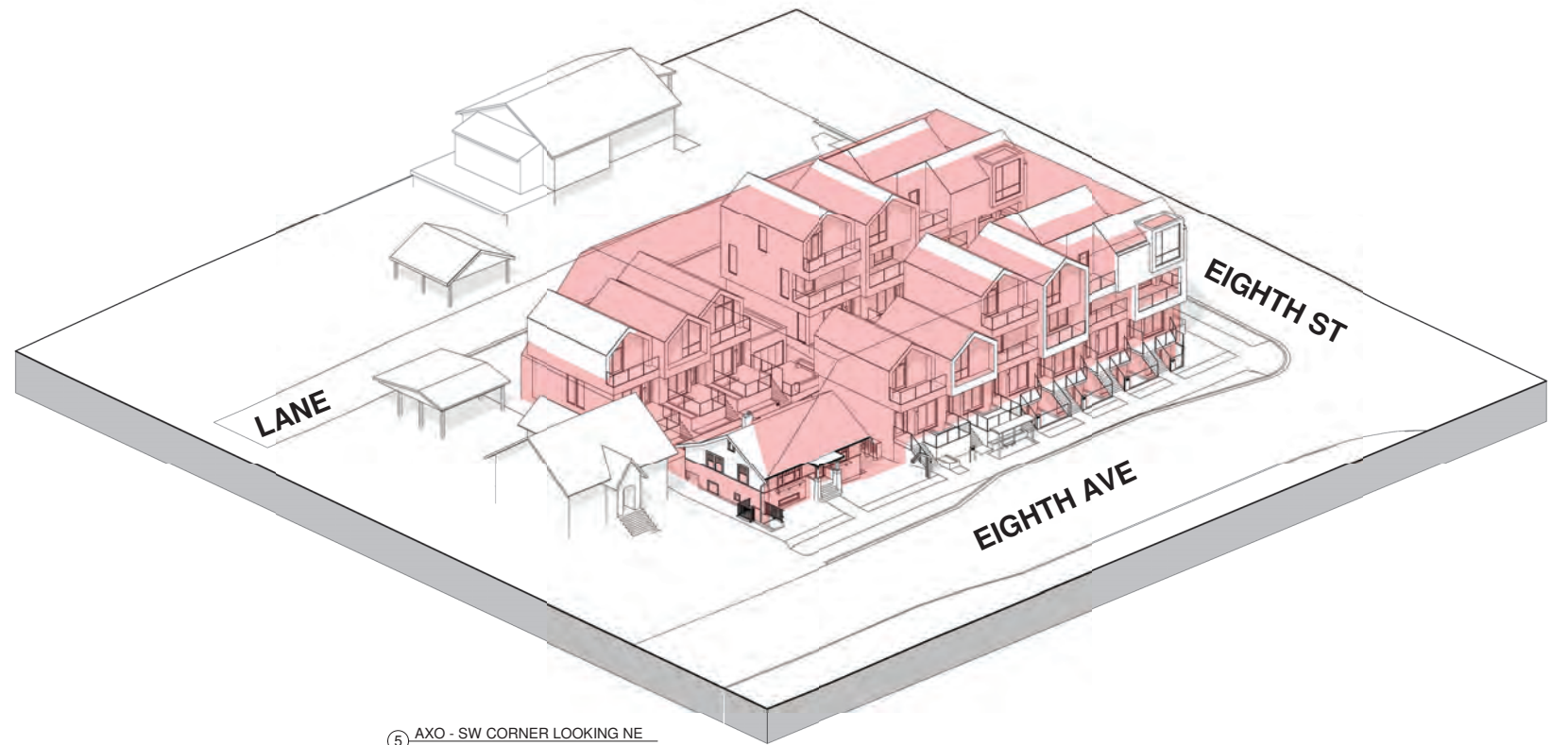
② SOUTH ELEVATION
1/16" = 1'-0"



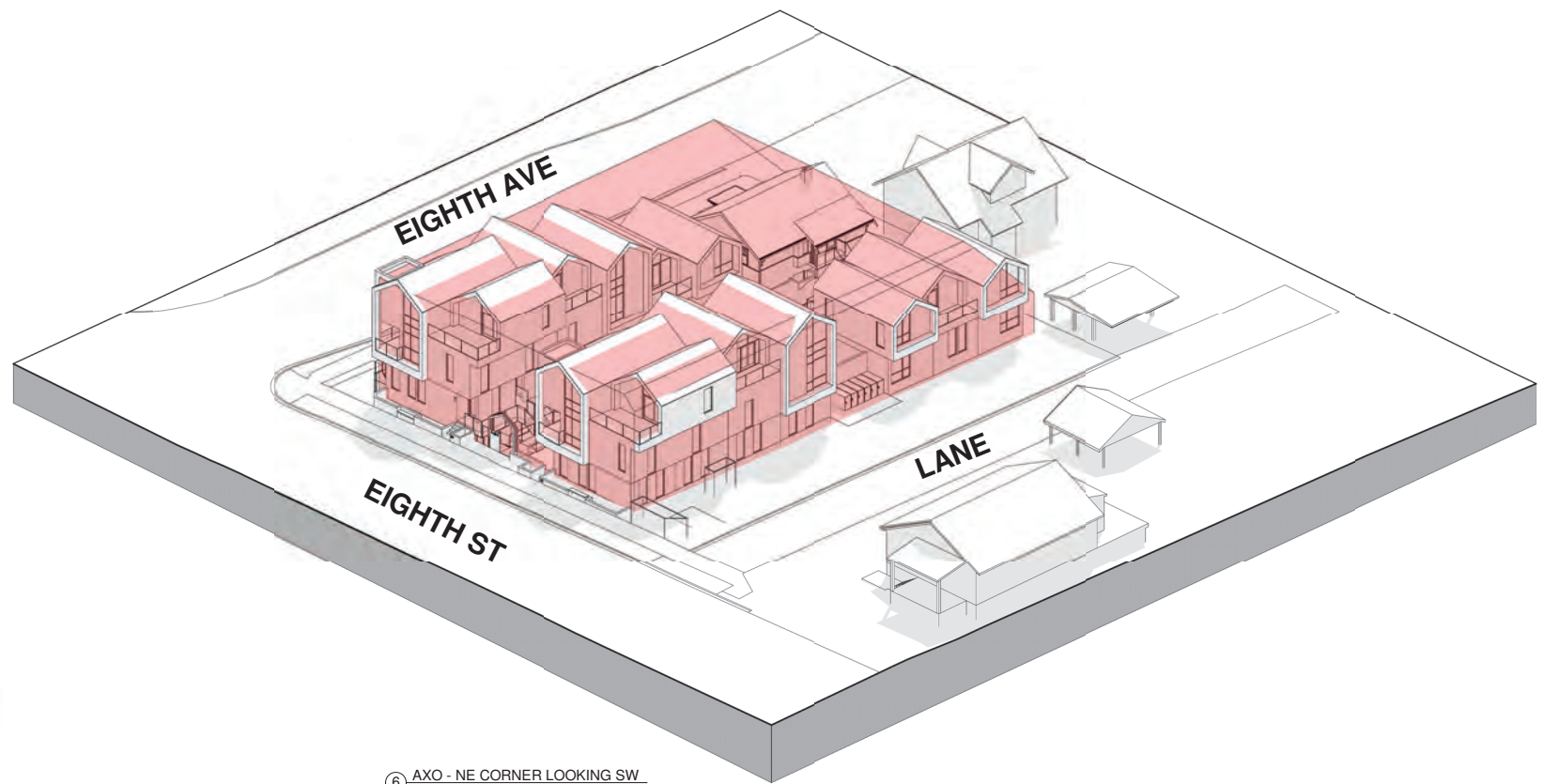
③ EAST ELEVATION
1/16" = 1'-0"



④ WEST ELEVATION
1/16" = 1'-0"



⑤ AXO - SW CORNER LOOKING NE



⑥ AXO - NE CORNER LOOKING SW

BUILDING ENVELOPE

8TH + 8TH HRA

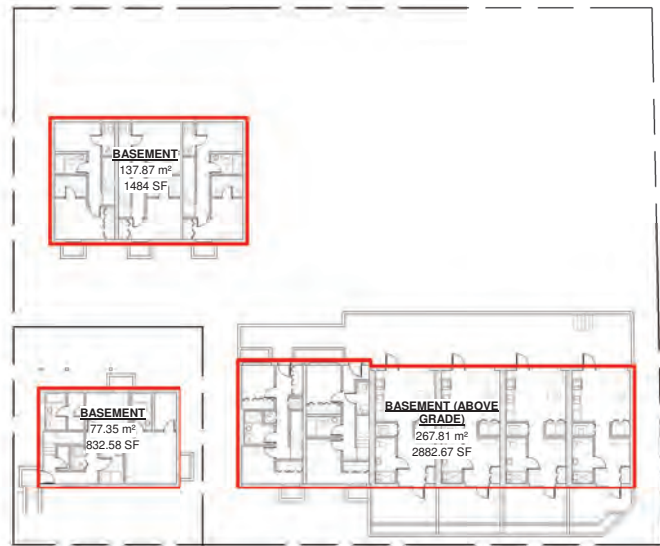
NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

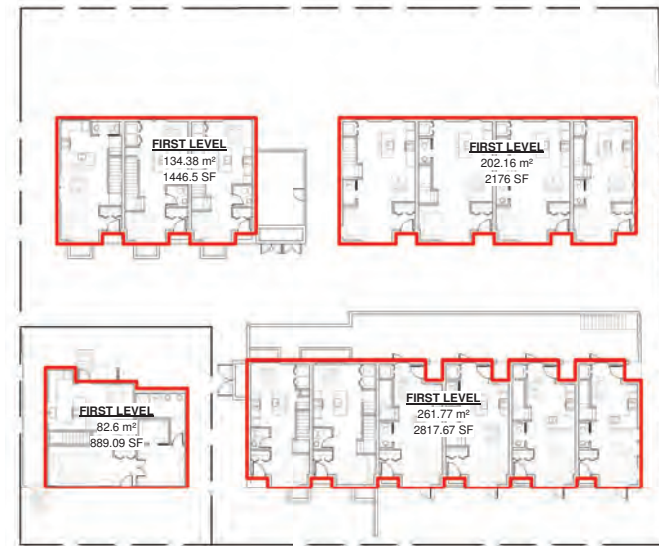
REVISIONS	No.	DATE
	1	2021.03.02
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	3	2021.11.12

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NEW WESTMINSTER DESIGN PANEL



① BASEMENT LEVEL FLOOR AREA
3/64" = 1'-0"



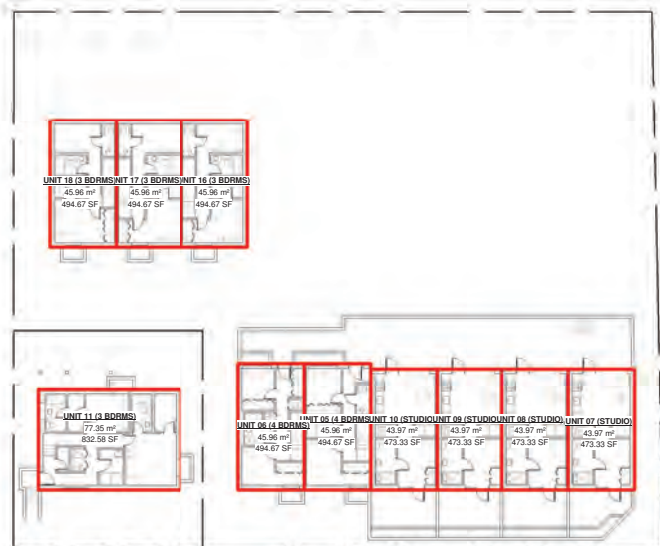
② MAIN LEVEL FLOOR AREA
3/64" = 1'-0"



③ SECOND LEVEL FLOOR AREA
3/64" = 1'-0"



④ THIRD LEVEL FLOOR AREA
3/64" = 1'-0"



⑥ UNIT AREAS - BASEMENT LEVEL
3/64" = 1'-0"



⑦ UNIT AREAS - MAIN LEVEL
3/64" = 1'-0"



⑧ UNIT AREAS - SECOND LEVEL
3/64" = 1'-0"



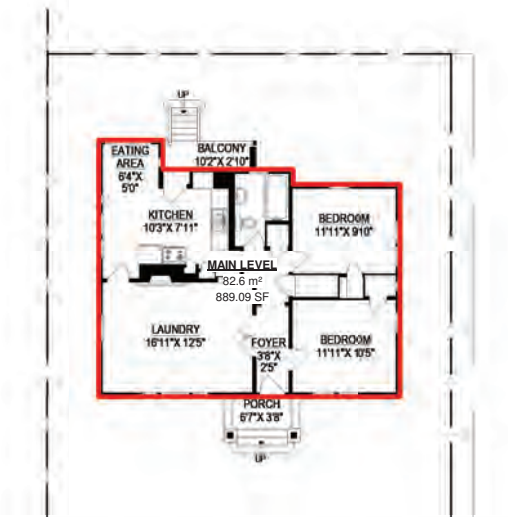
⑨ UNIT AREAS - THIR LEVEL
3/64" = 1'-0"



⑤ SITE COVERAGE
3/64" = 1'-0"



⑩ HERITAGE HOUSE BASEMENT (EXIST.)
1" = 10'-0"



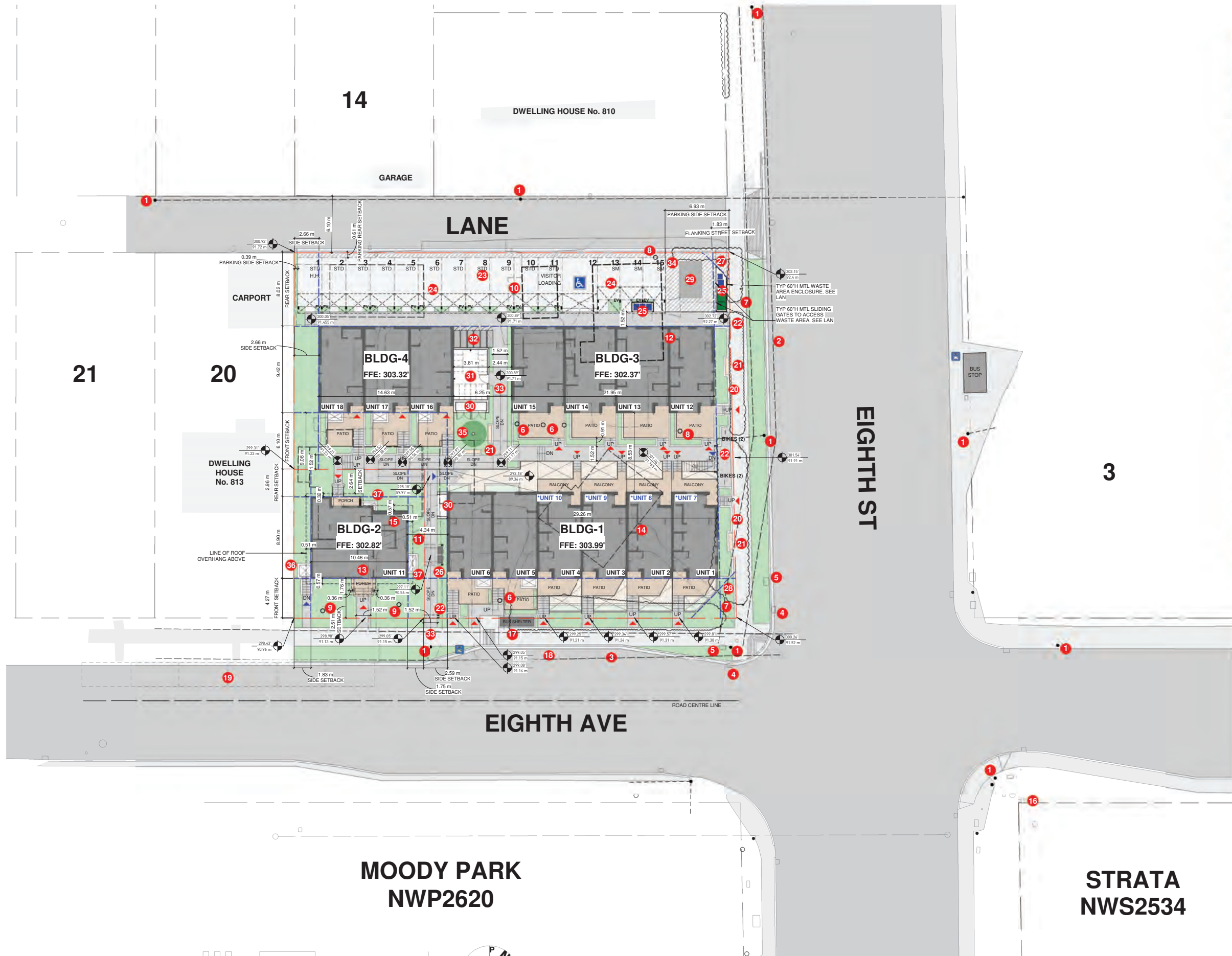
⑪ HERITAGE HOUSE MAIN LVL (EXIST.)
1" = 10'-0"

NEW WESTMINSTER DESIGN PANEL

AREA PLANS

8TH + 8TH HRA

NOVEMBER 17, 2022
802 & 806 8TH ST, 809 8TH AVE, NWM



LEGEND

- ▲ UNIT ENTRY AT MAIN FLOOR
- ▼ UNIT ENTRY AT BASEMENT
- 1 UTILITY POLE
- 2 O/H POWER LINES ABOVE (@325.3')
- 3 O/H POWER LINES ABOVE (@342.7')
- 4 CATCH BASIN
- 5 SERVICE BOX
- 6 EXIST TREES TO BE REMOVED. SEE LAN DWGS
- 7 EXIST HEDGE TO BE REPLACED. SEE LAN DWGS
- 8 EXIST SHRUB TO BE RELOCATED. SEE LAN DWGS
- 9 PROPOSED RELOCATION OF SHURB. SEE LAN DWGS
- 10 EXIST GRAPE VINE TO BE RELOCATED. SEE LAN DWGS
- 11 PROPOSED PERGOLA/TRELLIS FOR GRAPE VINE RELOCATION. SEE LAN DWGS
- 12 EXIST DWELLING HOUSE No. 806 TO BE RELOCATED
- 13 PROPOSED NEW LOCATION OF DWELLING HOUSE No. 806
- 14 EXIST DWELLING HOUSE No. 802 TO BE REMOVED
- 15 EXIST DWELLING HOUSE No. 809 TO BE REMOVED
- 16 FIRE HYDRANT
- 17 PROPOSED BUS SHELTER. SEE TO SHEET 17.1 & CIVIL DWGS
- 18 PROPOSED BUS PULL-OUT. SEE TO SHEET 17.1 & CIVIL DWGS
- 19 EXIST STREET PARKING
- 20 PROPOSED CIP CONC WALL. SEE LAN DWGS
- 21 PROPOSED BENCH. SEE LAN DWGS
- 22 PROPOSED ENTRY PERGOLA. SEE LAN DWGS
- 23 PROPOSED PAVING. SEE LAN DWGS
- 24 **PROPOSED GREEN TRELLIS/PERGOLA ABOVE. SEE LAN DWGS
- 25 PROPOSED WASTE AREA. SEE SHEET 17.1 & LAN DWGS
- 26 CANADA POST COMMUNITY MAILBOX
- 27 3m x 3m CORNER TRUNCATION
- 28 5m x 5m CORNER TRUNCATION
- 29 8'Wx13'Dx4'H PMT
- 30 ELECTRICAL / TELECOM CLOSETS
- 31 SECURED BICYCLE STORAGE***
- 32 BICYCLE LOCKERS. MIN INT DIMENSIONS: 0.6m WIDE, x 1.8m LONG x 1.2m HIGH
- 33 TOP OF RAMP TO ACCESSIBLE UNITS
- 34 ACCESS PATH FROM LANE
- 35 AMENITY AREA
- 36 1.49m² (4'x4') LOCALIZED DEPRESSION PER 320.12
- 37 1.49m² (2'-10"x5'-8") LOCALIZED DEPRESSION PER 320.12

- NOTES:**
1. *UNITS 7 TO 10 LOCATED IN BASEMENT BELOW. REFER TO SHEETS 18 & 18.1
 2. ** 2.3m OVERHEAD CLEARANCE ABOVE ALL STALLS. SEE SECTIONS
 3. *** 2 ELECTRIC OUTLETS IN SECURED BICYCLE STORAGE WILL BE PROVIDED
 4. EV LABEL @ PARKADE DENOTES: ENERGIZED LEVEL 2 OUTLET



SITE PLAN

8TH + 8TH HRA



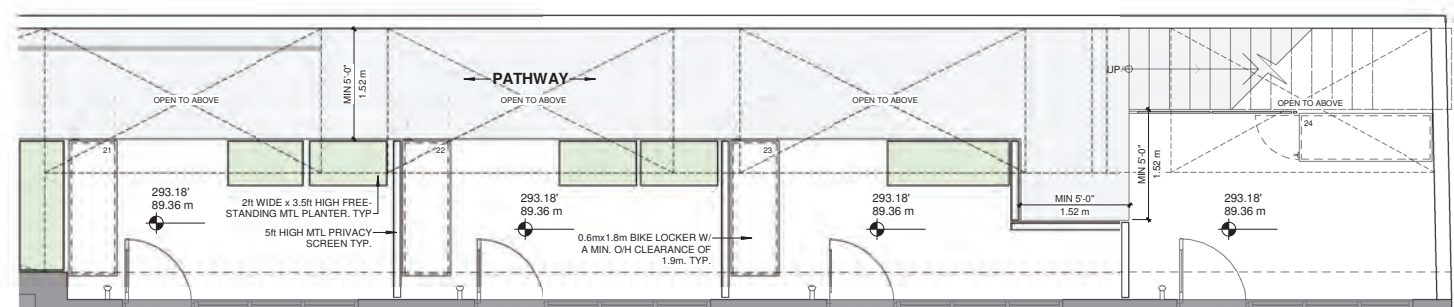
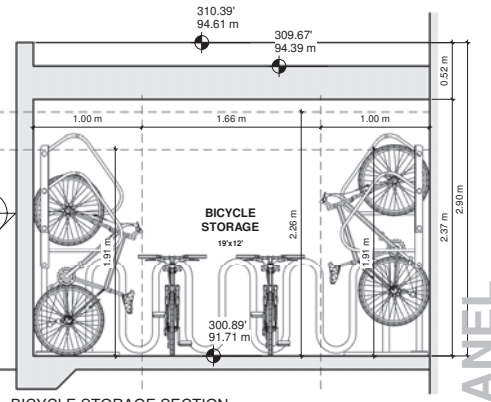
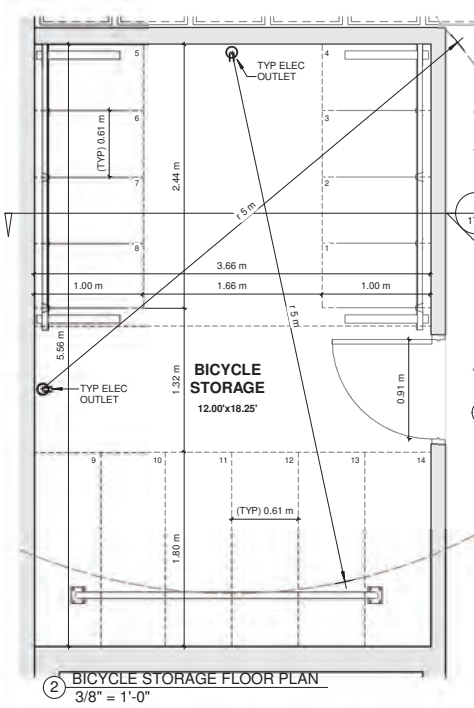
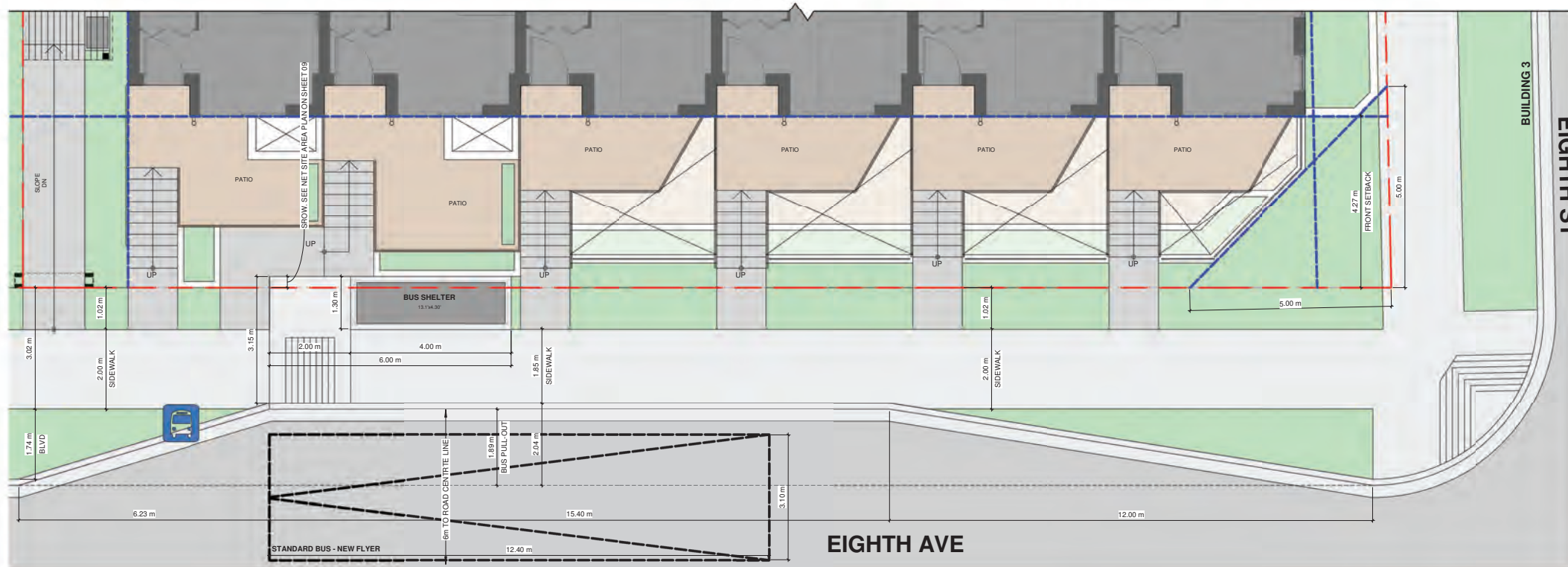
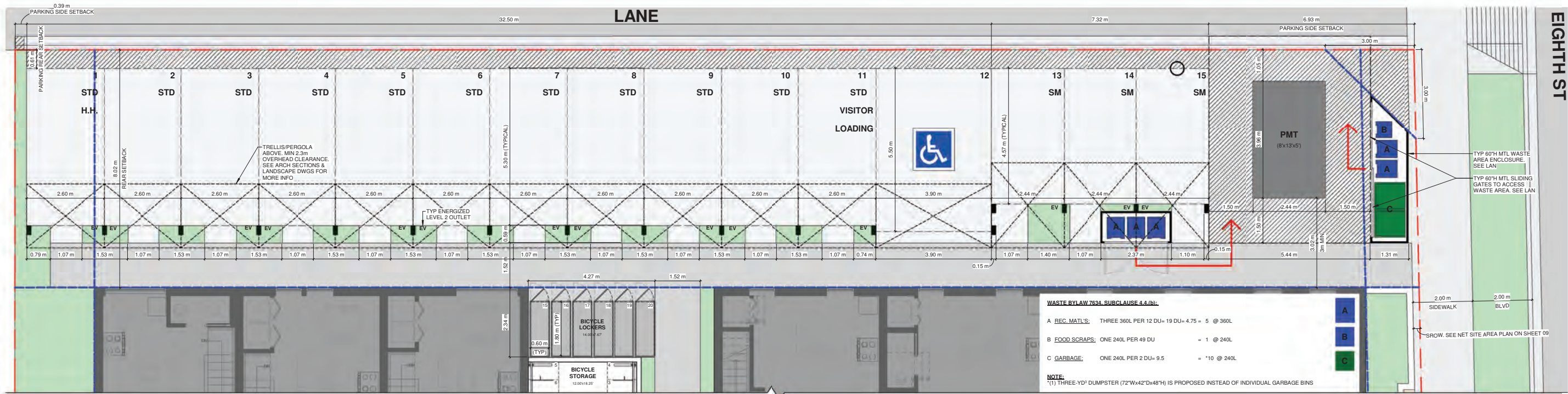
NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

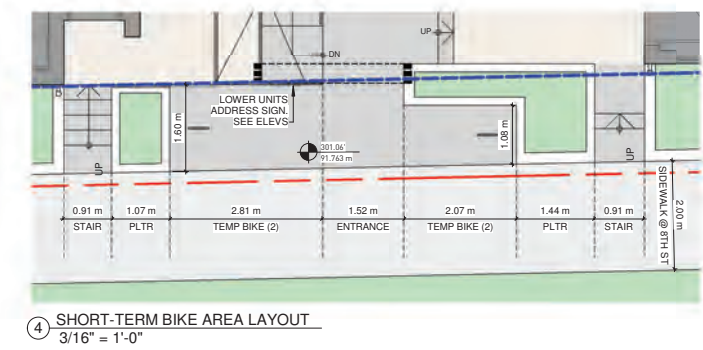
REVISIONS No.	DATE
1	2021.03.02
2	2021.06.17
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4	2022.08.24

GRIMWOOD
ARCHITECTURE

NEW WESTMINSTER DESIGN PANEL

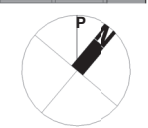


6 BICYCLE STORAGE - BASEMENT BLDG 1
 1/4" = 1'-0"



SITE PLAN - VEHICLES & TRANSIT PLANS

8TH + 8TH HRA

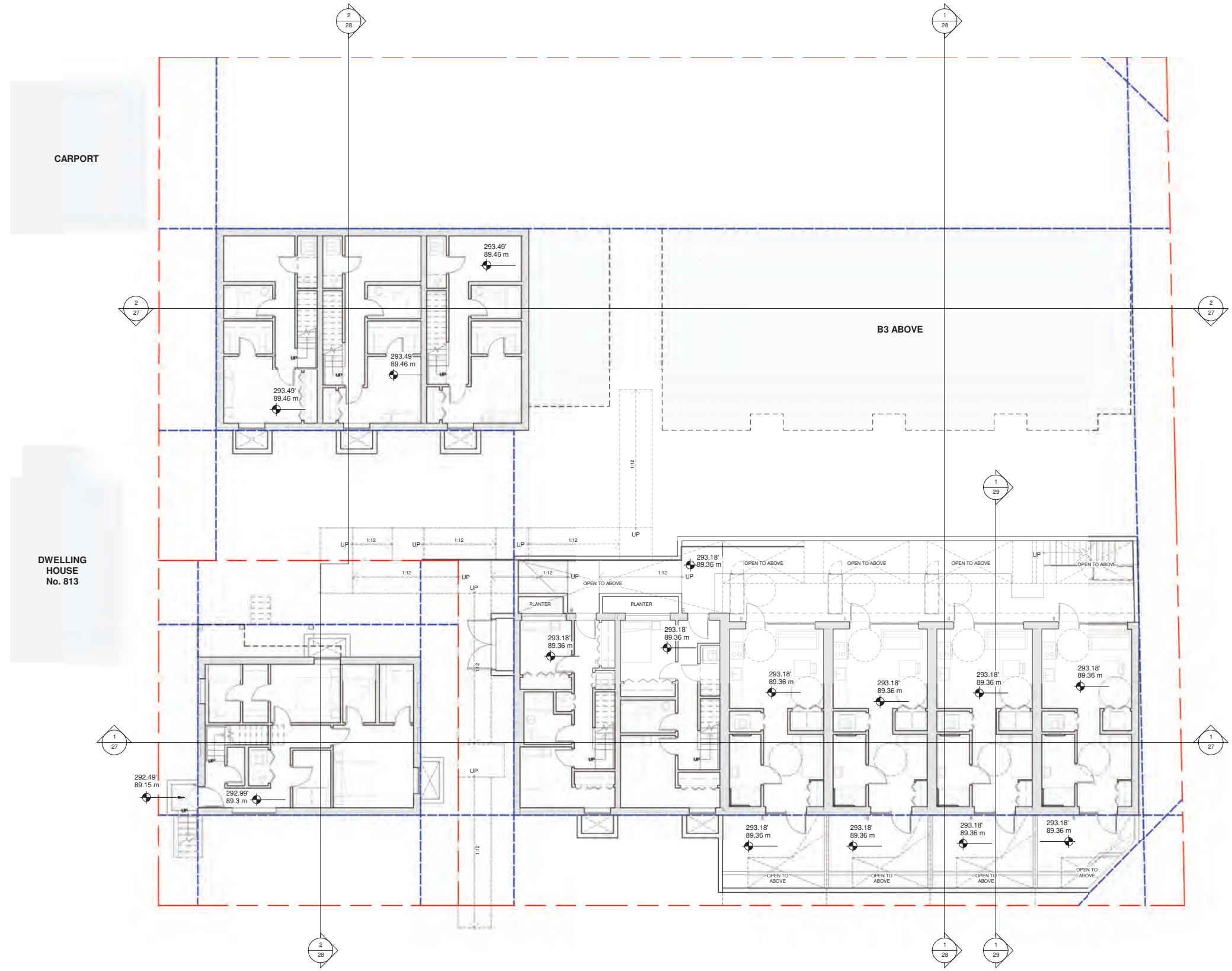


NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM

GRIMWOOD
 ARCHITECTURE

17.1

NEW WESTMINSTER DESIGN PANEL

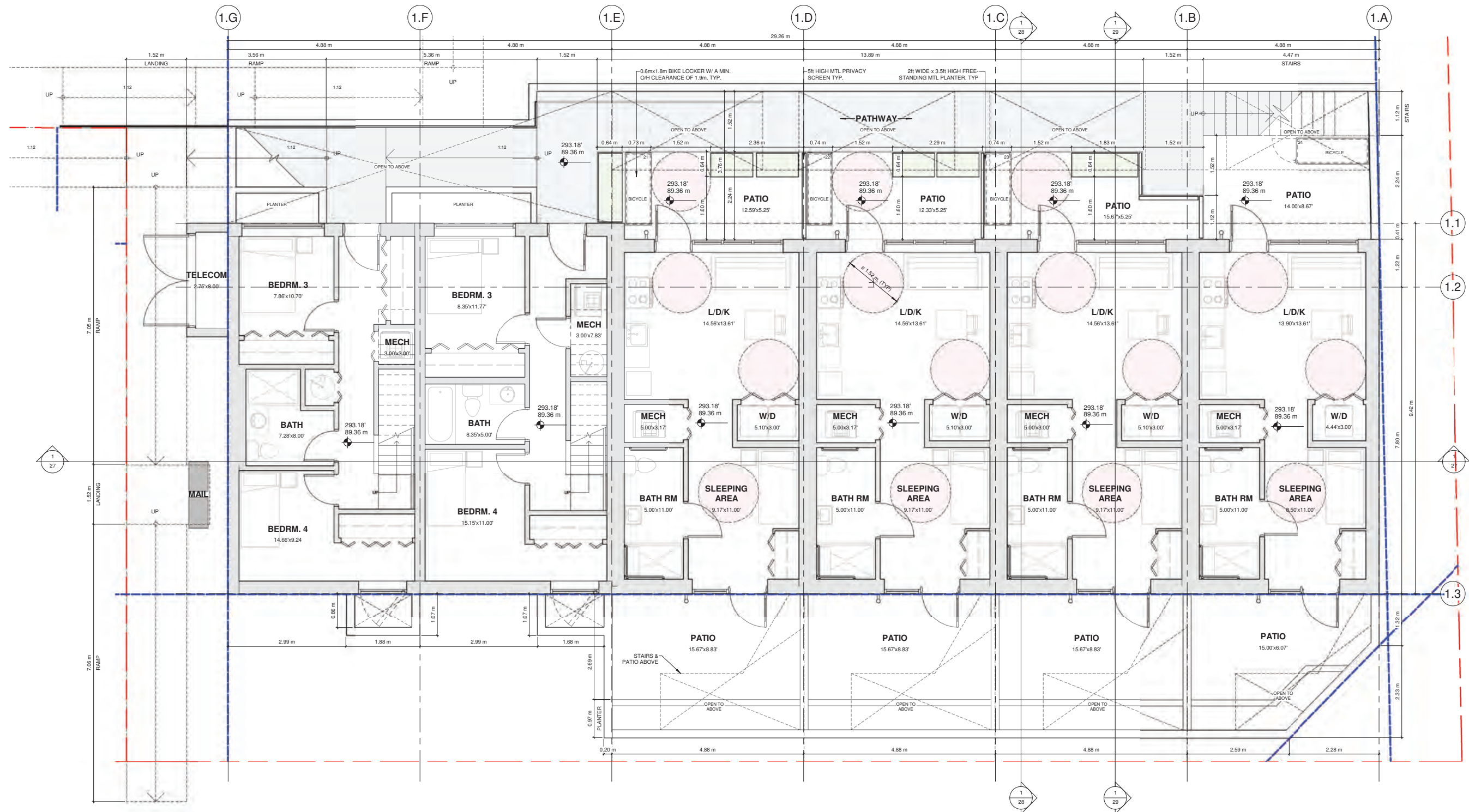


FLOOR PLAN - BASEMENT
8TH + 8TH HRA

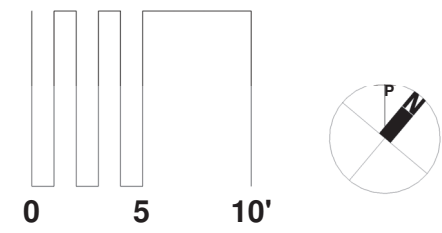
NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS No.	DATE
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3	2021.11.12
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GRIMWOOD
 ARCHITECTURE



FLOOR PLAN - B1 BASEMENT
8TH + 8TH HRA

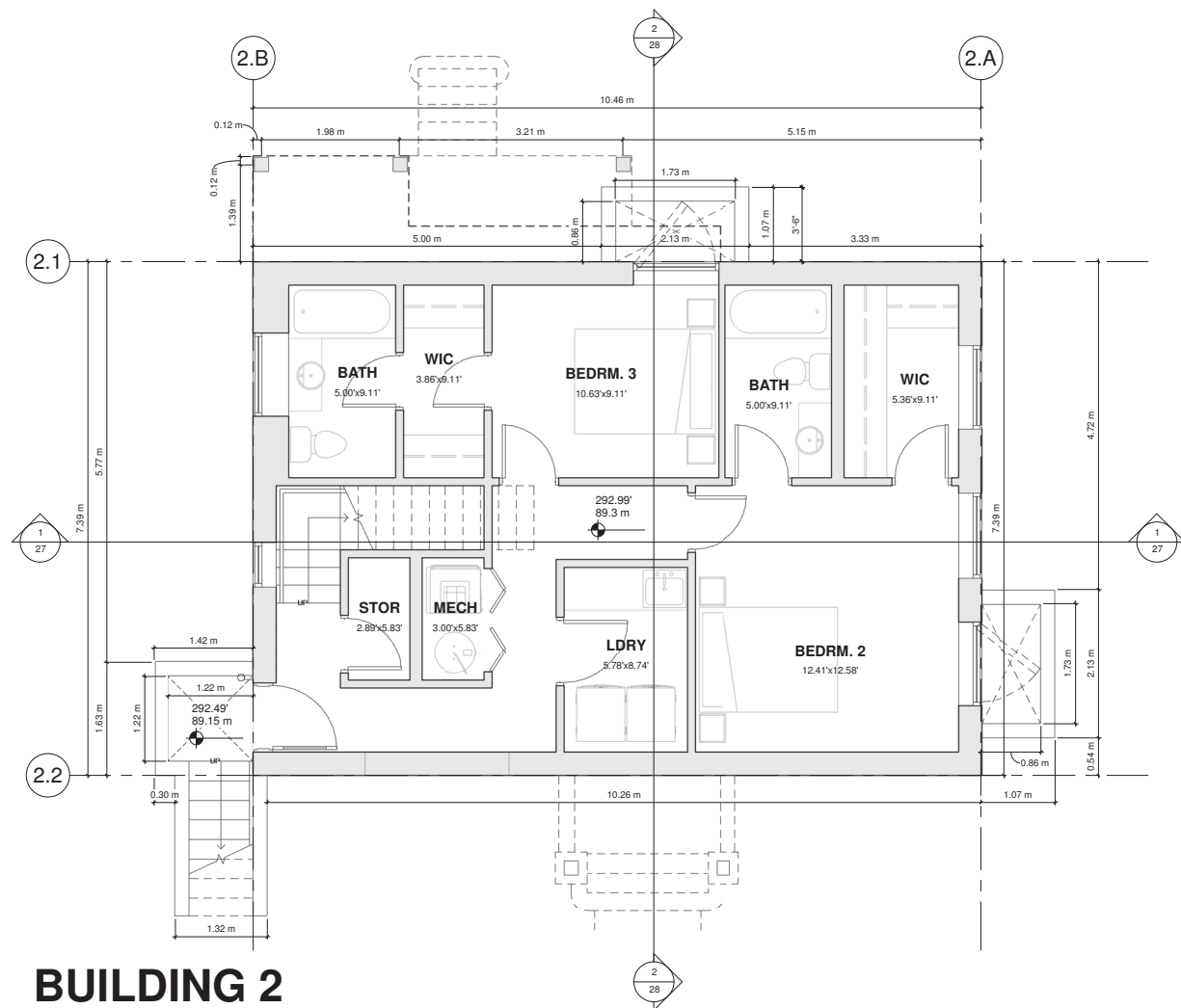


NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM

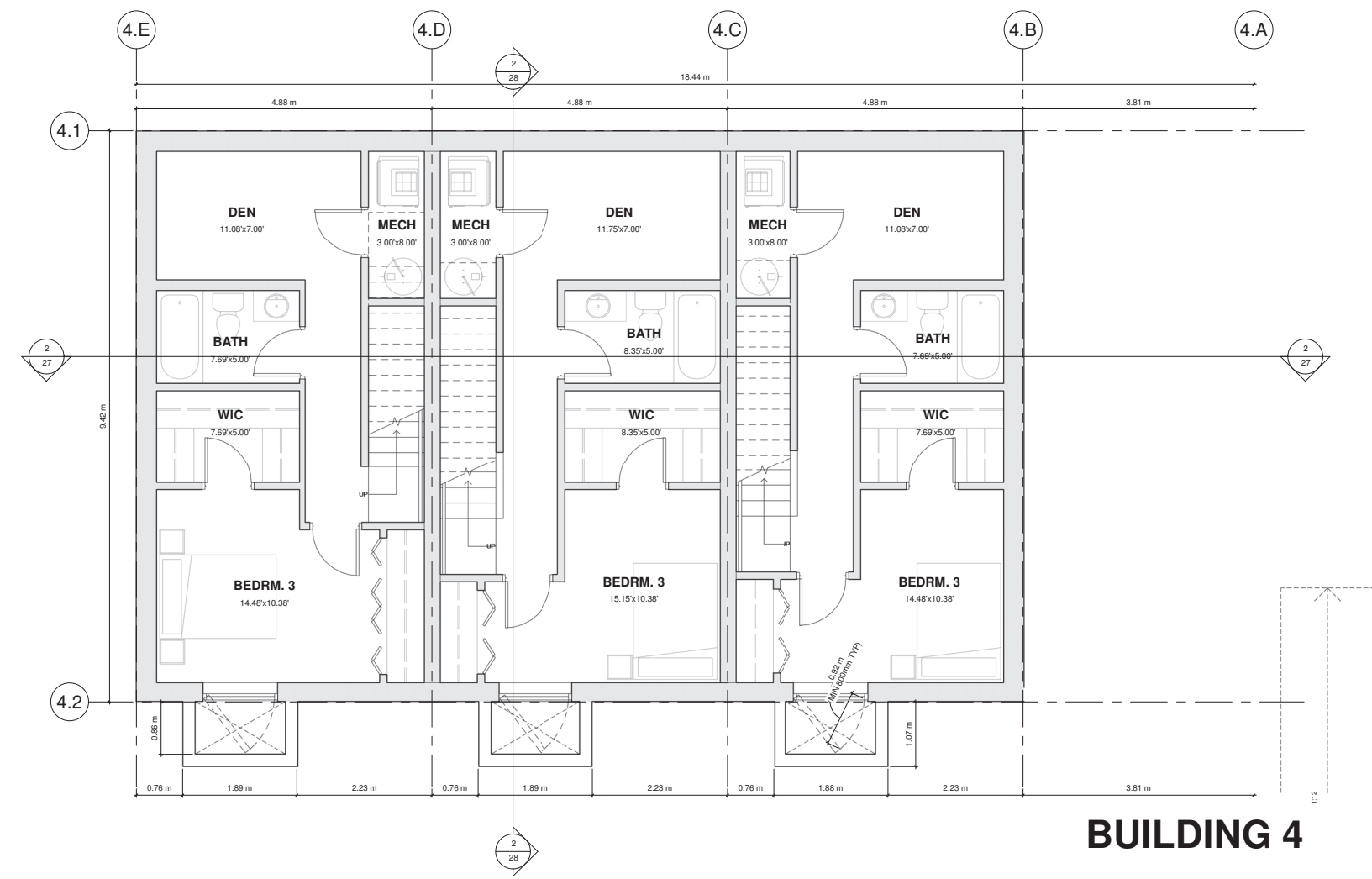
REVISIONS	No.	DATE
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	2	2021.06.17
	3	2021.11.12
	4	2022.08.24

GRIMWOOD
 ARCHITECTURE

18.1

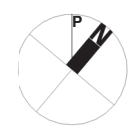
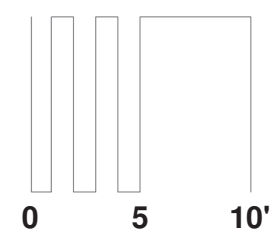


BUILDING 2



BUILDING 4

FLOOR PLAN - B2 & B4 BASEMENT
8TH + 8TH HRA



NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM

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	1	2021.03.02
	2	2021.06.17
	3	2021.11.12

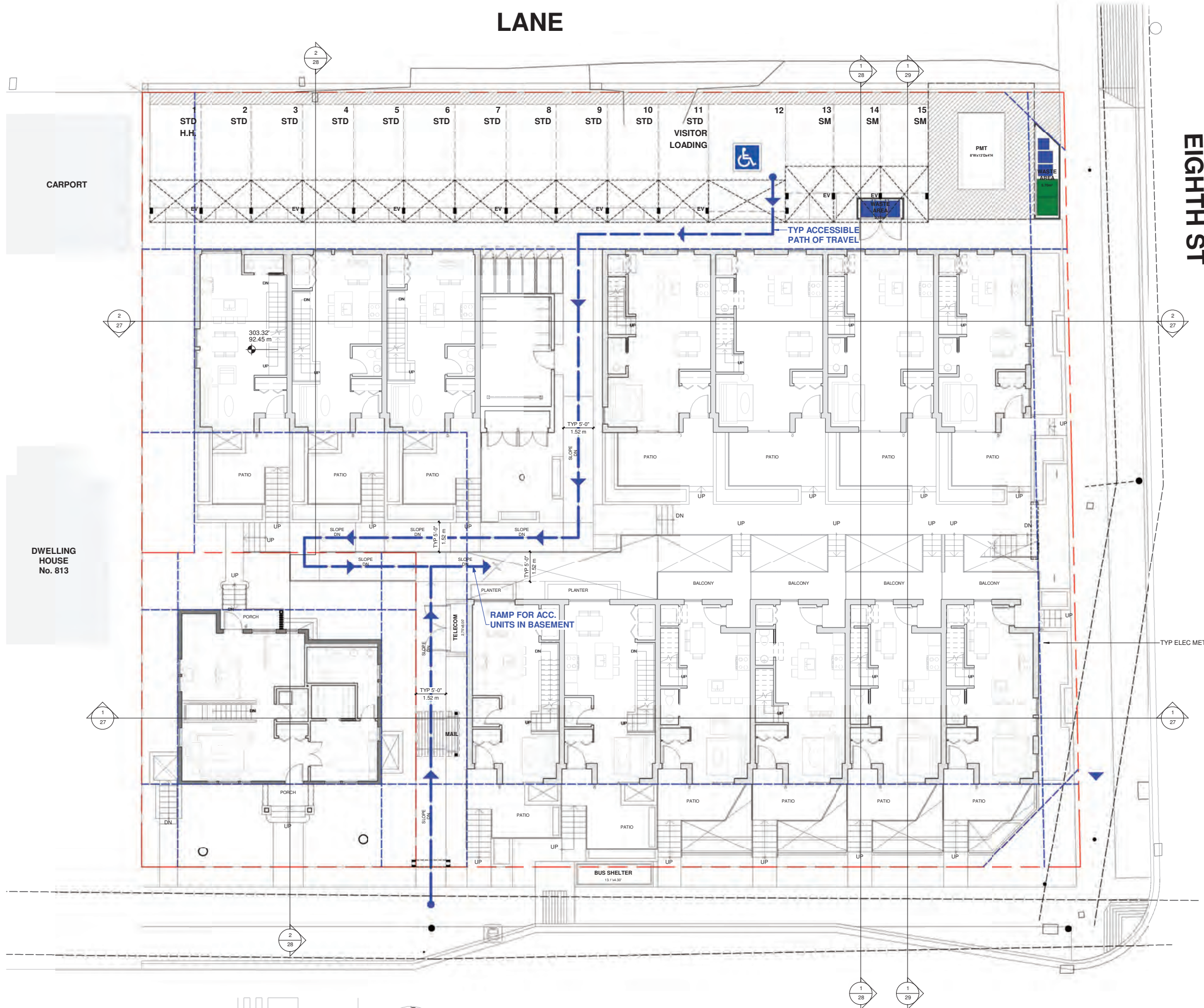
GRIMWOOD
 ARCHITECTURE

18.2

NEW WESTMINSTER DESIGN PANEL

LANE

EIGHTH ST



CARPORT

DWELLING HOUSE No. 813

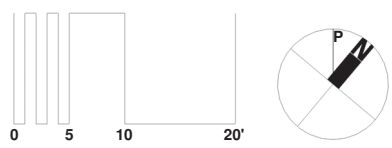
1 STD H.H. 2 STD 3 STD 4 STD 5 STD 6 STD 7 STD 8 STD 9 STD 10 STD 11 STD VISITOR LOADING 12 SM 13 SM 14 SM 15 SM

TYP ACCESSIBLE PATH OF TRAVEL

RAMP FOR ACC. UNITS IN BASEMENT

TYP ELEC METERS

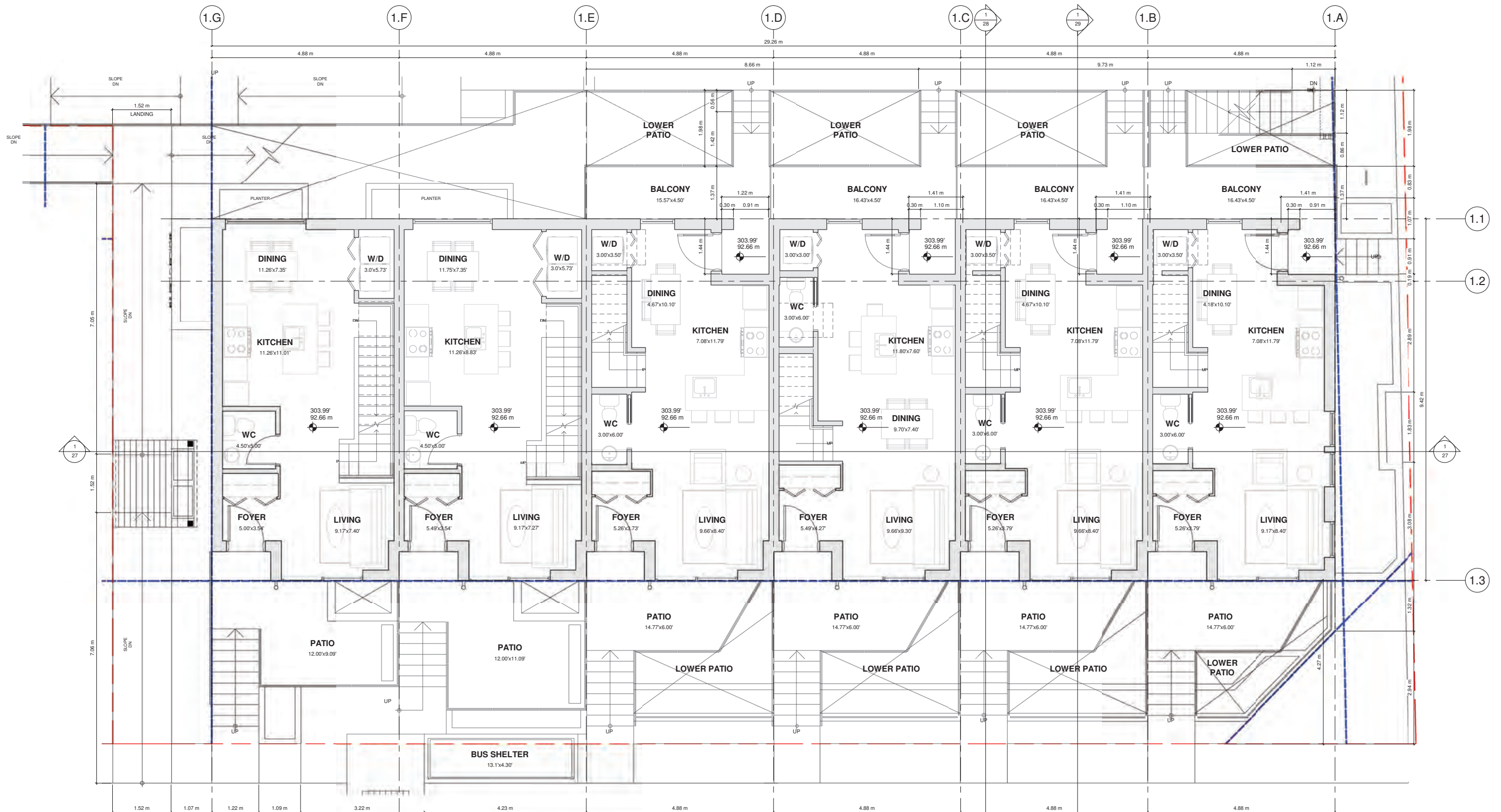
FLOOR PLAN - MAIN LEVEL
8TH + 8TH HRA



NOVEMBER 17, 2022
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REVISIONS No.	DATE
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3	2021.11.12
4	2022.08.24

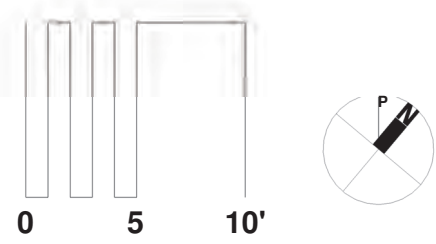
GRIMWOOD
 ARCHITECTURE



NEW WESTMINSTER DESIGN PANEL

FLOOR PLAN - B1 MAIN LEVEL

8TH + 8TH HRA



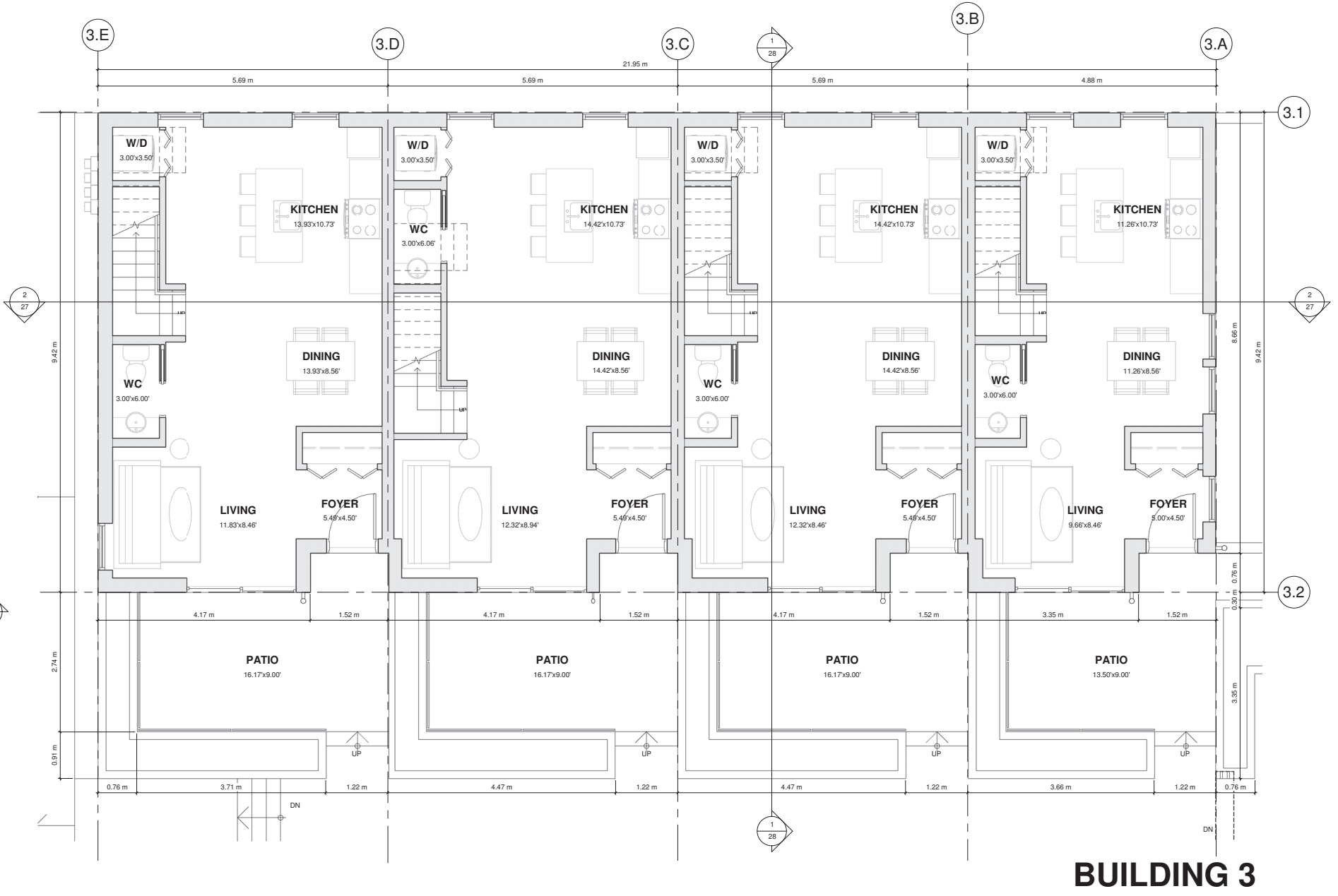
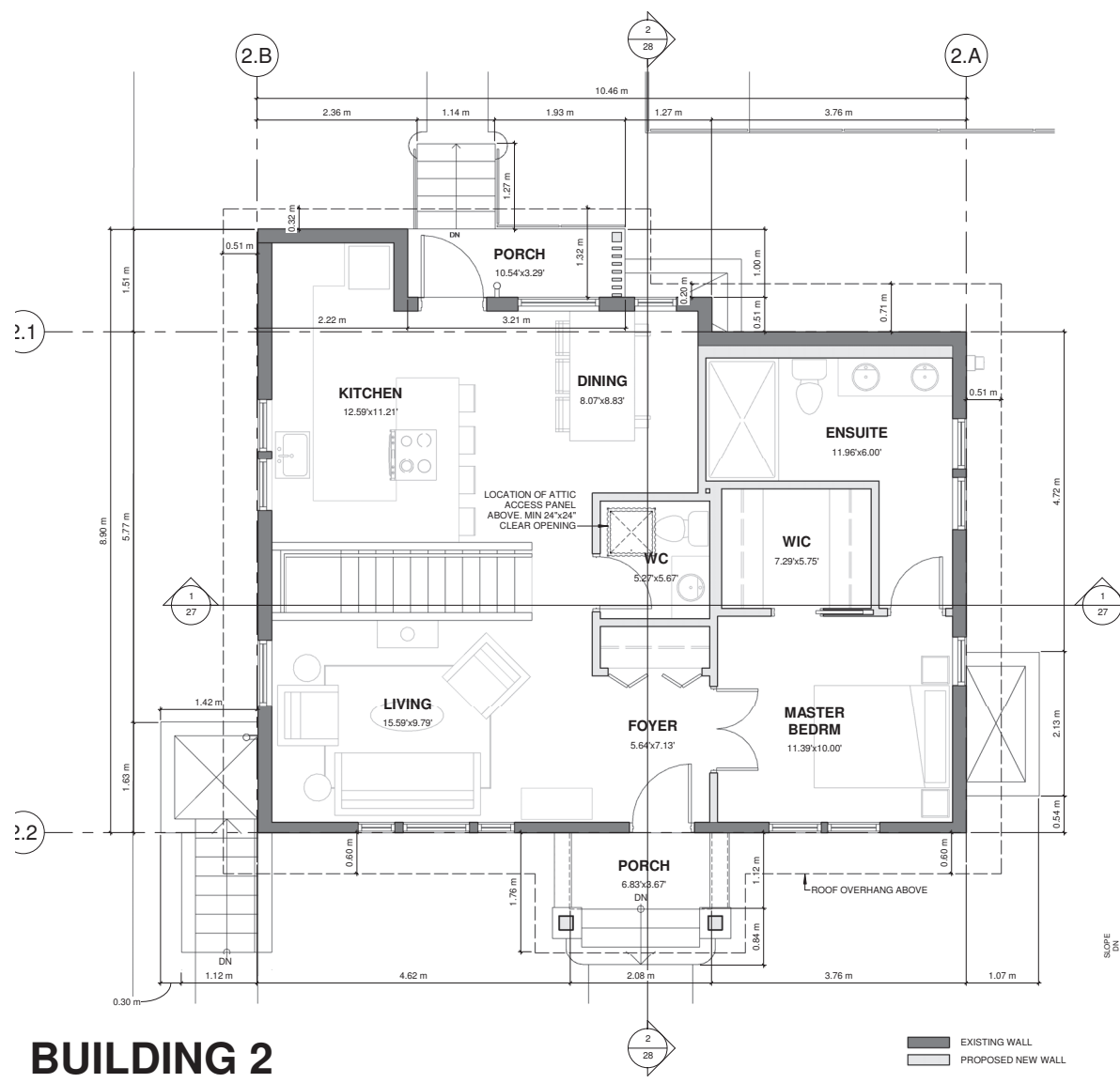
NOVEMBER 17, 2022

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No.	DATE
1	2021.03.02
2	2021.06.17
3	2021.11.12
4	2022.08.24

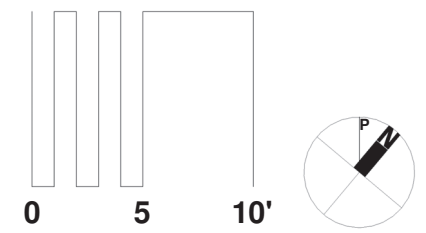
GRIMWOOD
ARCHITECTURE

19.1



FLOOR PLAN - B2 & B3 MAIN LEVEL

8TH + 8TH HRA



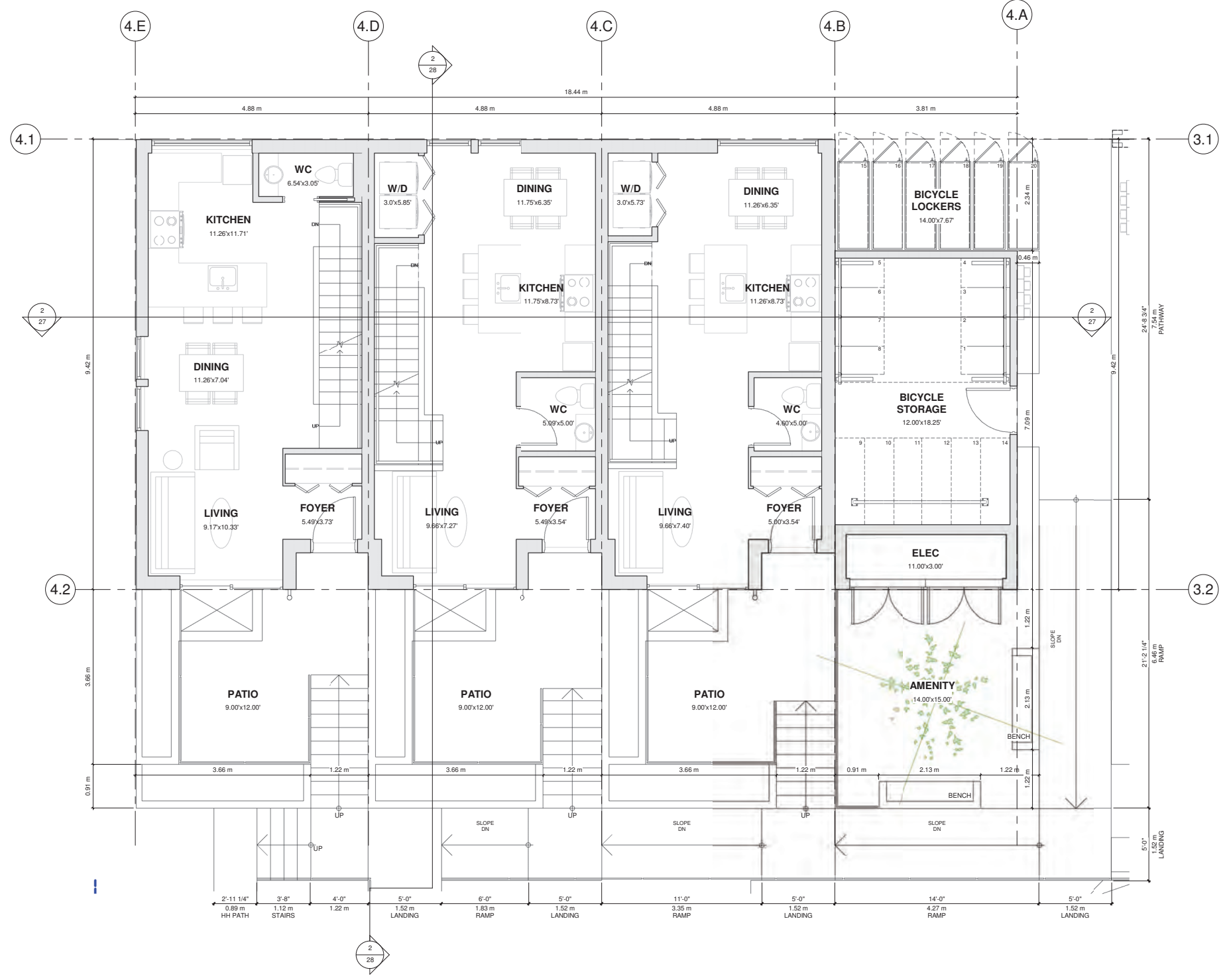
NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS
 No. DATE
 1 2021.03.02
 2 2021.06.17
 3 2021.11.12

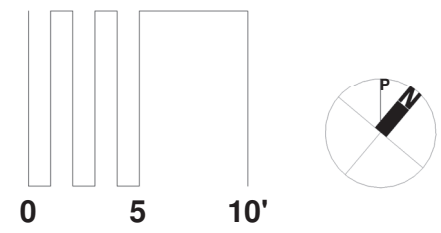
GRIMWOOD
 ARCHITECTURE

19.2

NEW WESTMINSTER DESIGN PANEL



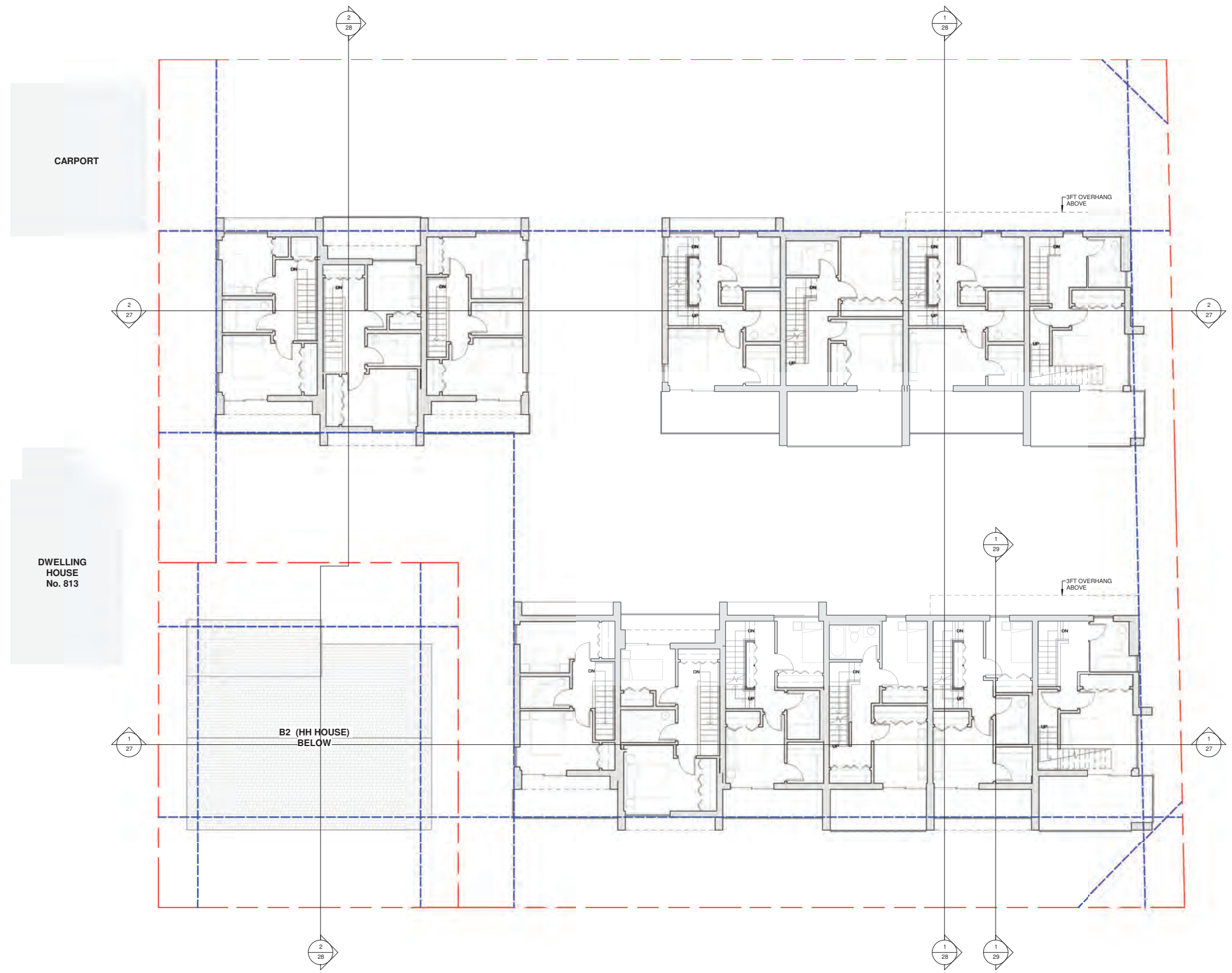
FLOOR PLAN - B4 MAIN LEVEL
8TH + 8TH HRA



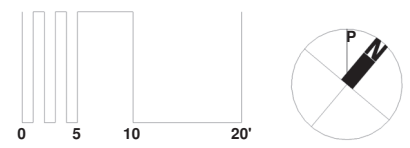
NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM

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GRIMWOOD
 ARCHITECTURE



FLOOR PLAN - SECOND LEVEL
8TH + 8TH HRA

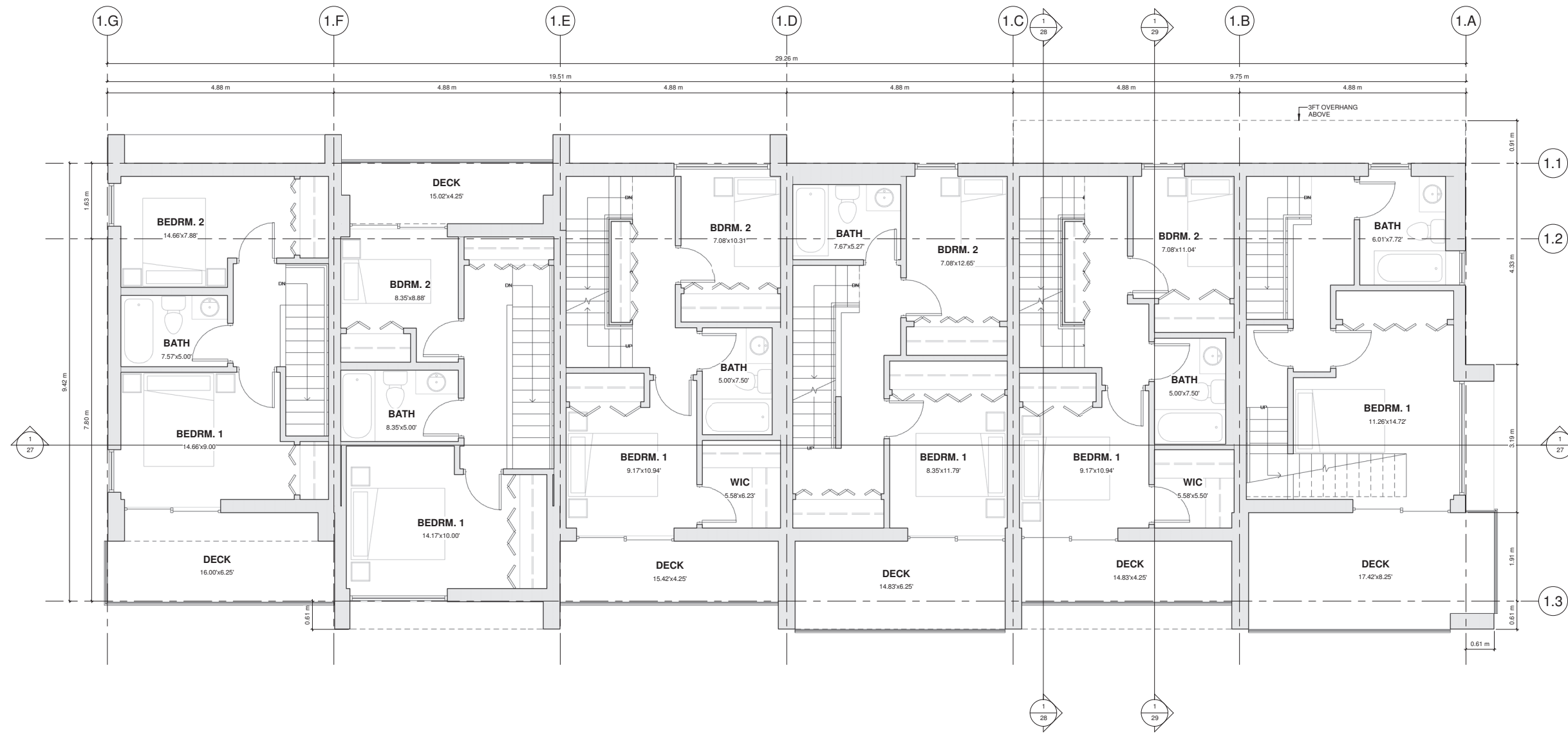


NOVEMBER 17, 2022

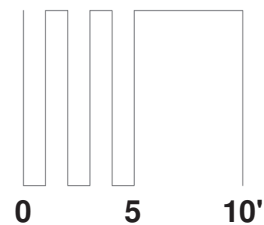
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS No.	DATE
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2	2021.06.17
3	2021.11.12

GRIMWOOD
ARCHITECTURE



FLOOR PLAN - B1 2ND LEVEL
8TH + 8TH HRA



NOVEMBER 17, 2022

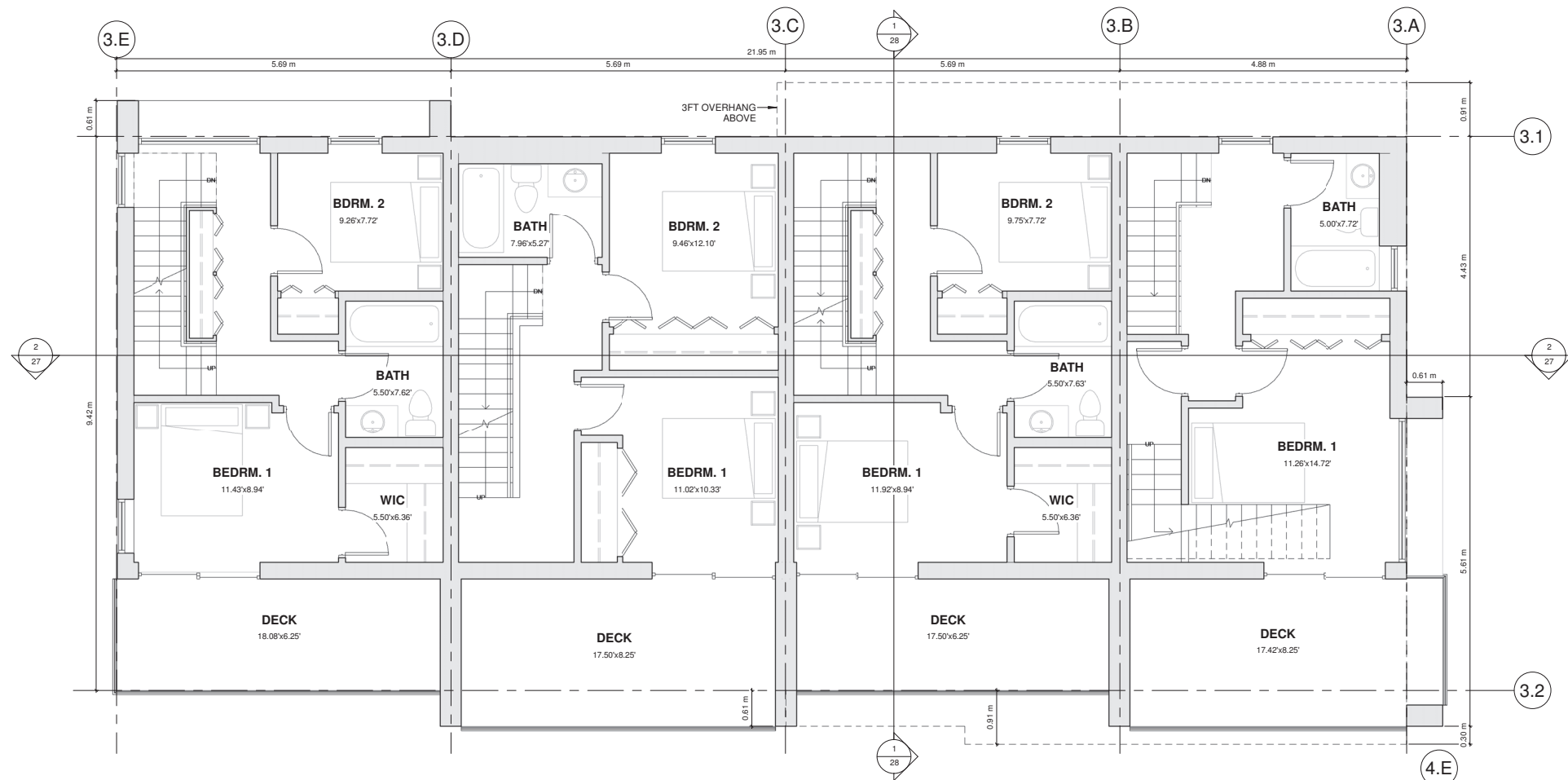
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	1	2021.03.02
	2	2021.06.17
	3	2021.11.12

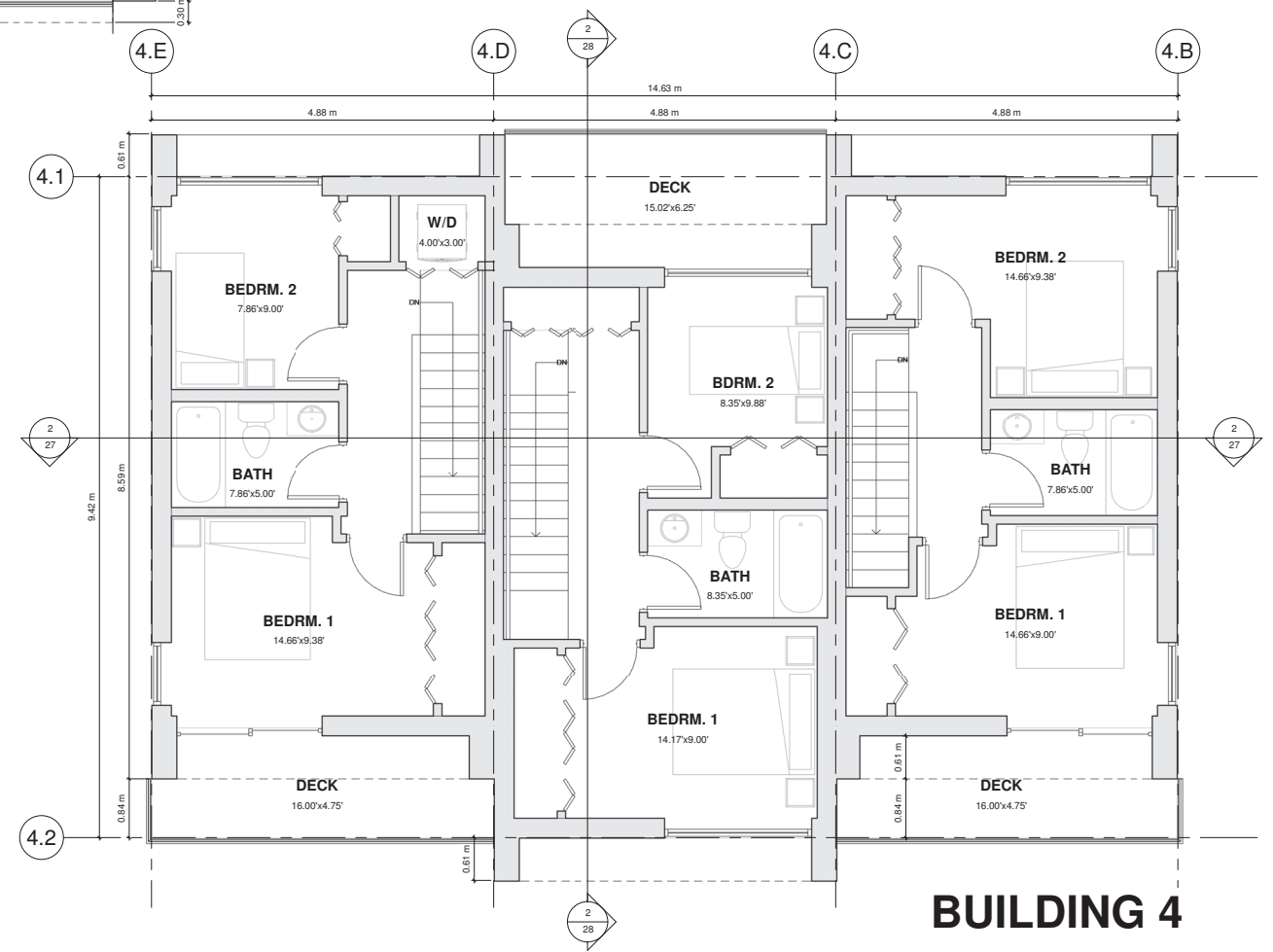
GRIMWOOD
 ARCHITECTURE

20.1

NEW WESTMINSTER DESIGN PANEL



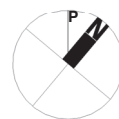
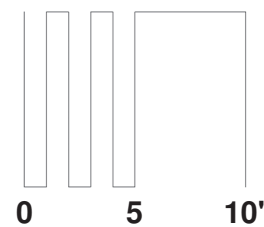
BUILDING 3



BUILDING 4

NEW WESTMINSTER DESIGN PANEL

FLOOR PLAN - B3 & B4 2ND LEVEL
8TH + 8TH HRA



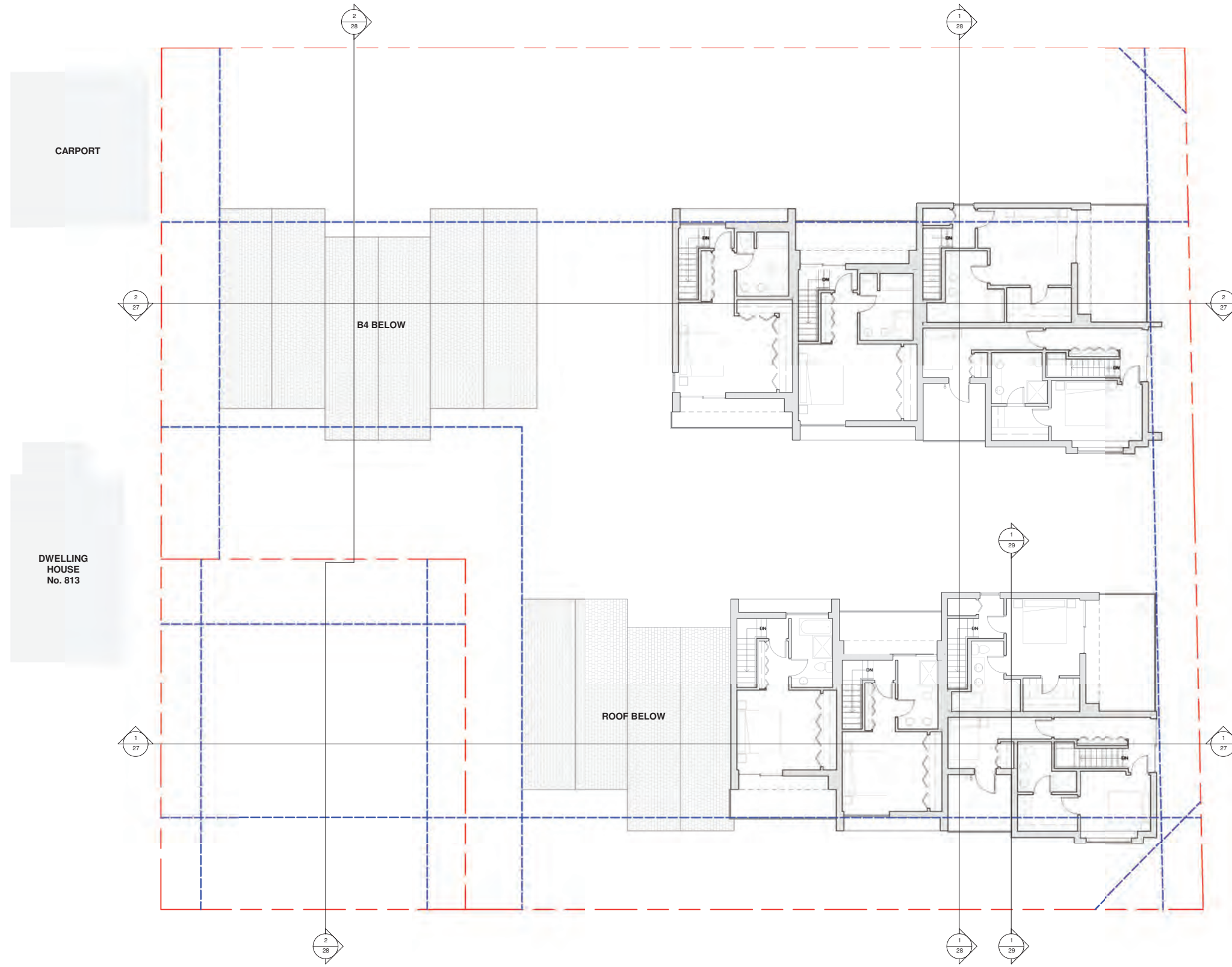
NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

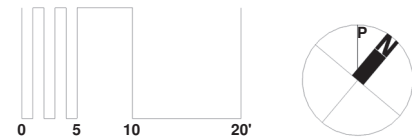
REVISIONS No.	DATE
1	2021.03.02
2	2021.06.17
3	2021.11.12

GRIMWOOD
ARCHITECTURE

20.2



FLOOR PLAN - THIRD LEVEL
8TH + 8TH HRA

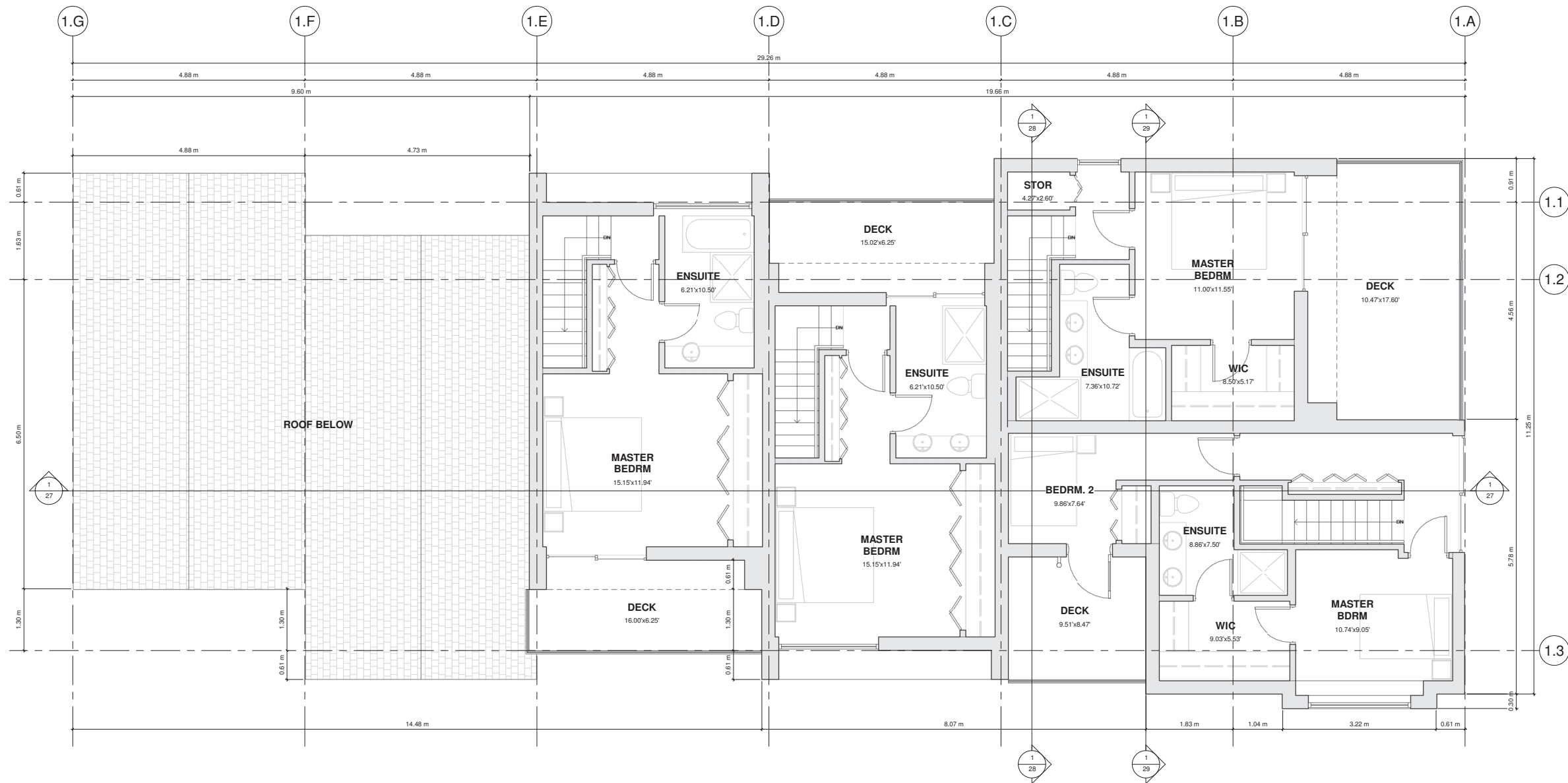


NOVEMBER 17, 2022

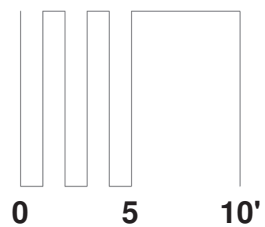
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
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2	2021.06.17	
3	2021.11.12	

GRIMWOOD
 ARCHITECTURE



FLOOR PLAN - B1 3RD LEVEL
8TH + 8TH HRA



NOVEMBER 17, 2022

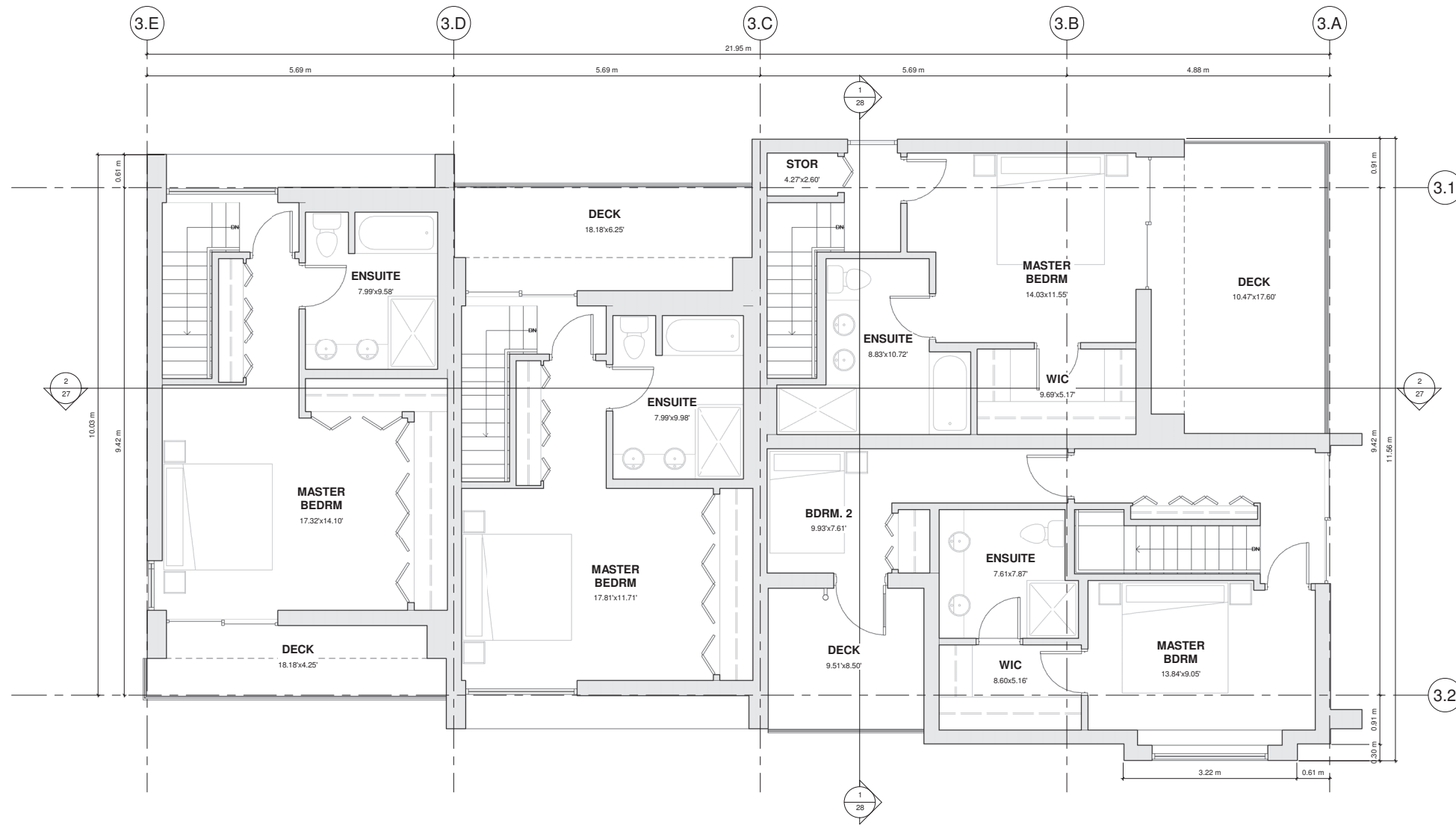
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
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	2	2021.06.17
	3	2021.11.12

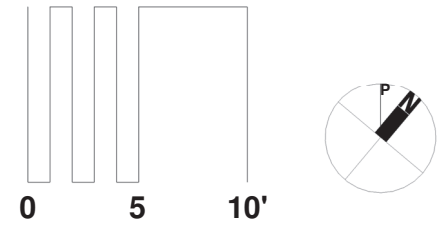
GRIMWOOD
ARCHITECTURE

21.1

NEW WESTMINSTER DESIGN PANEL

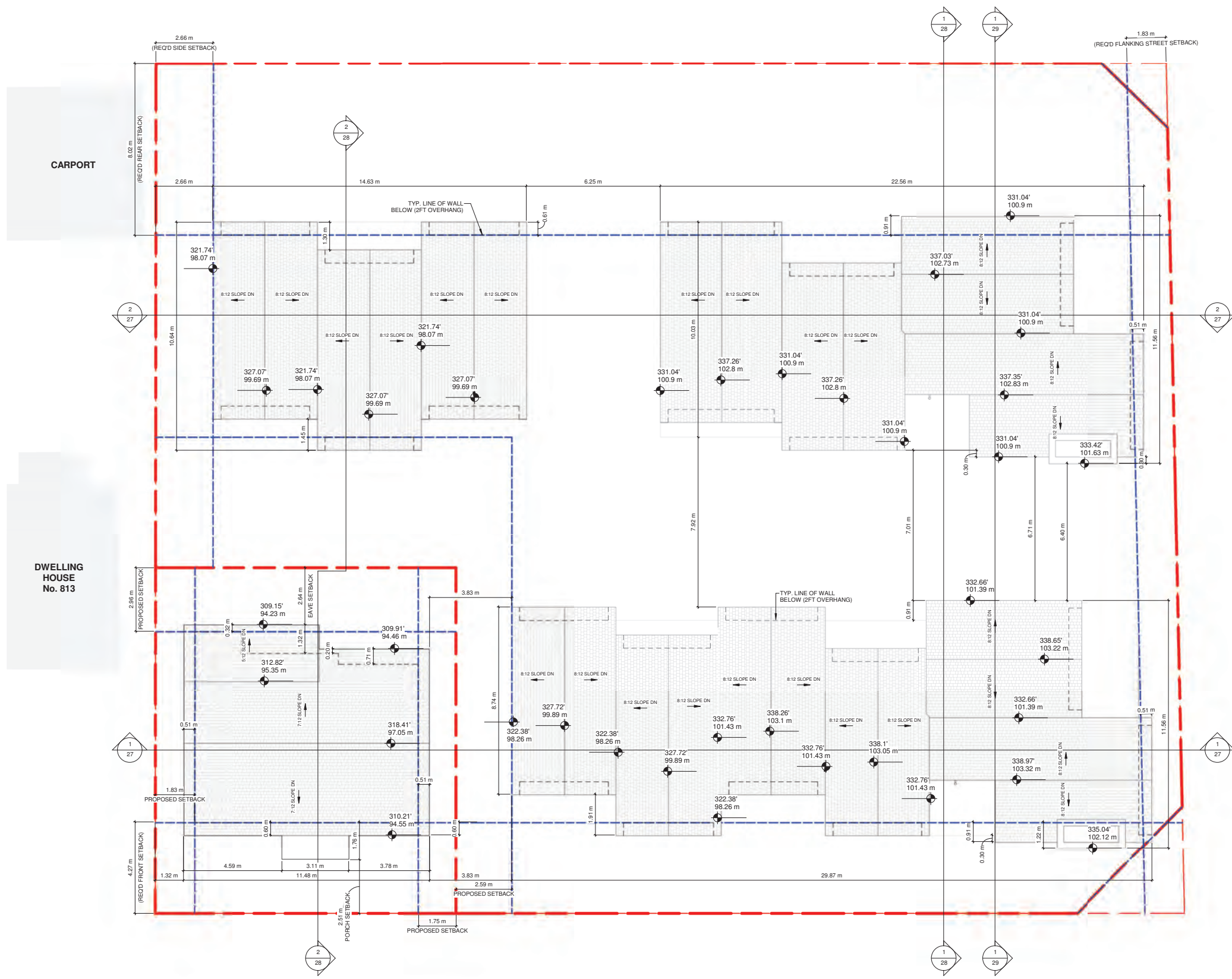


FLOOR PLAN - B3 3RD LEVEL
8TH + 8TH HRA



NOVEMBER 17, 2022
 802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS		GRIMWOOD ARCHITECTURE
No.	DATE	
1	2021.03.02	
2	2021.06.17	
3	2021.11.12	



ROOF PLAN

8TH + 8TH HRA

NOVEMBER 17, 2022

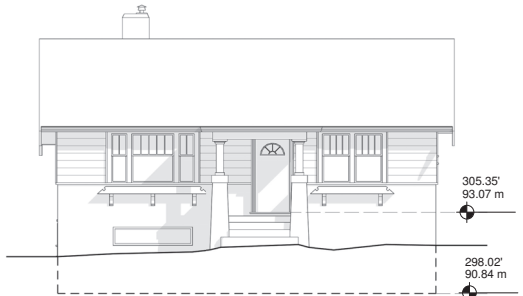
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	1	2021.03.02
	2	2021.06.17
	3	2021.11.12

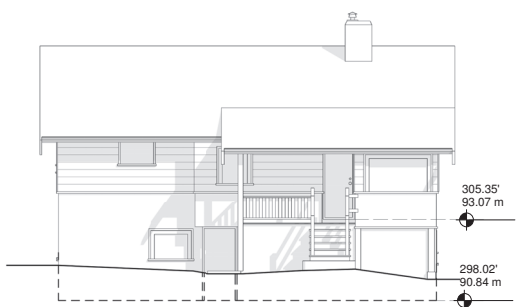
GRIMWOOD
ARCHITECTURE

NEW WESTMINSTER DESIGN PANEL

EXISTING CONDITION



1 EXISTING EAST ELEVATION
1/8" = 1'-0"



2 EXISTING WEST ELEVATION
1/8" = 1'-0"

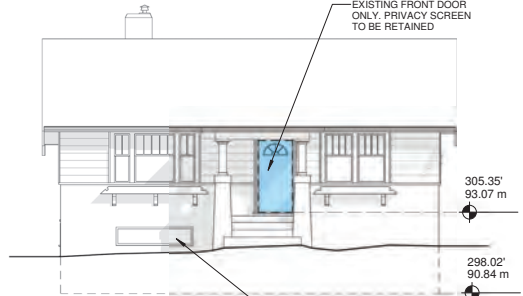


3 EXISTING NORTH ELEVATION
1/8" = 1'-0"

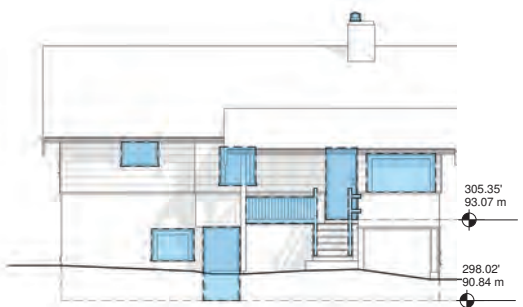


4 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

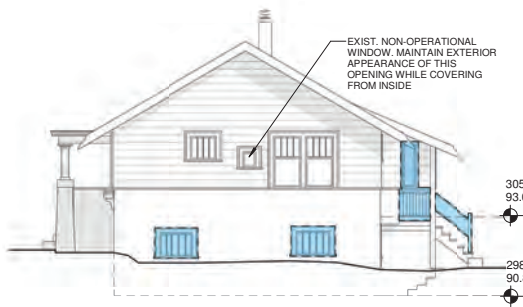
DEMOLITION (HIGHLIGHTED IN BLUE)



5 EXISTING EAST ELEVATION
1/8" = 1'-0"



6 EXISTING WEST ELEVATION
1/8" = 1'-0"

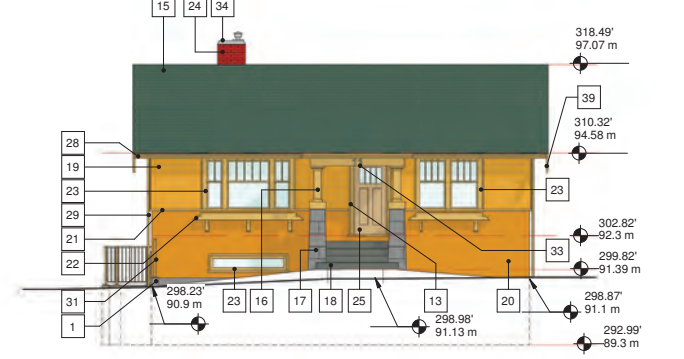


7 EXISTING NORTH ELEVATION
1/8" = 1'-0"

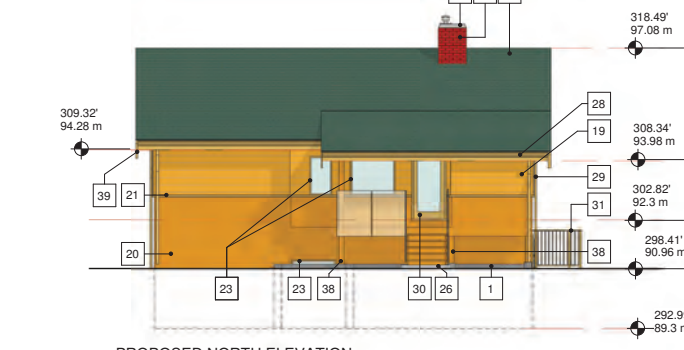


8 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

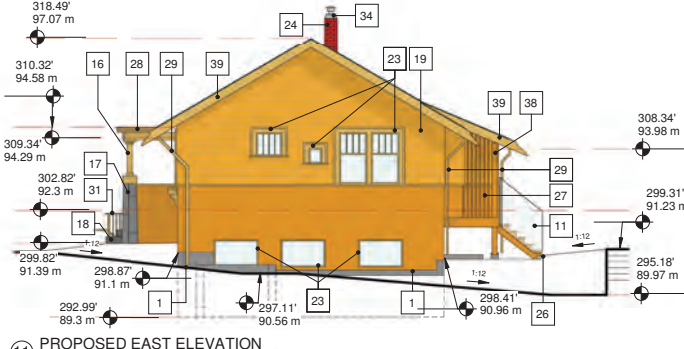
PROPOSED (AFTER RE-LOCATION)



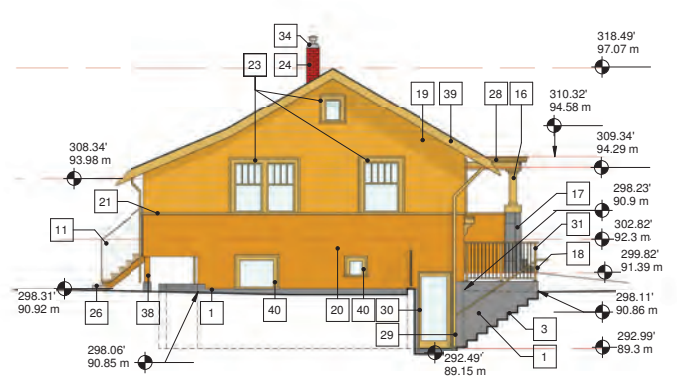
9 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



10 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



11 PROPOSED EAST ELEVATION
1/8" = 1'-0"



13 PROPOSED WEST ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

- # MATERIAL
- 1 CIP CONCRETE, FORMBOARD FINISH
- 2 PRE-FINISHED NATURAL WOOD SHINGLES, SEMI-TRANSPARENT STAIN
- 3 CONCRETE STAIRS, LIGHT BROOM FINISH
- 4 FIBRE CEMENT, PANEL, SMOOTH FINISH, LIGHT GREY
- 5 CIP STUCCO, SMOOTH FINISH, PEA GREEN
- 6 CIP STUCCO, SMOOTH FINISH, OLIVE
- 7 CIP STUCCO, SMOOTH FINISH, BRIGHT GREEN
- 8 CIP STUCCO, SMOOTH FINISH, LAWN GREEN
- 9 CIP STUCCO, SMOOTH FINISH, BLUE
- 10 MTL WINDOWS/DOORS, COLOUR TO MATCH ADJACENT BLDG FACE
- 11 MTL/GLASS RAILING, PC, COLOUR TO MATCH UNIT BLDG FACE
- 12 MTL/GLASS RAILING, PC, LIGHT GREY
- 13 RETAINED ORIGINAL ENTRY DOOR FRAME & TRIM, GROOVY GOLD
- 14 MTL GLAZED ENTRY DOOR, COLOUR TO MATCH ADJACENT BLDG FACE
- 15 ROOF, ASPHALT SHINGLES, IKO, EMERALD GREEN
- 16 RETAINED WOOD SUPPORT COLUMNS, PORCH, GROOVY GOLD
- 17 RETAINED FLARED GRANITE PIERS
- 18 RE-BUILT ROUNDED CORNERS AT END LOWEST CONCRETE STAIR
- 19 RETAINED WIDE PLANK, HORIZ. LAP SIDING, LIGHT YELLOW
- 20 RETAINED CIP STUCCO, ROUGH FINISH, STRAW
- 21 RETAINED WOOD DRIP CAP W/ MOULDING, GROOVY GOLD
- 22 RETAINED FLOWER BOX W/ DECORATIVE RELIEF/BRACKETS, GROOVY GOLD
- 23 RETAINED ORIGINAL WINDOWS W/ FRAME & TRIM, GROOVY GOLD
- 24 RETAINED BRICK CHIMNEY (NON-FUNCTIONAL)
- 25 1920's CATALOGUE FRONT DOOR, No. 5, WOOD, LACQUERED
- 26 RE-BUILT WOOD STAIRS W/ ROUNDED CORNERS CONCRETE BOTTOM LANDING
- 27 MTL PRIVACY SCREEN, PC, GROOVY GOLD
- 28 ORNAMENTAL MTL GUTTER, GROOVY GOLD
- 29 ORNAMENTAL MTL RWL, GROOVY GOLD
- 30 MTL WINDOWS AND DOORS (ALL WEATHER), GROOVY GOLD
- 31 PC MTL PICKET RAILING, LIGHT YELLOW
- 32 ROOF, ASPHALT SHINGLES, IKO, FROSTONE GREY
- 33 ADDRESS NUMBER, METAL-HALO LED LIGHT
- 34 RETAIN / REPAIR CHIMNEY CONCRETE CAP
- 35 PC MTL ENTRY TRELLIS, COLOUR TBD
- 36 WALL MOUNT LIGHT FIXTURE, PC, BLACK
- 37 PRE-FINISHED CONCEALED MTL GUTTER & RWL, LIGHT GREY
- 38 RETAINED WOOD COLUMNS, STRAW
- 39 RETAINED ROOF WOOD TRIM, GROOVY GOLD
- 40 RETAINED ORIGINAL WINDOWS, FRAME & TRIM: GROOVY GOLD
- 41 PC MTL ADDRESS PEDESTAL, COLOUR TO MATCH ADJACENT BLDG FACE

COLOUR LEGEND

- A. GROOVY GOLD
- B.
- C. DEB765
- D. 222 183 101
- A. LIGHT YELLOW 4A1010
- B. YELLOW MARIGOLD 2155-30
- C. EBA832
- D. 235 168 50
- A. STRAW 4A1012
- B. GOLD MINE 2155-20
- C. DD9323
- D. 221 147 35
- A. 1920's GORDON VAN TINE
- B. BENJAMIN MOORE
- C. HEX
- D. RGB

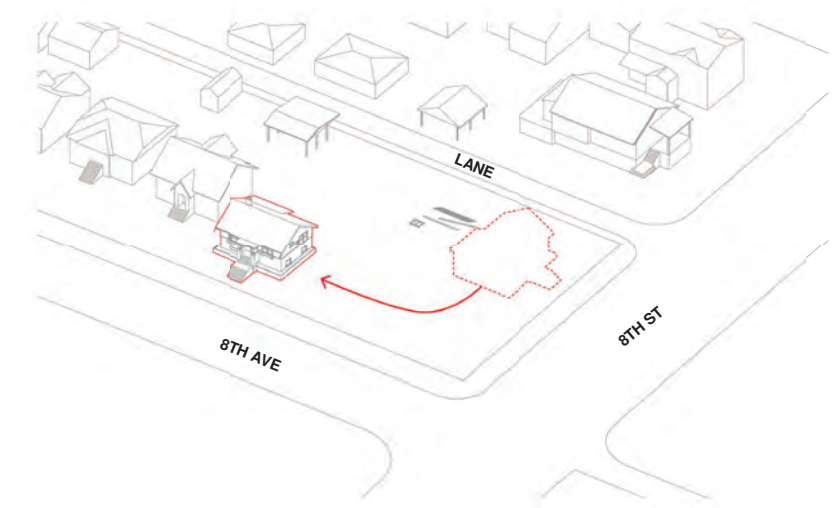


DIAGRAM SHOWING HERITAGE HOUSE RE-LOCATION

ELEVATIONS - HERITAGE HOUSE

8TH + 8TH HRA

NOVEMBER 17, 2022
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS

No.	DATE
1	2021.03.02
2	2021.08.17
3	2021.11.12
4	2022.08.24
5	2022.11.17

GRIMWOOD
ARCHITECTURE



① SOUTH ELEVATION (8TH AVENUE)
1/8" = 1'-0"



② EAST ELEVATION (8TH STREET)
1/8" = 1'-0"



③ NORTH ELEVATION (LANE)
1/8" = 1'-0"

NEW WESTMINSTER DESIGN PANEL

ELEVATIONS

8TH + 8TH HRA

NOVEMBER 17, 2022
802 & 806 8TH ST, 809 8TH AVE, NWM

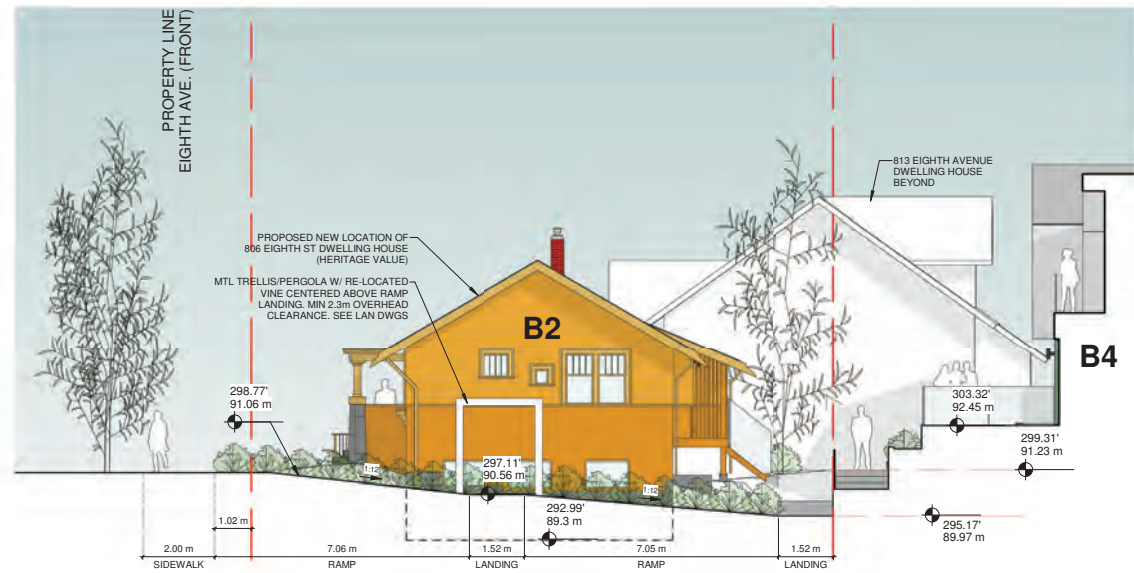
REVISIONS No.	DATE
1	2021.03.02
2	2021.08.17
3	2021.11.12
4	2022.08.24

GRIMWOOD
ARCHITECTURE

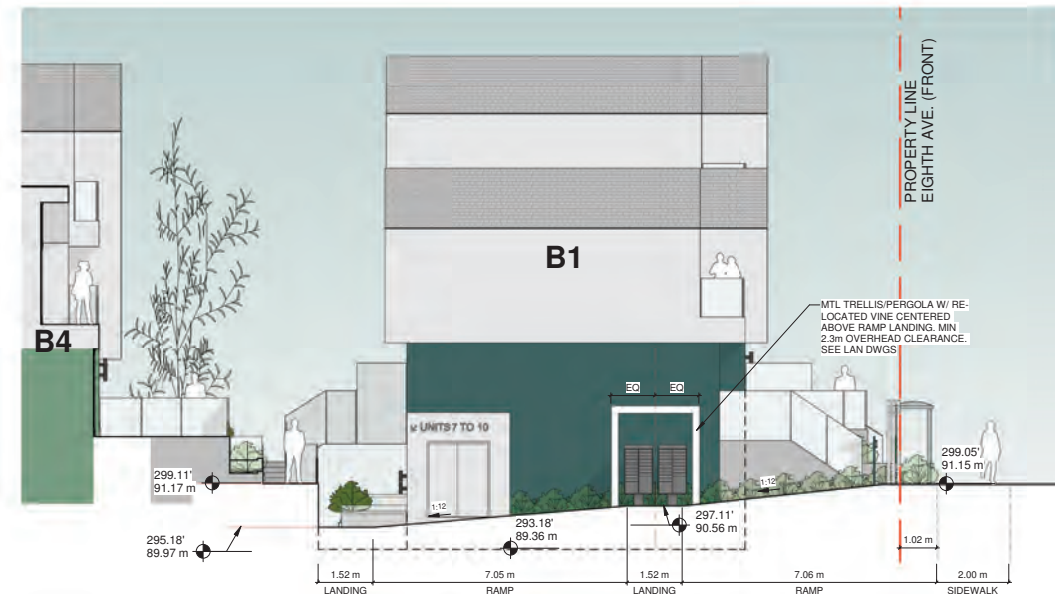
810 EIGHTH ST DWELLING HOUSE (NORTH)



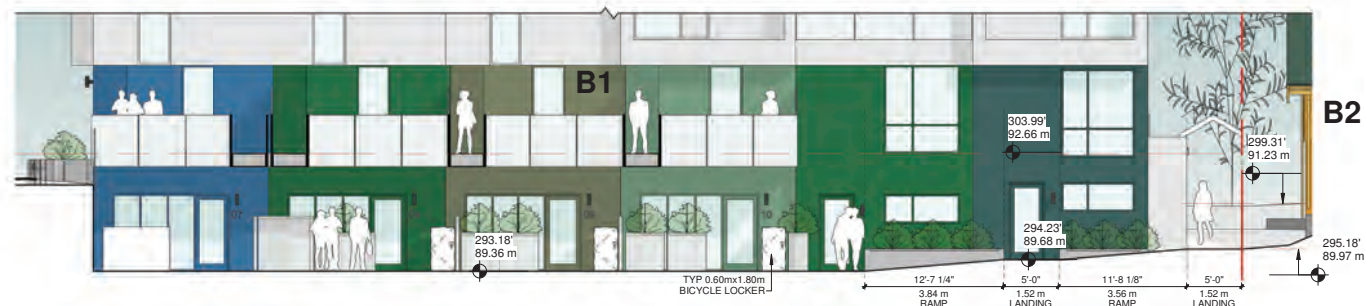
1 WEST ELEVATION
1/8" = 1'-0"



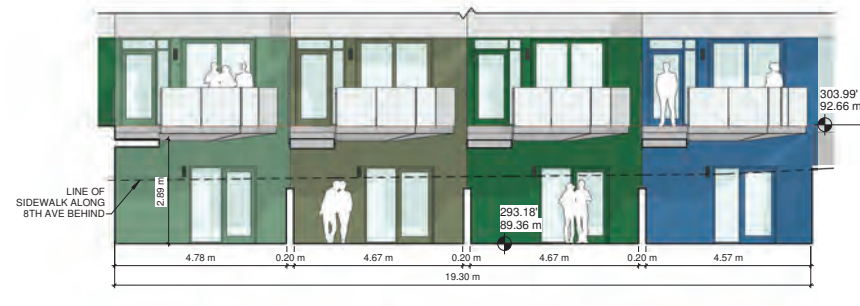
2 BLDG 2 (HERITAGE HOUSE) EAST ELEV
1/8" = 1'-0"



4 BLDG 1 WEST ELEVATION
1/8" = 1'-0"



3 BLDG 1 BASEMENT NORTH ELEVATION
1/8" = 1'-0"



5 BLDG 1 BASEMENT SOUTH ELEVATION
1/8" = 1'-0"

NEW WESTMINSTER DESIGN PANEL

ELEVATIONS
8TH + 8TH HRA

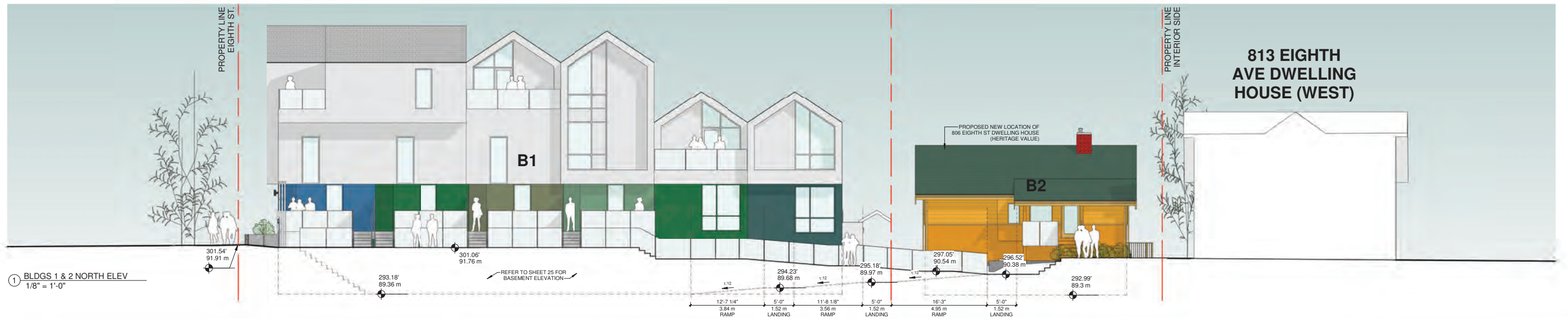
NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	1	2021.03.02
	2	2021.06.17
	3	2021.11.12
	4	2022.08.24

GRIMWOOD
ARCHITECTURE

25



ELEVATIONS

8TH + 8TH HRA

NOVEMBER 17, 2022

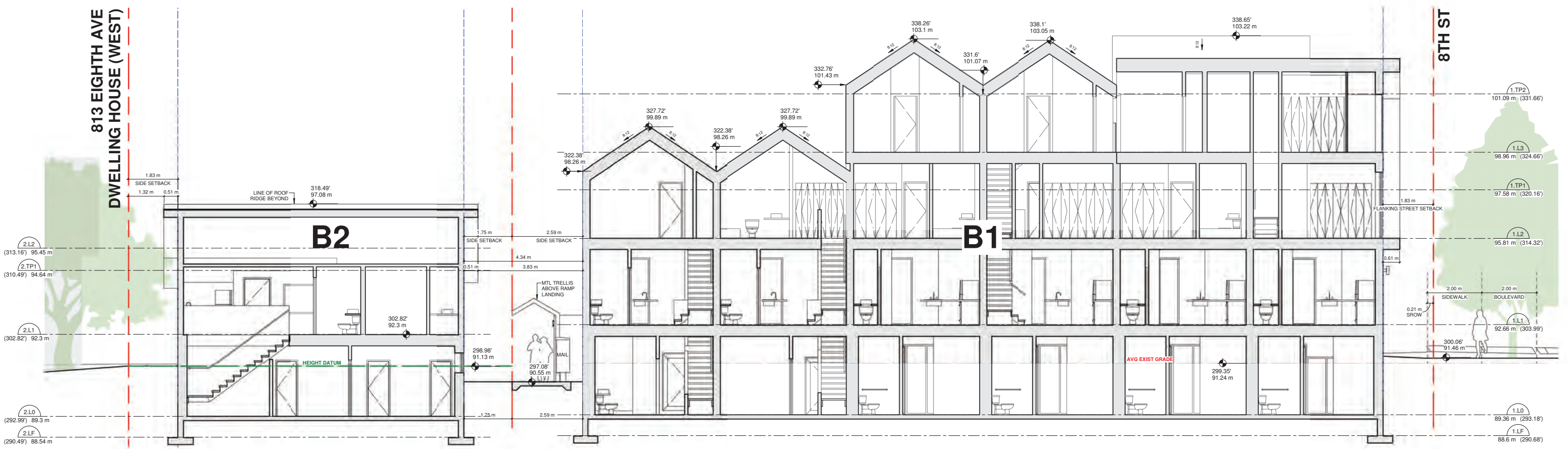
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	1	2021.03.02
	2	2021.06.17
	3	2021.11.12
	4	2022.08.24

GRIMWOOD
ARCHITECTURE

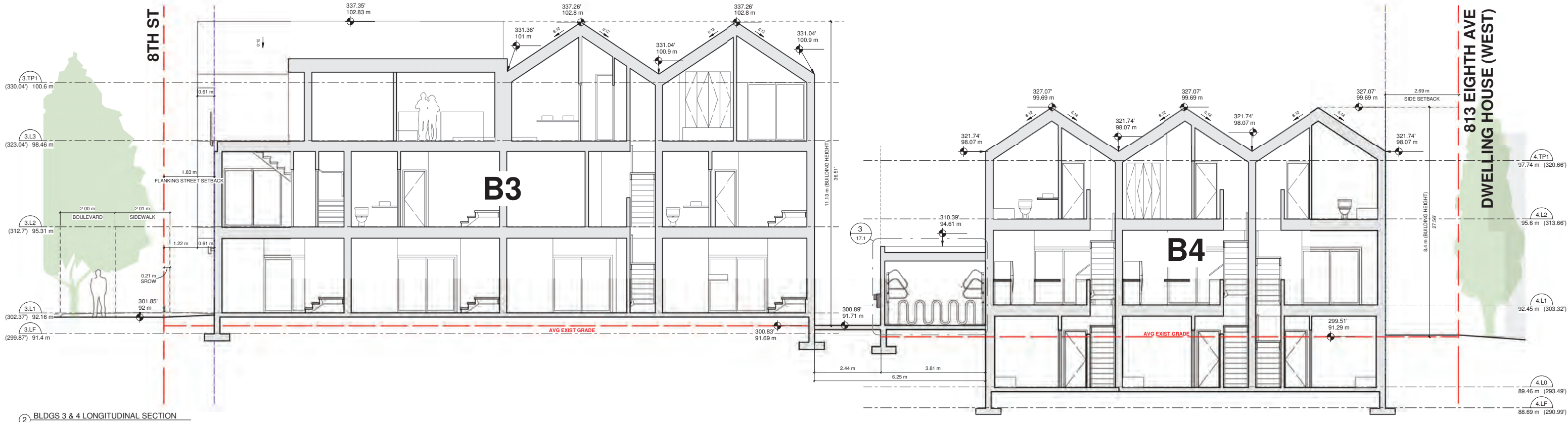
813 EIGHTH AVE
DWELLING HOUSE (WEST)

8TH ST



1 BLDGS 1 & 2 LONGITUDINAL SECTION
3/16" = 1'-0"

8TH ST



2 BLDGS 3 & 4 LONGITUDINAL SECTION
3/16" = 1'-0"

813 EIGHTH AVE
DWELLING HOUSE (WEST)

NEW WESTMINSTER DESIGN PANEL

LONGITUDINAL SECTIONS

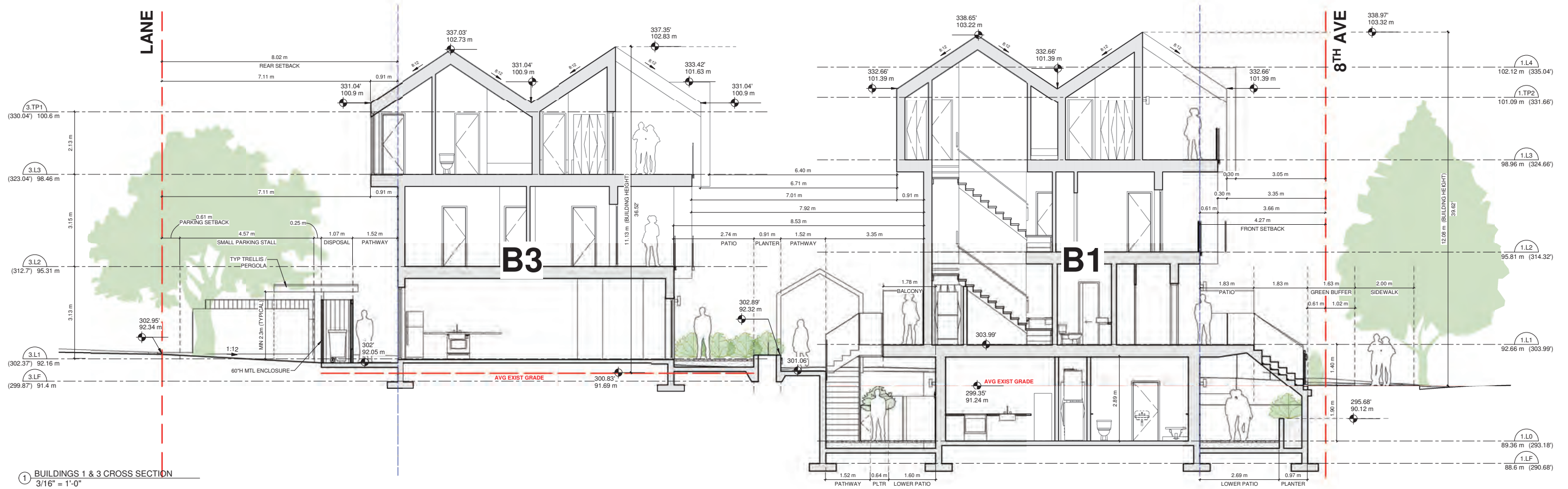
8TH + 8TH HRA

NOVEMBER 17, 2022

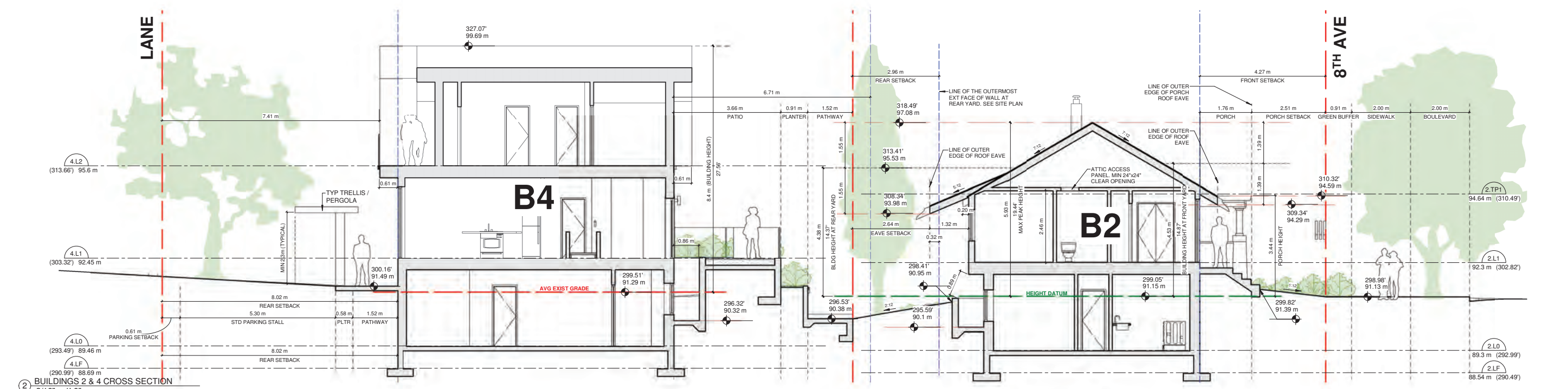
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
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	2	2021.08.17
	3	2021.11.12
	4	2022.08.24

GRIMWOOD
ARCHITECTURE



1 BUILDINGS 1 & 3 CROSS SECTION
3/16" = 1'-0"



2 BUILDINGS 2 & 4 CROSS SECTION
3/16" = 1'-0"

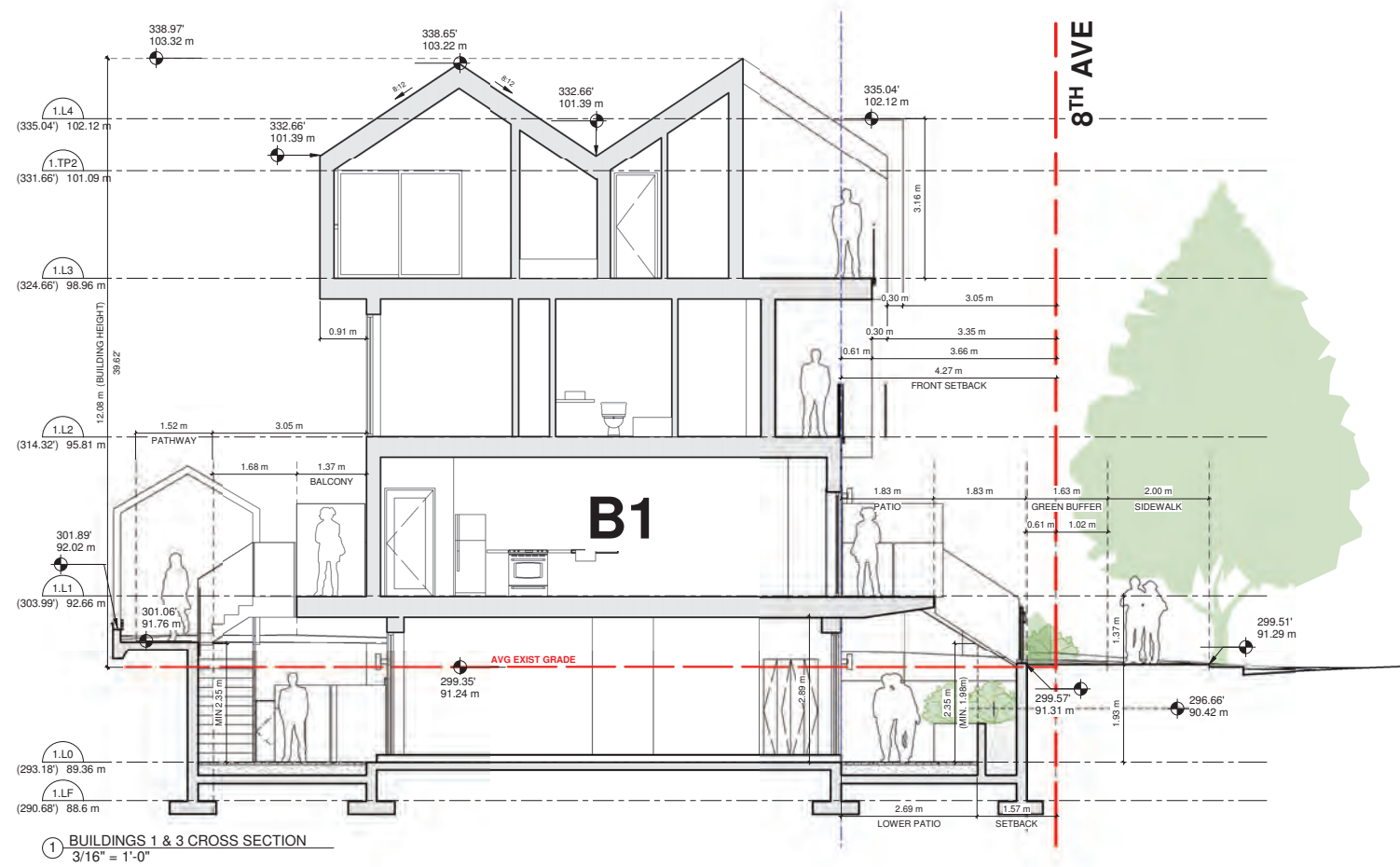
NEW WESTMINSTER DESIGN PANEL

CROSS SECTIONS 8TH + 8TH HRA

NOVEMBER 17, 2022
802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	1	2021.03.02
	2	2021.08.17
	3	2021.11.12
	4	2022.08.24

GRIMWOOD
ARCHITECTURE



1 BUILDINGS 1 & 3 CROSS SECTION
3/16" = 1'-0"

CROSS SECTIONS

8TH + 8TH HRA

NOVEMBER 17, 2022

802 & 806 8TH ST, 809 8TH AVE, NWM

REVISIONS	No.	DATE
	3	2021.11.12
	4	2022.08.24

GRIMWOOD
ARCHITECTURE

802, 806, 809 8TH AVE

ISSUED FOR HRA

CLIENT:

I4 PROPERTY GROUP

MYRON CALOF
myron.calof@i4pg.com
604.688.4155 ext. 301

ARCHITECTS:

GRIMWOOD ARCHITECTURE

THOMAS GRIMWOOD
thomas@grimwood.ca
604.565.3142

LANDSCAPE ARCHITECT:

G | ALA GAUTHIER + ASSOCIATES LANDSCAPE ARCHITECTS INC.

BRYCE GAUTHIER
bryce@gauthierla.com
604.317.9682

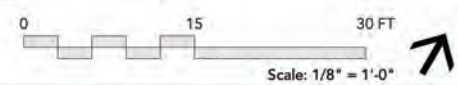
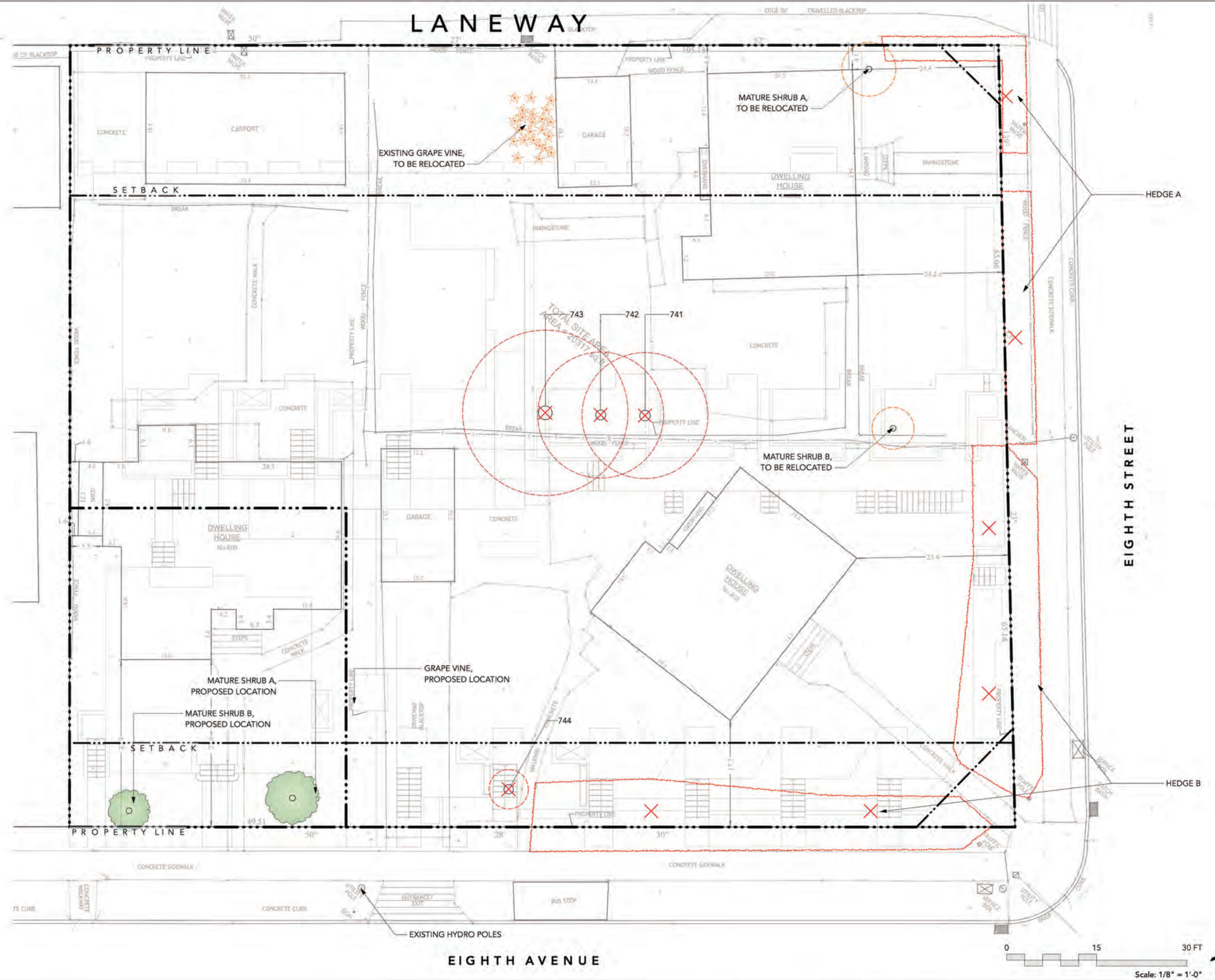
RODRIGO RODRIGUES
rodrigo@gauthierla.com
778.714.0123

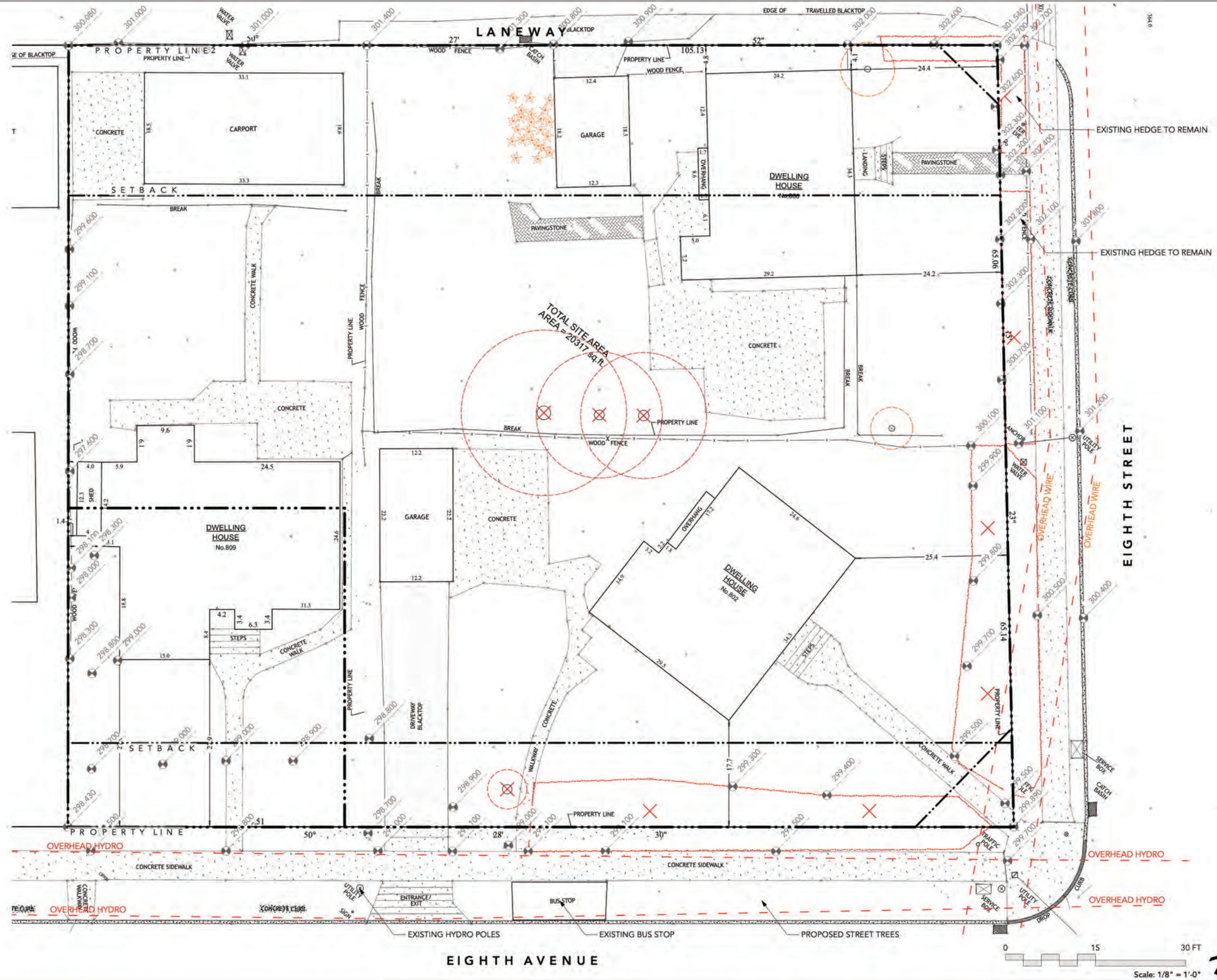
LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L0.2	EXISTING CONDITIONS PLAN
L1.0	OVERALL LANDSCAPE SITE PLAN
L1.1	TYPICAL PATIO PLANS - BUILDING 1
L1.2	HERITAGE HOUSE PLANS - BUILDING 2
L1.3	TYPICAL PATIO PLANS - BUILDING 3 + 4
L1.4	LANEWAY PARKING PLAN
L1.5	OVERALL PLANTING PLAN
L1.6	OVERALL GRADING PLAN
L1.7	OVERALL LIGHTING PLAN
L1.8	OVERALL SOIL DEPTH PLAN
L1.9	BASEMENT SOIL DEPTH PLAN
L2.0	ELEVATION
L2.1	ELEVATION
L2.2	SECTIONS
L2.3	SECTION
L2.4	SECTION
L2.5	SECTION
L3.0	PLANT LIST + IMAGES
L4.0	PRECEDENT IMAGES
L5.0	DETAILS
L5.1	DETAILS
L5.2	DETAILS

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	EXISTING HEDGE TO BE REMOVED Refer to Arborist Report
	EXISTING TREE TO BE REMOVED Refer to Arborist Report
	EXISTING VINE TO BE RELOCATED
	EXISTING SHRUB TO BE RELOCATED Refer to Arborist Report
	EXISTING VINE PROPOSED LOCATION
	EXISTING SHRUB PROPOSED LOCATION Refer to Arborist Report



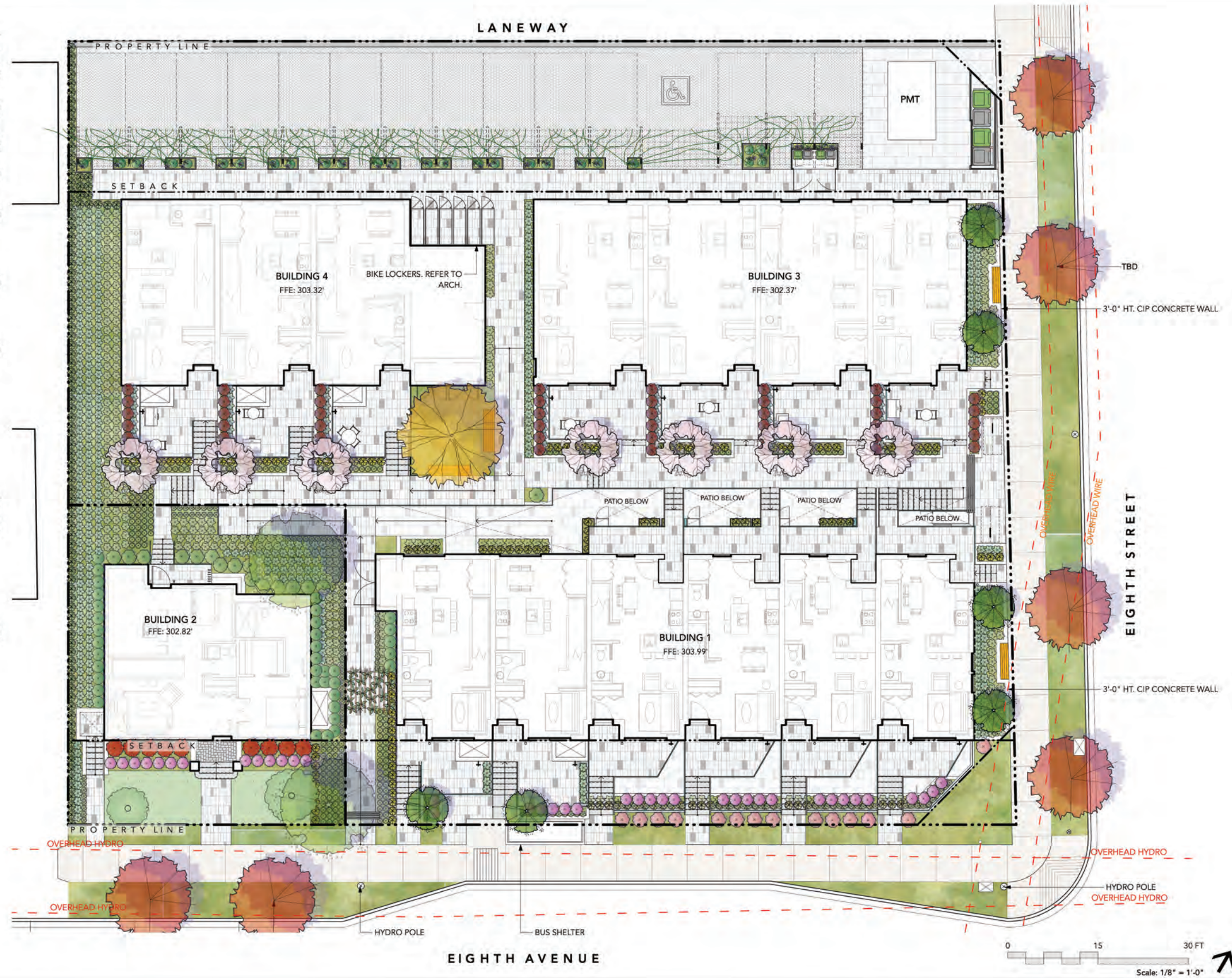


MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION	DETAIL
		PAVING TYPE 1 Concrete Unit Pavers Various Sizes, Two Colours	
		PAVING TYPE 2 Aristokrat Porcelain Pavers 48" x 24" Running Bond	
		PAVING TYPE 3 AquaPave Standard by Abbotsford Herringbone Pattern	
		STEPS Cast-in-Place Concrete Steps	
		CITY OF NEW WESTMINSTER SIDEWALK Cast-in-Place Concrete Refer to Civil	
		PLANTING TYPE 1 Planting Bed	
		PLANTING TYPE 2 CIP Concrete Planter Ht. Varies, Refer to Details	
		PARKING TRELIS Overhead Cable Trellis. Refer to Arch	
		HERITAGE TRELIS Thermally Modified Wood Trellis	
		ENTRY TRELIS Powdercoated Metal Pergola. Refer to Arch.	
		RAIL TYPE 1 Glass Guard Rail. 4'-0" HT. Refer to Arch	
		RAIL TYPE 2 Stainless Steel Hand Rail. Refer to Arch	
		WALL TYPE 1 Cast-in-Place Retaining Wall Height Varies, Refer to Details	
		WALL TYPE 2 Cedar Fence 6'-0" Ht.	
		SITE FURNISHING By Unit Owners, For Graphic Information Only	
		SITE FURNISHING Class B Bike Racks Product TBD	
		SITE FURNISHING Wood Bench Product TBD	
		HOSE BIB One per unit patio.	

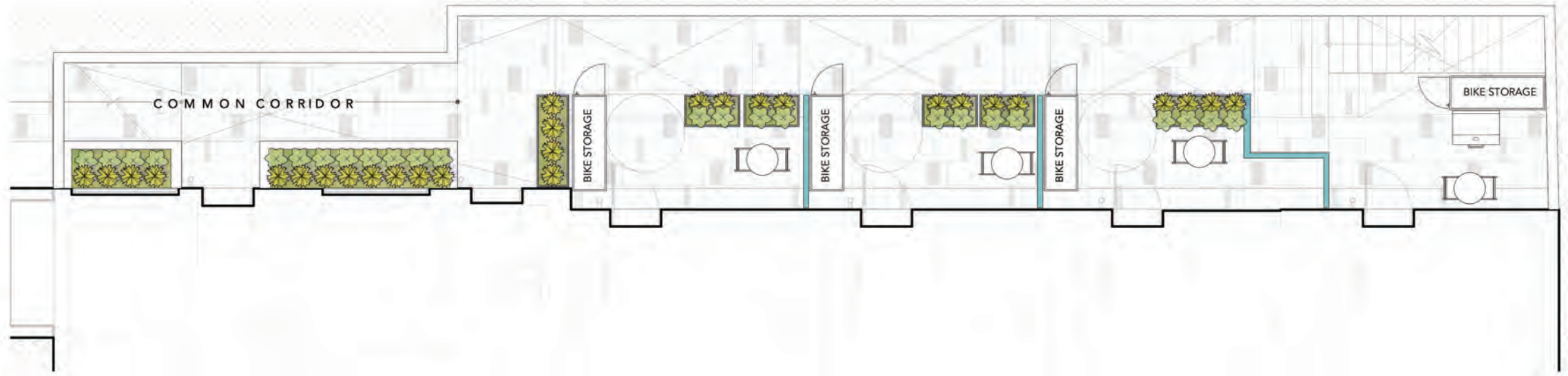
EXISTING UTILITIES LEGEND

SYMBOL	DESCRIPTION
	OVERHEAD UTILITY (HYDRO)
	UTILITY POLE
	TRAFFIC SIGN
	TRAFFIC POLE
	UTILITY ACCESS
	WATER VALVE

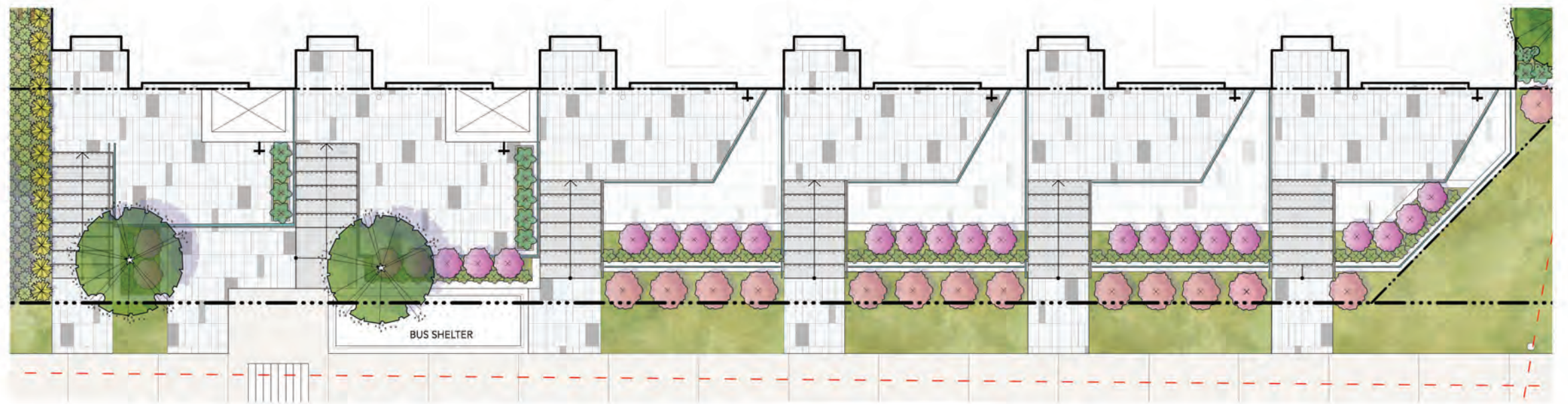


MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION	DETAIL
		PAVING TYPE 1 Concrete Unit Pavers Various Sizes, Two Colours	
		PAVING TYPE 2 Aristokrat Porcelain Pavers 48" x 24" Running Bond	
		PAVING TYPE 3 AquaPave Standard by Abbotsford Herringbone Pattern	
		STEPS Cast-in-Place Concrete Steps	
		CITY OF NEW WESTMINSTER SIDEWALK Cast-in-Place Concrete Refer to Civil	
		PLANTING TYPE 1 Planting Bed	
		PLANTING TYPE 2 CIP Concrete Planter Ht. Varies, Refer to Details	
		PARKING TRELIS Overhead Cable Trellis. Refer to Arch	
		HERITAGE TRELIS Thermally Modified Wood Trellis	
		ENTRY TRELIS Powdercoated Metal Pergola. Refer to Arch.	
		RAIL TYPE 1 Glass Guard Rail. 4'-0" HT. Refer to Arch	
		RAIL TYPE 2 Stainless Steel Hand Rail. Refer to Arch	
		WALL TYPE 1 Cast-in-Place Retaining Wall Height Varies, Refer to Details	
		WALL TYPE 2 Cedar Fence 6'-0" Ht.	
		SITE FURNISHING By Unit Owners, For Graphic Information Only	
		SITE FURNISHING Class B Bike Racks Product TBD	
		SITE FURNISHING Wood Bench Product TBD	



1 BUILDING 1 - BASEMENT PATIOS
Scale: 1/4" = 1'-0"

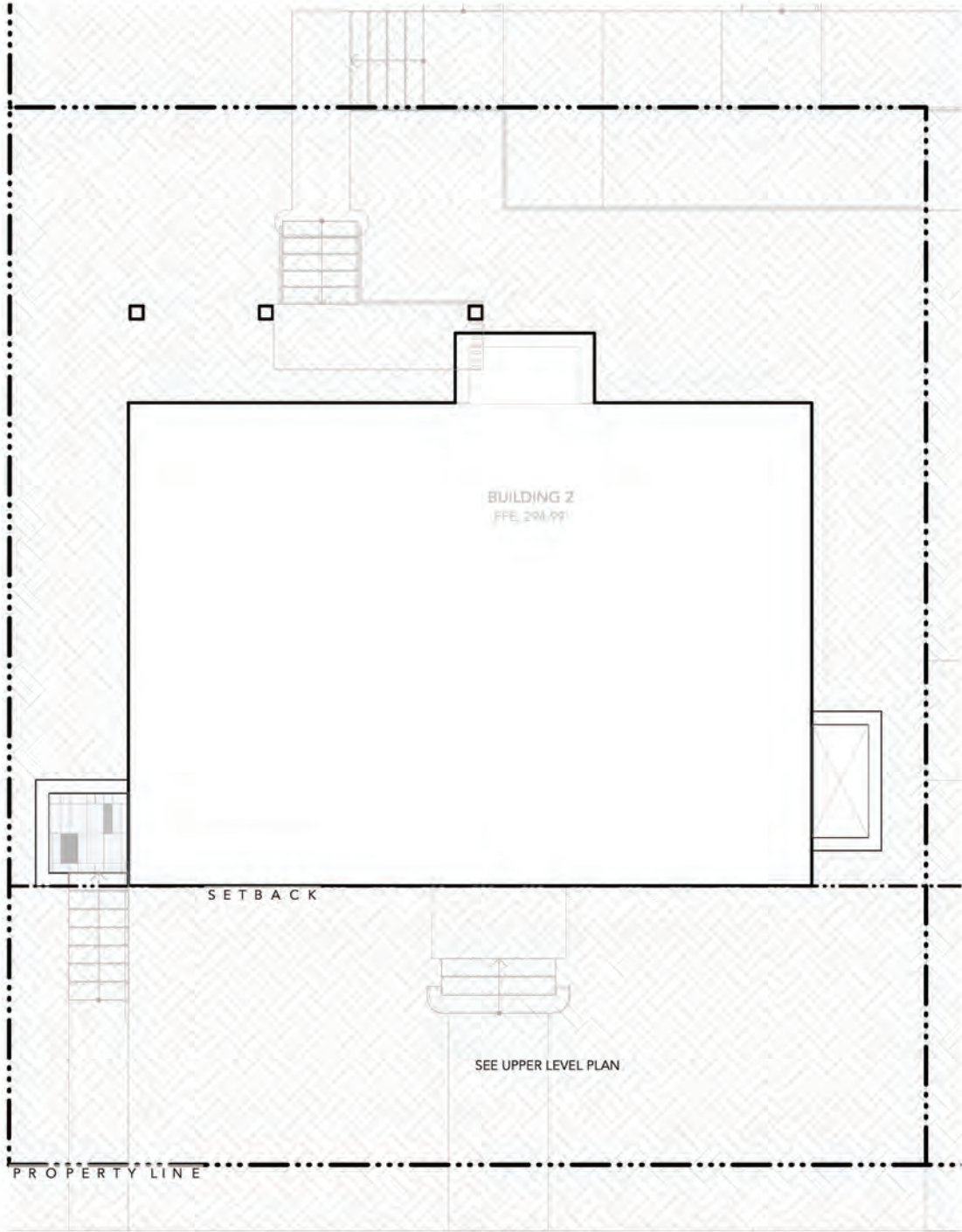


2 BUILDING 1 - GARDEN LEVEL UNITS
Scale: 1/4" = 1'-0"

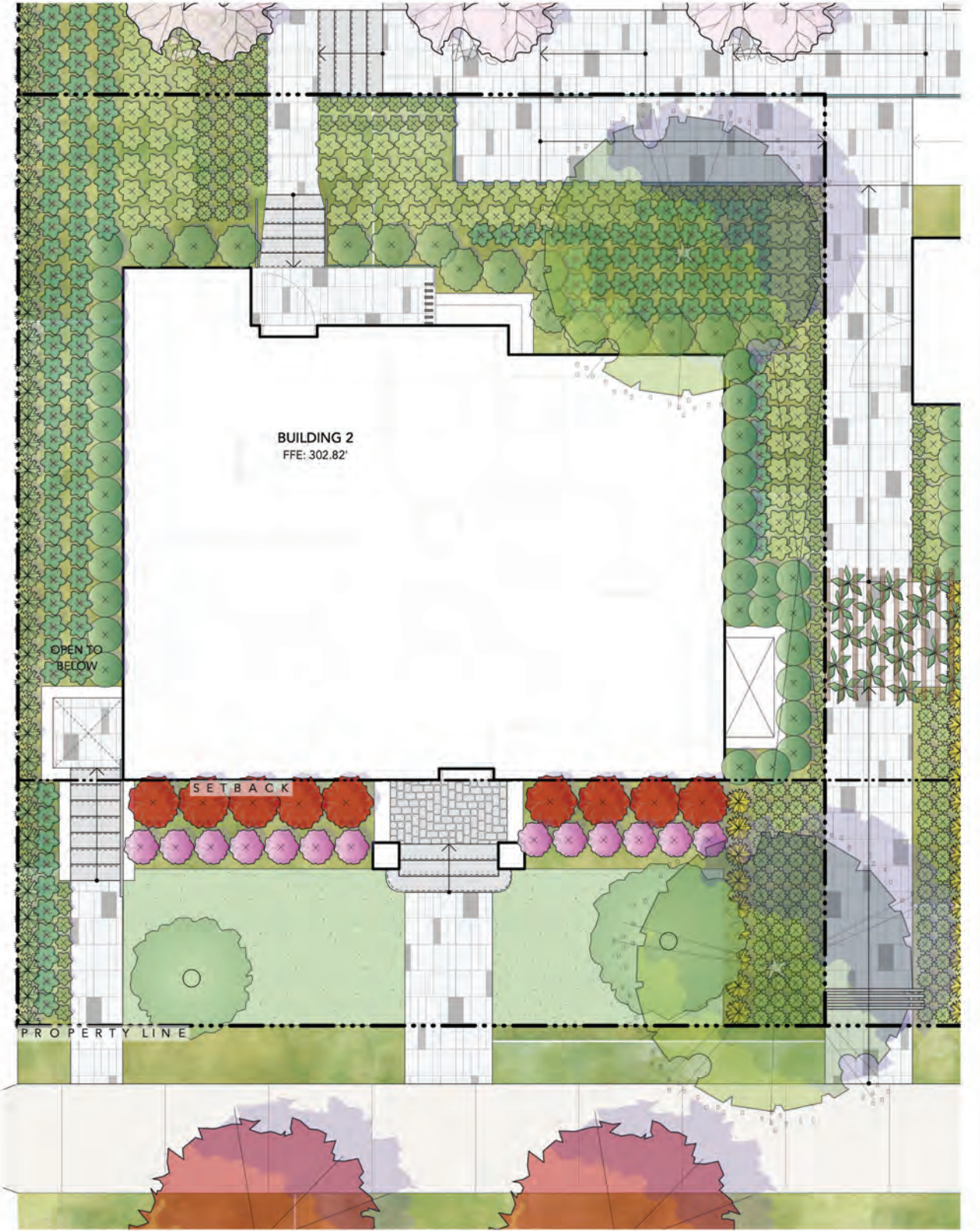


MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION	DETAIL
		PAVING TYPE 1 Concrete Unit Pavers Various Sizes, Two Colours	
		PAVING TYPE 2 Aristokrat Porcelain Pavers 48" x 24" Running Bond	
		PAVING TYPE 3 AquaPave Standard by Abbotsford Herringbone Pattern	
		STEPS Cast-in-Place Concrete Steps	
		CITY OF NEW WESTMINSTER SIDEWALK Cast-in-Place Concrete Refer to Civil	
		PLANTING TYPE 1 Planting Bed	
		PLANTING TYPE 2 CIP Concrete Planter Ht. Varies, Refer to Details	
		PARKING TRELLIS Overhead Cable Trellis. Refer to Arch	
		HERITAGE TRELLIS Thermally Modified Wood Trellis	
		ENTRY TRELLIS Powdercoated Metal Pergola. Refer to Arch.	
		RAIL TYPE 1 Glass Guard Rail. 4'-0" HT. Refer to Arch	
		RAIL TYPE 2 Stainless Steel Hand Rail. Refer to Arch	
		WALL TYPE 1 Cast-in-Place Retaining Wall Height Varies, Refer to Details	
		WALL TYPE 2 Cedar Fence 6'-0" Ht.	
		SITE FURNISHING By Unit Owners, For Graphic Information Only	
		SITE FURNISHING Class B Bike Racks Product TBD	
		SITE FURNISHING Wood Bench Product TBD	



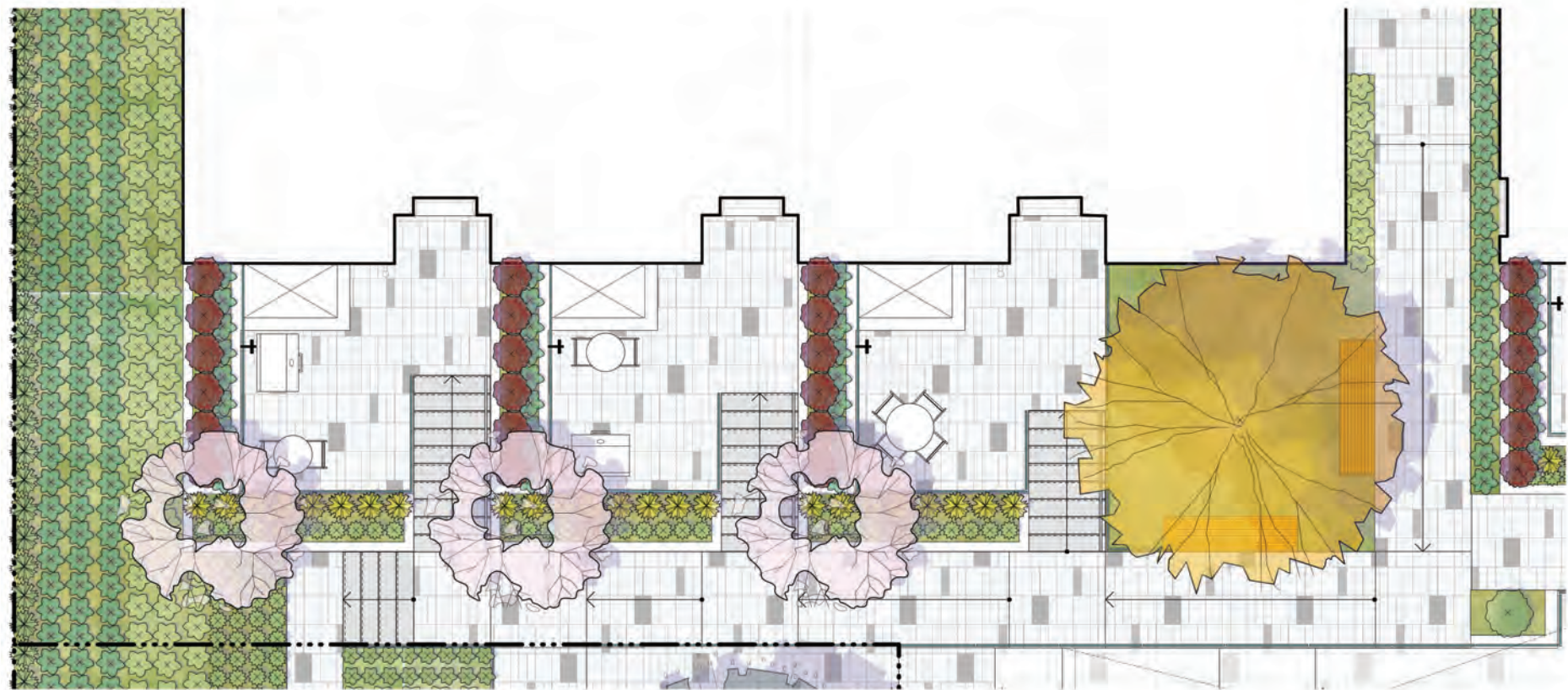
1 BUILDING 2 (HERITAGE) - BASEMENT UNIT
Scale: 1/4" = 1'-0"



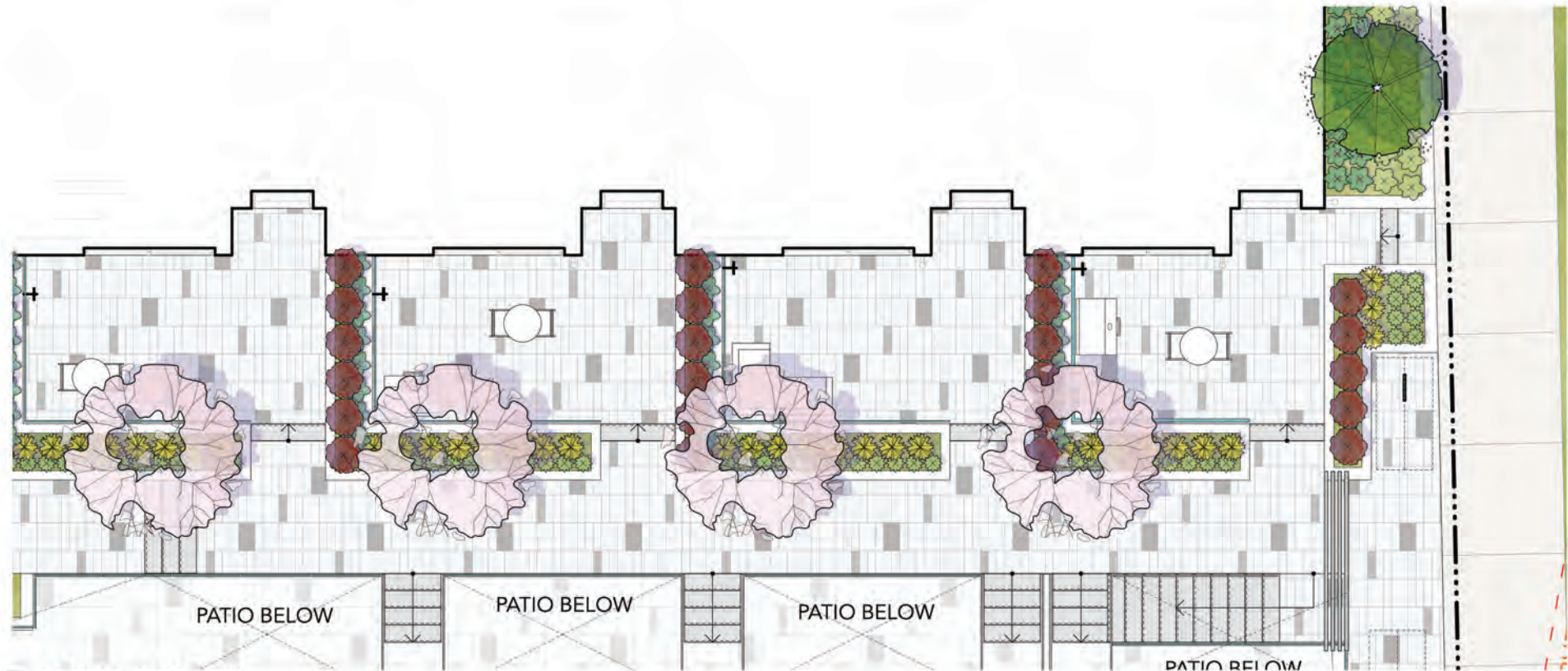
2 BUILDING 2 (HERITAGE) - UPPER LEVEL UNIT
Scale: 1/4" = 1'-0"

MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION	DETAIL
		PAVING TYPE 1 Concrete Unit Pavers Various Sizes, Two Colours	$\frac{1}{15.2}$ $\frac{2}{15.2}$
		PAVING TYPE 2 Aristokrat Porcelain Pavers 48" x 24" Running Bond	$\frac{2}{15.2}$
		PAVING TYPE 3 AquaPave Standard by Abbotsford Herringbone Pattern	$\frac{1}{15.2}$
		STEPS Cast-in-Place Concrete Steps	$\frac{1}{15.3}$
		CITY OF NEW WESTMINSTER SIDEWALK Cast-in-Place Concrete Refer to Civil	$\frac{4}{15.2}$
		PLANTING TYPE 1 Planting Bed	
		PLANTING TYPE 2 CIP Concrete Planter Ht. Varies, Refer to Details	$\frac{1}{15.0}$
		PARKING TRELLIS Overhead Cable Trellis. Refer to Arch	
		HERITAGE TRELLIS Thermally Modified Wood Trellis	$\frac{4}{15.1}$
		ENTRY TRELLIS Powdercoated Metal Pergola. Refer to Arch.	
		RAIL TYPE 1 Glass Guard Rail. 4'-0" HT. Refer to Arch	
		RAIL TYPE 2 Stainless Steel Hand Rail. Refer to Arch	
		WALL TYPE 1 Cast-in-Place Retaining Wall Height Varies, Refer to Details	$\frac{1}{15.0}$
		WALL TYPE 2 Cedar Fence 6'-0" Ht.	$\frac{3}{15.1}$
		SITE FURNISHING By Unit Owners, For Graphic Information Only	
		SITE FURNISHING Class B Bike Racks Product TBD	
		SITE FURNISHING Wood Bench Product TBD	$\frac{2}{15.0}$
		HOSE BIB One per unit patio.	



1 BUILDING 4 - TYPICAL PATIOS
Scale: 1/4" = 1'-0"

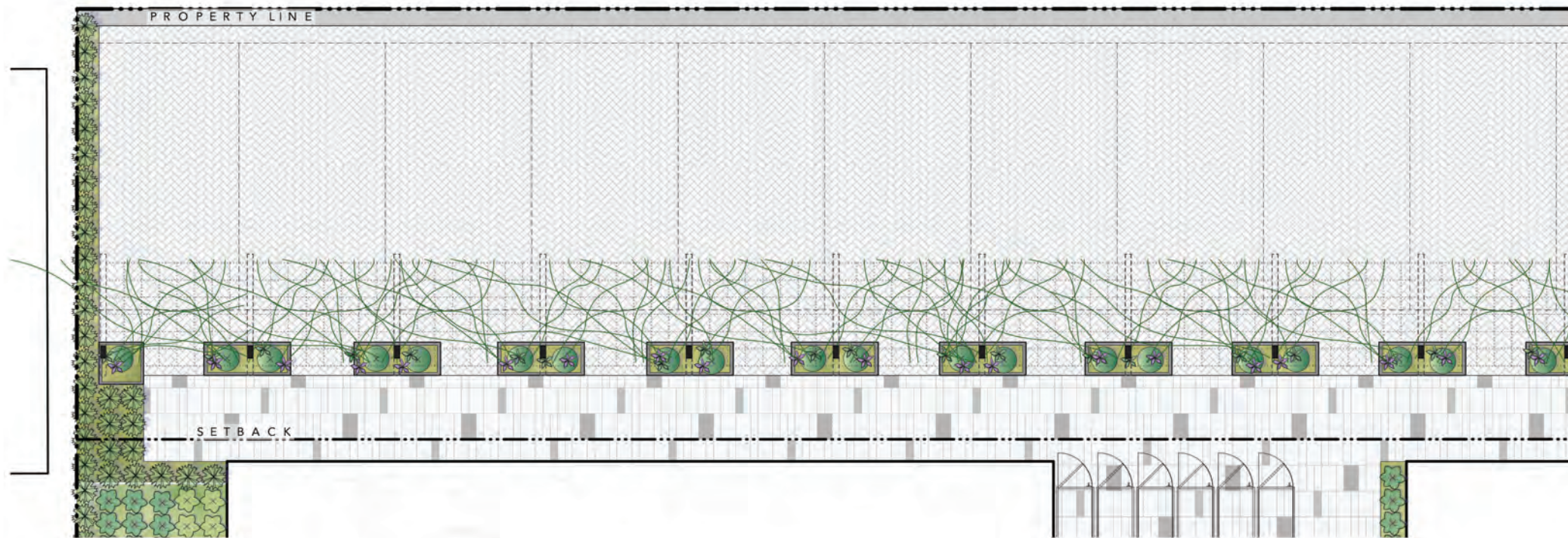


2 BUILDING 3 - TYPICAL PATIOS
Scale: 1/4" = 1'-0"

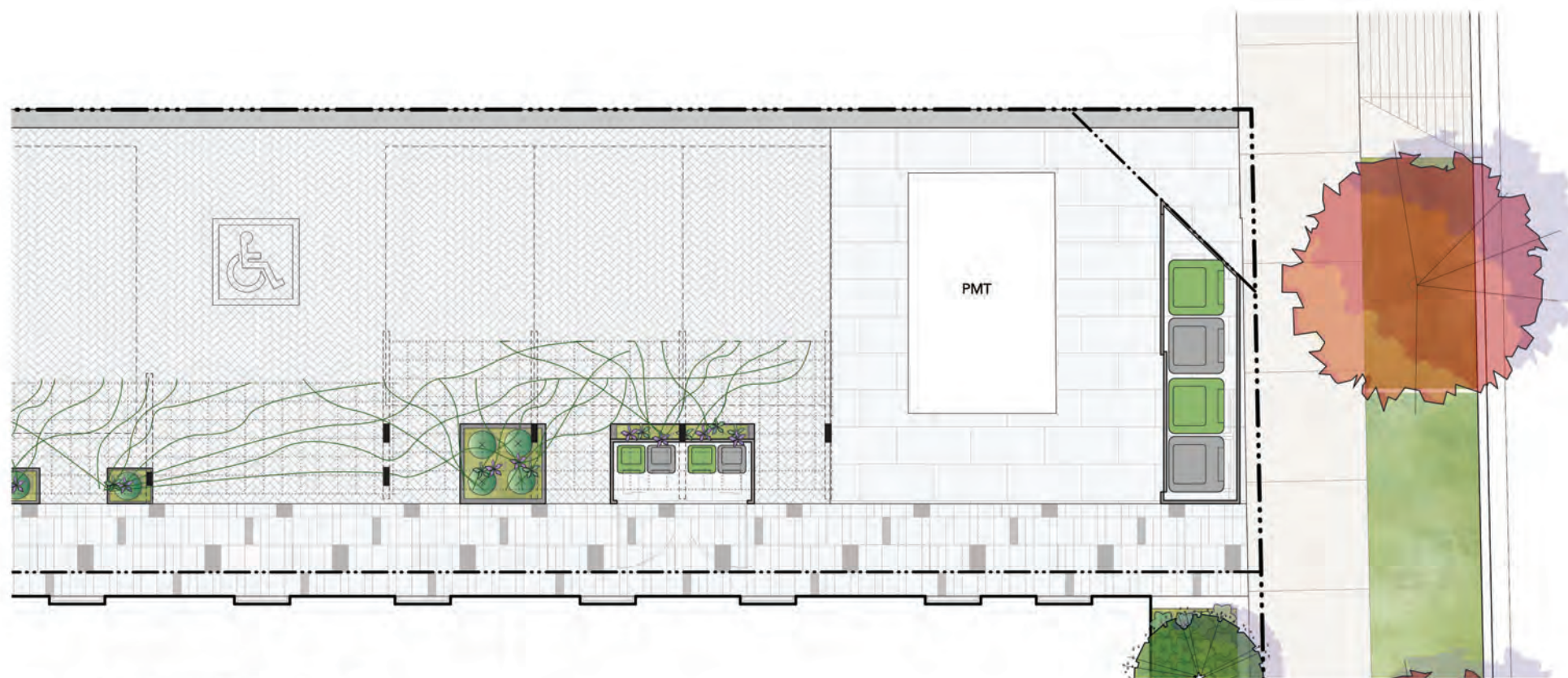


MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION	DETAIL
		PAVING TYPE 1 Concrete Unit Pavers Various Sizes, Two Colours	$\frac{1}{15.2}$ $\frac{2}{15.2}$
		PAVING TYPE 2 Aristokrat Porcelain Pavers 48" x 24" Running Bond	$\frac{2}{15.2}$
		PAVING TYPE 3 AquaPave Standard by Abbotsford Herringbone Pattern	$\frac{1}{15.2}$
		STEPS Cast-in-Place Concrete Steps	$\frac{1}{15.3}$
		CITY OF NEW WESTMINSTER SIDEWALK Cast-in-Place Concrete Refer to Civil	$\frac{4}{15.2}$
		PLANTING TYPE 1 Planting Bed	
		PLANTING TYPE 2 CIP Concrete Planter Ht. Varies, Refer to Details	$\frac{1}{15.0}$
		PARKING TRELLIS Overhead Cable Trellis. Refer to Arch	
		HERITAGE TRELLIS Thermally Modified Wood Trellis	$\frac{4}{15.1}$
		ENTRY TRELLIS Powdercoated Metal Pergola. Refer to Arch.	
		RAIL TYPE 1 Glass Guard Rail. 4'-0" HT. Refer to Arch	
		RAIL TYPE 2 Stainless Steel Hand Rail. Refer to Arch	
		WALL TYPE 1 Cast-in-Place Retaining Wall Height Varies, Refer to Details	$\frac{1}{15.0}$
		WALL TYPE 2 Cedar Fence 6'-0" Ht.	$\frac{3}{15.1}$
		SITE FURNISHING By Unit Owners, For Graphic Information Only	
		SITE FURNISHING Class B Bike Racks Product TBD	
		SITE FURNISHING Wood Bench Product TBD	$\frac{2}{15.0}$
		HOSE BIB One per unit patio.	



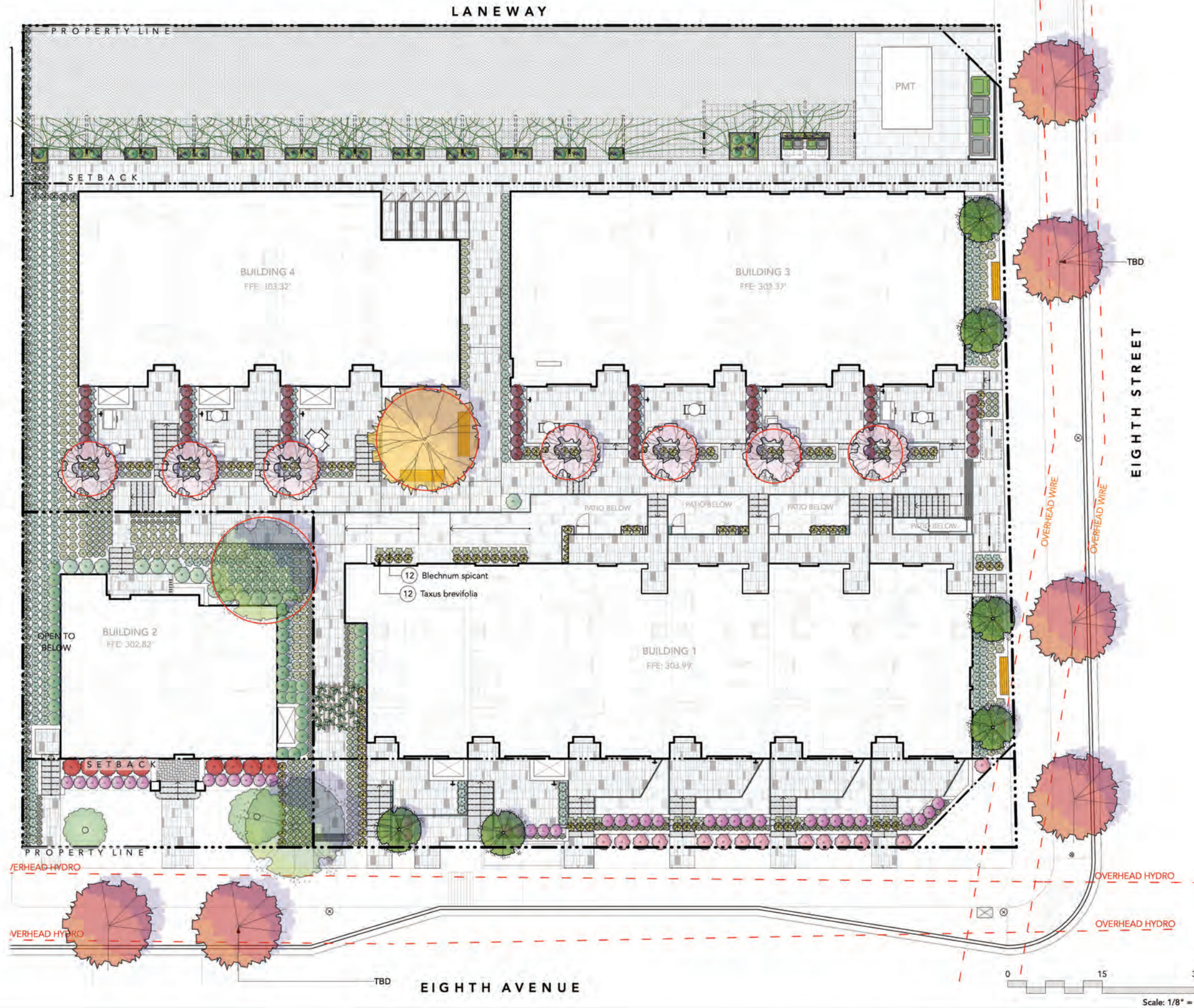
1 OVERHEAD CABLE TRELLIS - WEST
Scale: 1/4" = 1'-0"



2 OVERHEAD CABLE TRELLIS - EAST
Scale: 1/4" = 1'-0"

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF VANCOUVER ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.
7. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION SPACING TO BE APPROVED BY LANDSCAPE ARCHITECTS IN THE FIELD PRIOR TO INSTALLATION
8. IN CASE OF A DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
9. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
10. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY OF BURNABY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
11. FINAL PLANT SPACING, QUANTITY AND TREE PLACEMENT HAS BEEN REVIEWED TO THE SATISFACTION OF GENERAL MANAGER OF ENGINEERING SERVICES
12. A HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED ON ALL PLANTED AREAS INCLUDING CITY PROPERTY.
13. REFER TO THE TREE PROTECTION AND REGULATION BYLAW AND SENIOR ARBORIST REVIEW FOR ONSITE AND OFFSITE TREES AND PLANTING REQUIREMENTS.

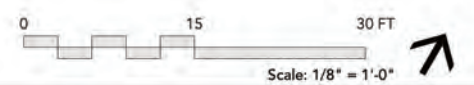
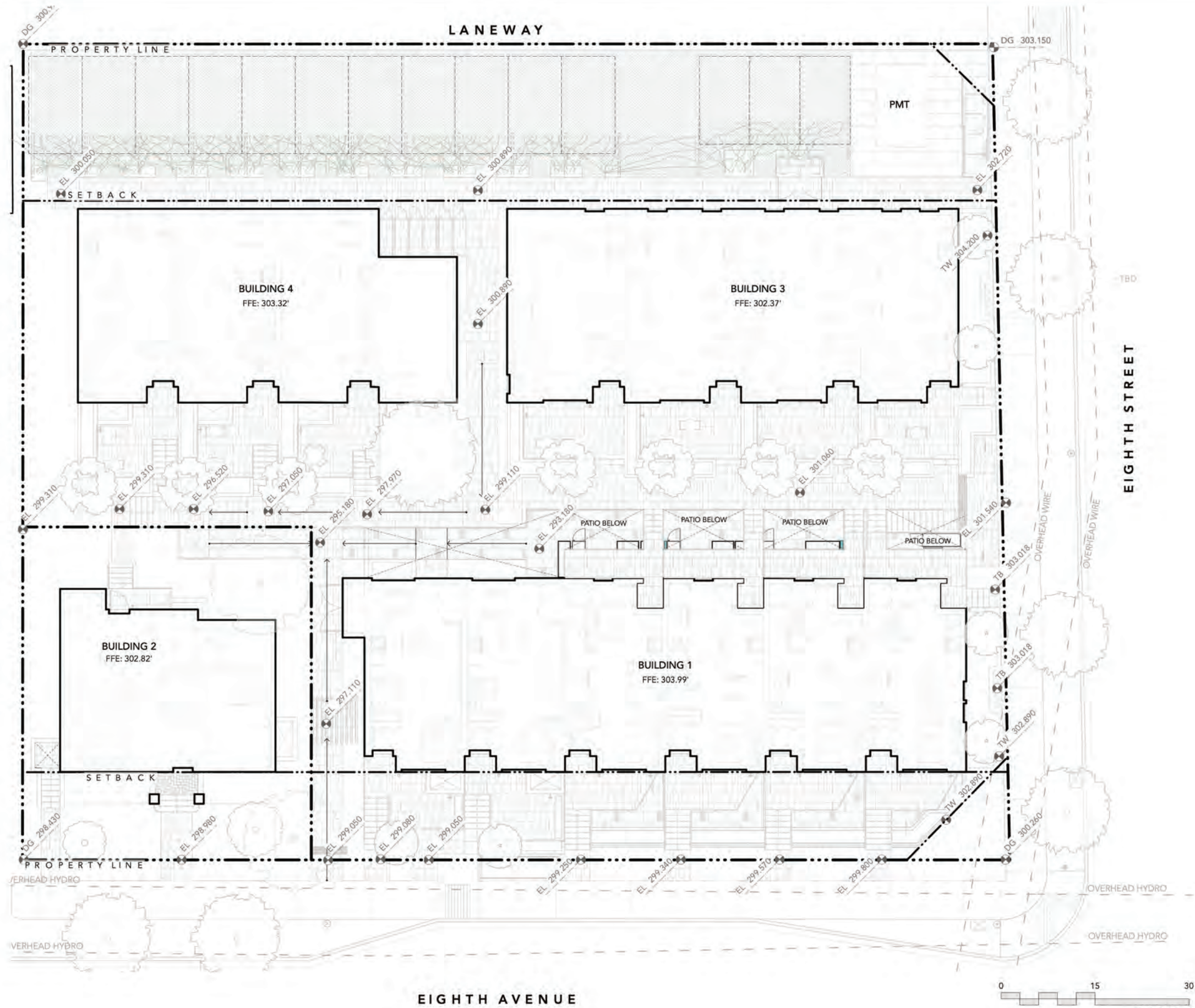


GRADING LEGEND

SYMBOL	DESCRIPTION
EL 0.00	PROPOSED ELEVATION
EL 0.00	EXISTING ELEVATION
TW 0.00	TOP OF WALL ELEVATION
BW 0.00	BOTTOM OF WALL ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
TB 0.00	TOP OF BENCH ELEVATION
2%	SLOPE AND DIRECTION

GENERAL GRADING NOTES:

1. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
2. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
3. THE LAYOUT OF ALL PROPOSED HARDSCAPE ITEMS, SITE FURNITURE, LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.



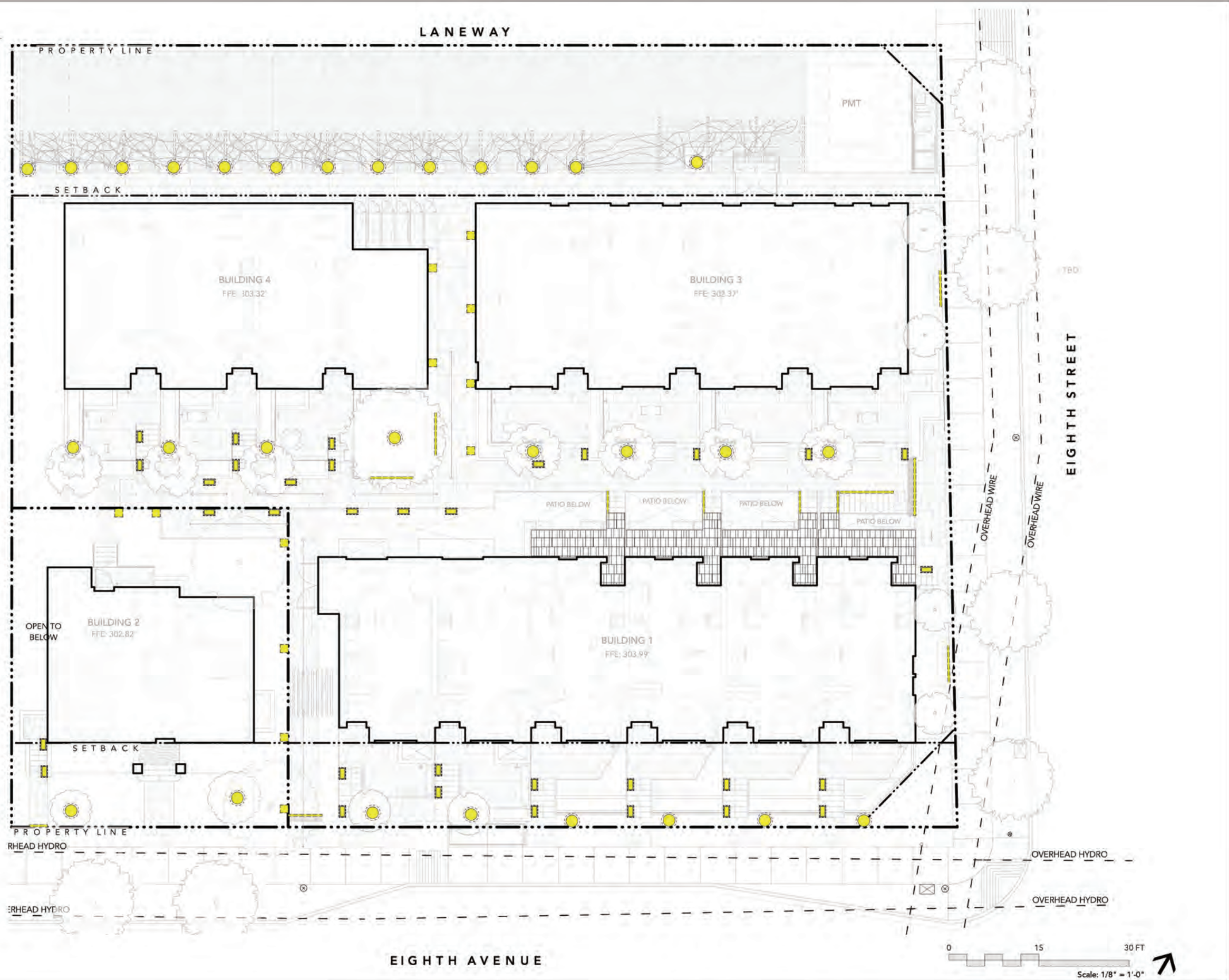
LIGHTING LEGEND

SYMBOL	TYPE	MANUFACTURER	DESCRIPTION
	TREE UPLIGHT	BK LIGHTING	DENALI FLOOD LIGHT DE-LED-C20-FL-BLP-9-11-A
	PEDESTRIAN BOLLARD LIGHT	KUZCO LIGHTING	BOLLARD LIGHTING FOR ALL PEDESTRIAN PATHWAYS Napa EB2936
	RECESSED WALL LIGHTS	BEGA LIGHTING	RECESSED WALL ASYMMETRICAL LIGHT - 33 020
	LED STRIP LIGHT	LIGHT-TECHNOLOGIES	PLEXINEON WHITE 1X SERIES







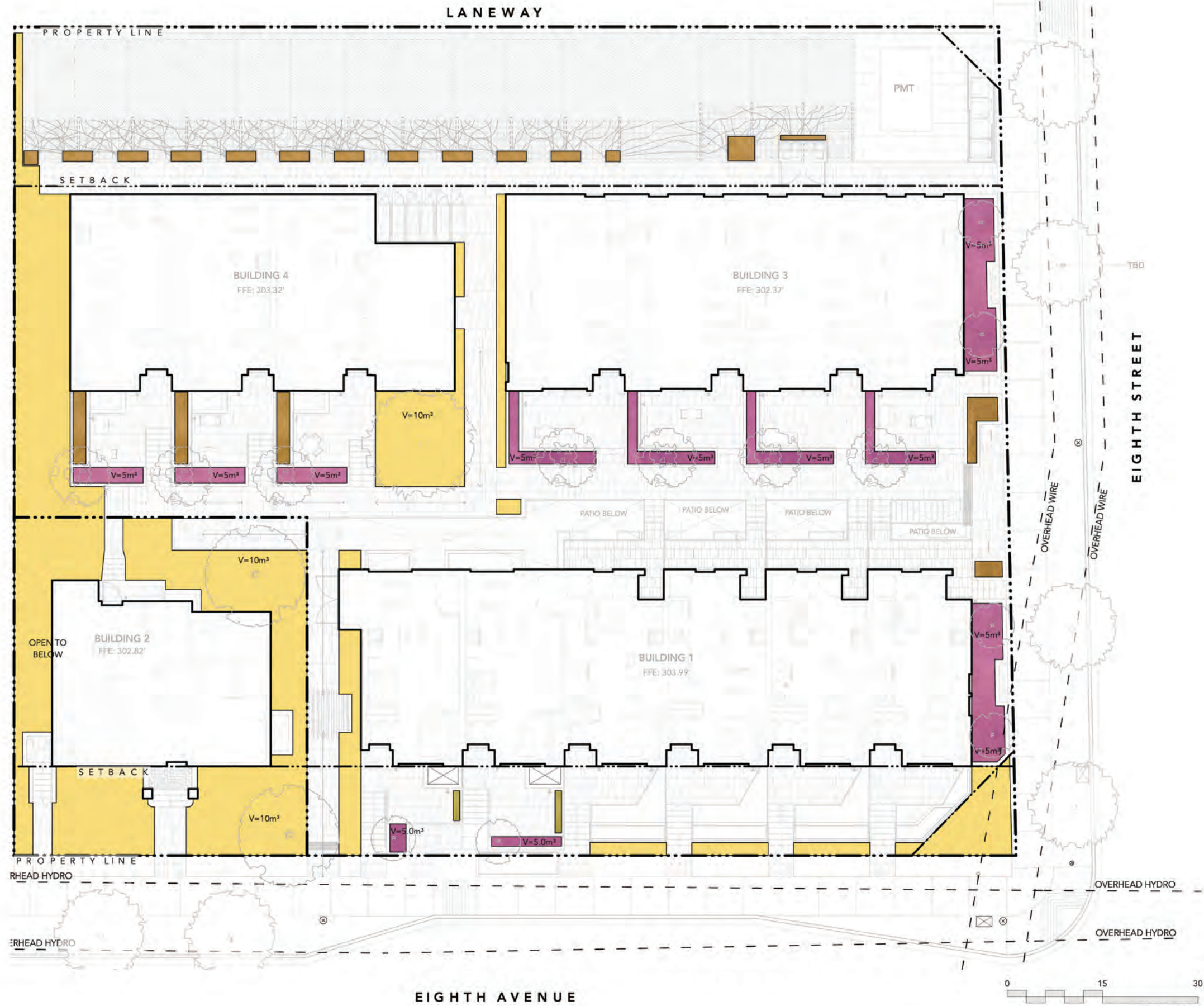
GENERAL LIGHTING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINARIES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING, SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.




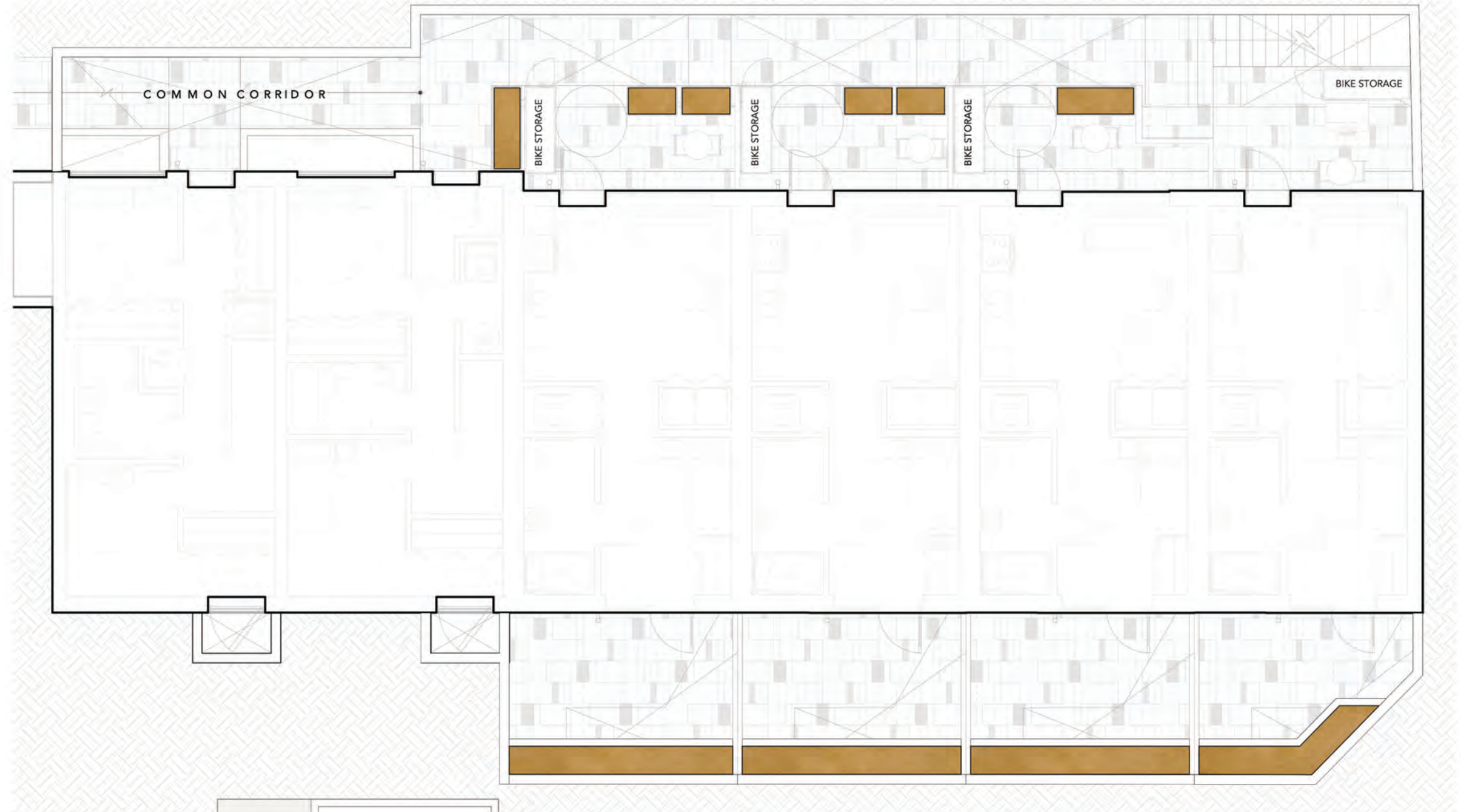
SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	10" H. RECESSED PLANTER - 10.76 sq Ft Soil depth for groundcover
	24" H. RAISED PLANTER - 210.85 sq Ft Soil depth for shrubs
	39" H. RECESSED/RAISED PLANTER - 508.50 sq Ft Soil depth for trees and shrubs
	ON GRADE - 2,333.76 sq Ft



SOIL DEPTH LEGEND

SYMBOL	DESCRIPTION
	24" H. RAISED PLANTER - 161.46 sq Ft 18" min. h. soil depth for shrubs

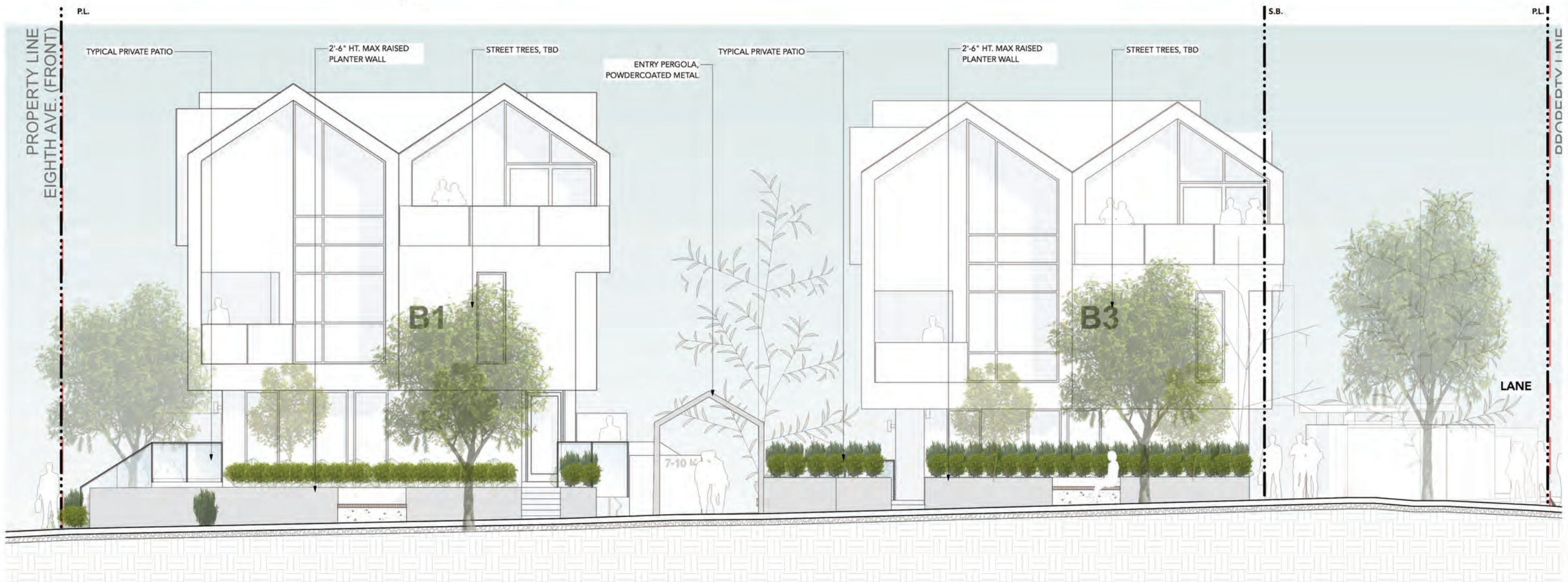
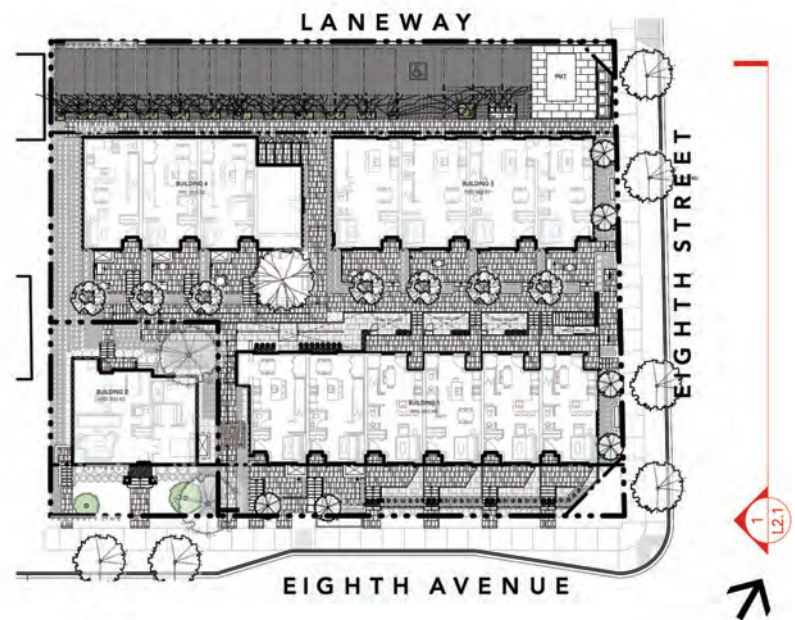


1 BUILDING 1 - BASEMENT PATIOS
Scale: 1/4" = 1'-0"

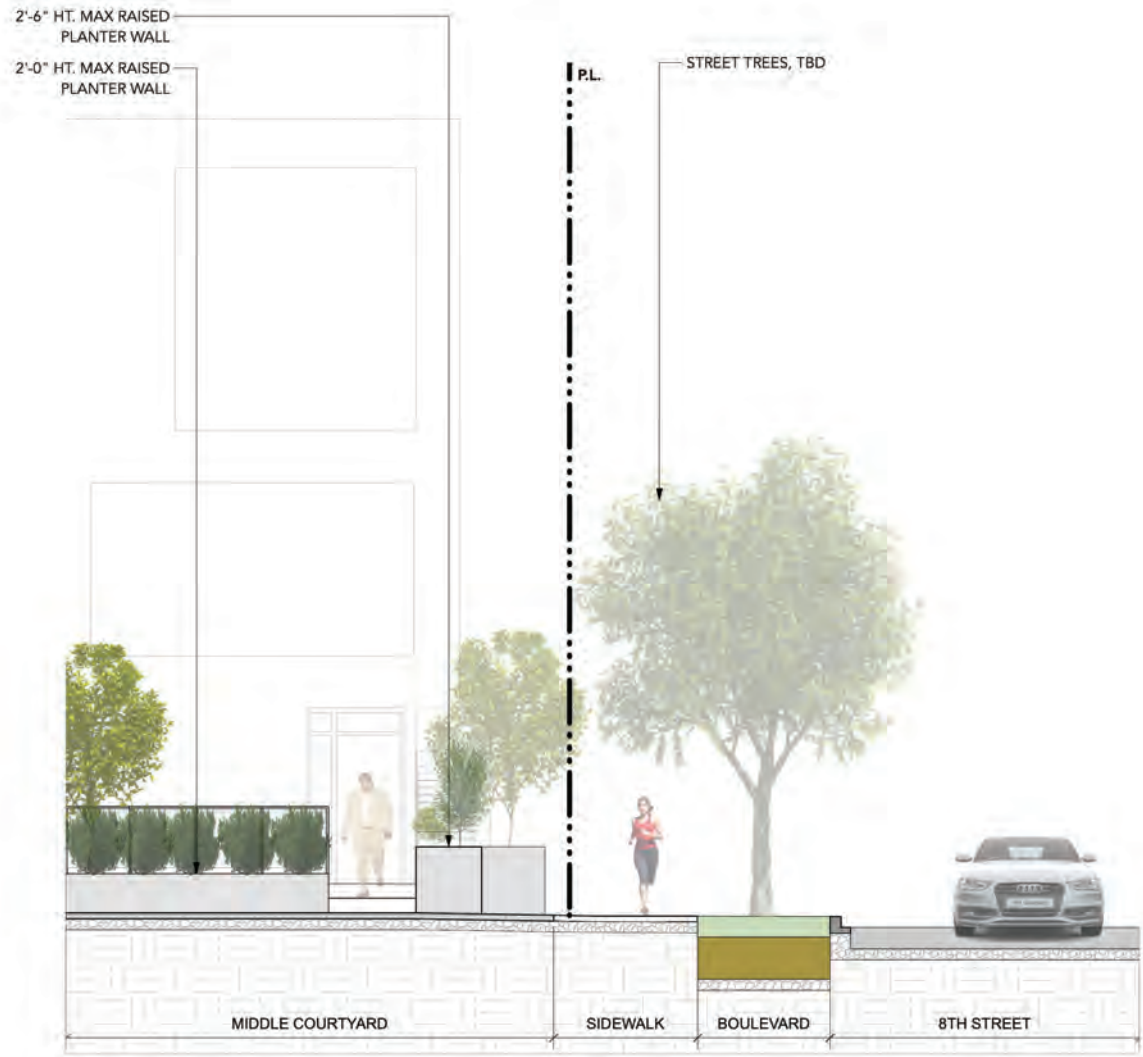
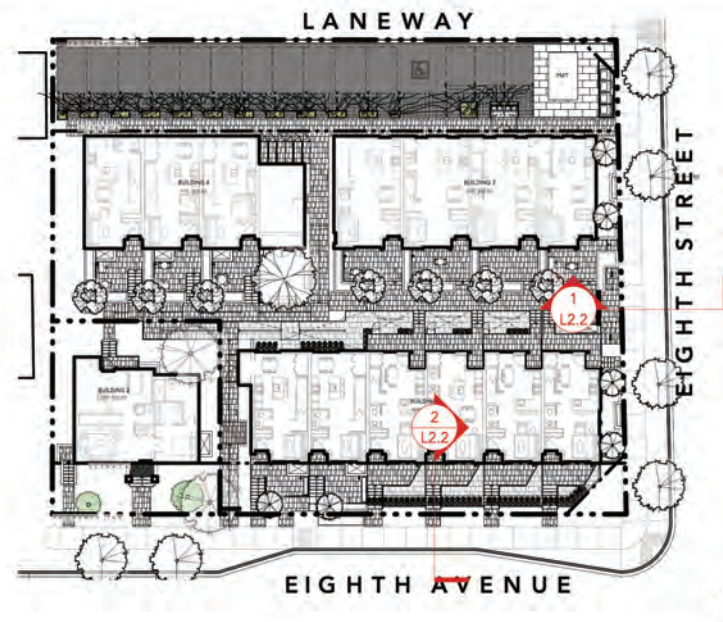




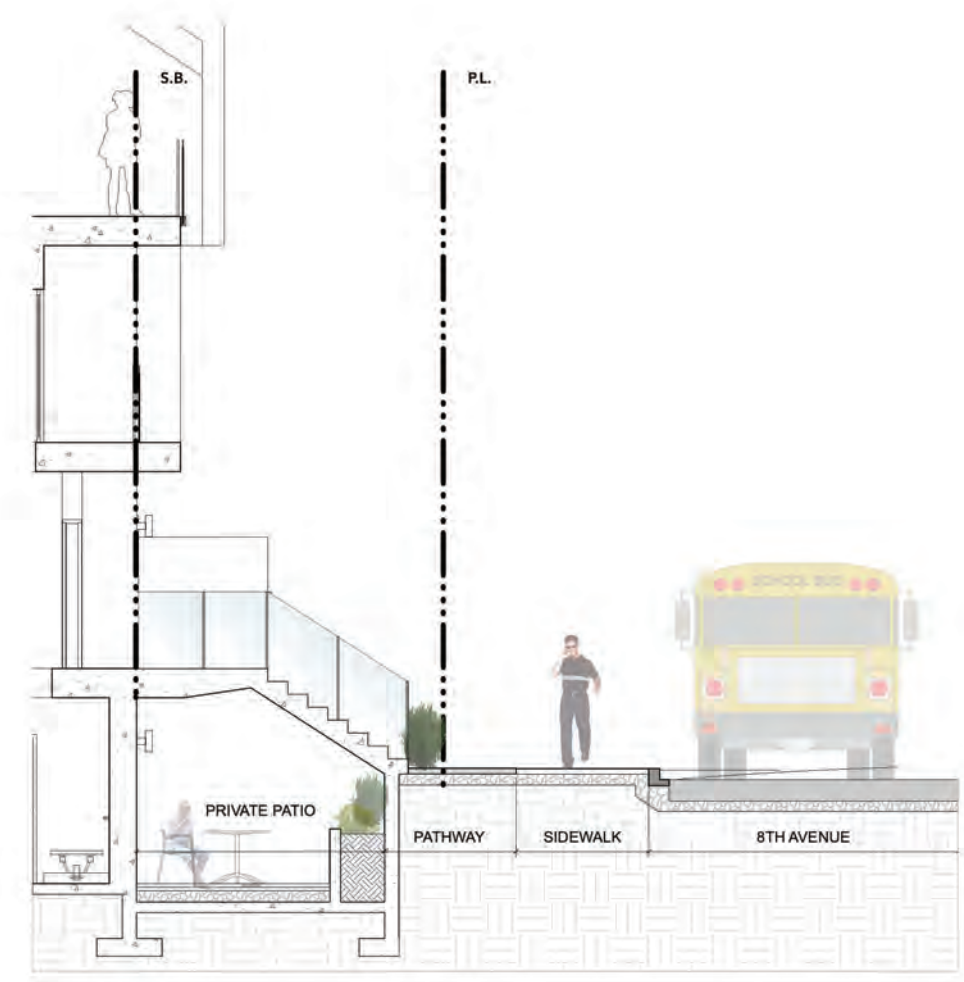
1 8TH AVENUE ELEVATION
Scale: 1:50



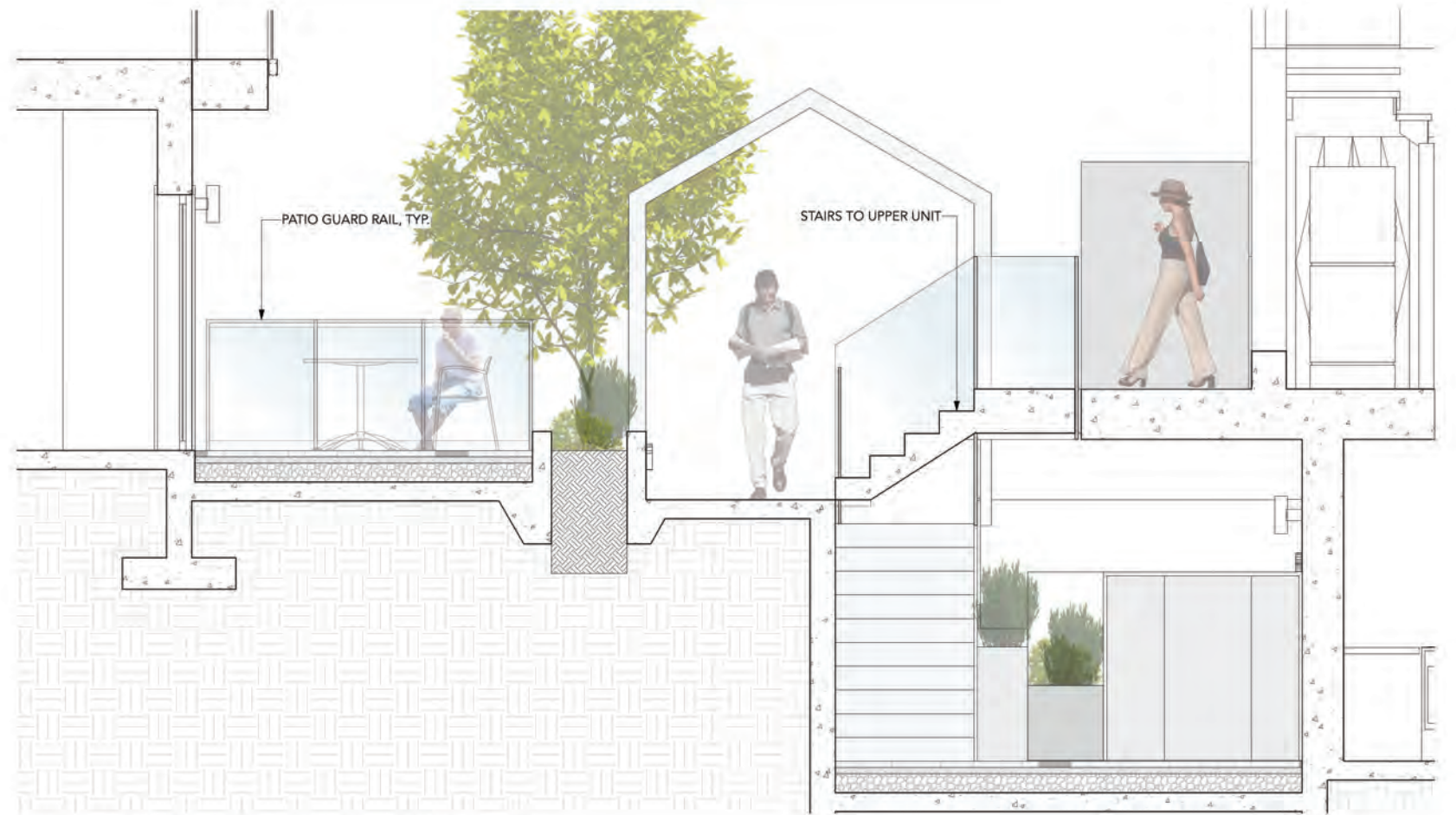
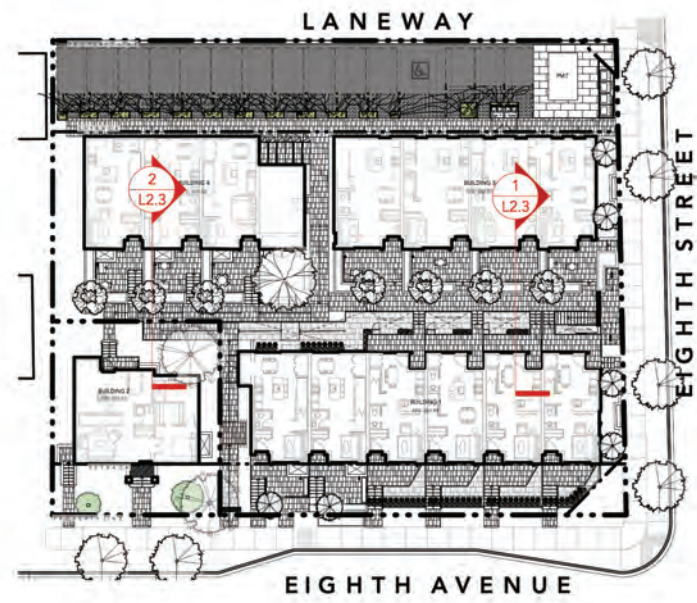
1 8TH STREET ELEVATION
Scale: 1:50



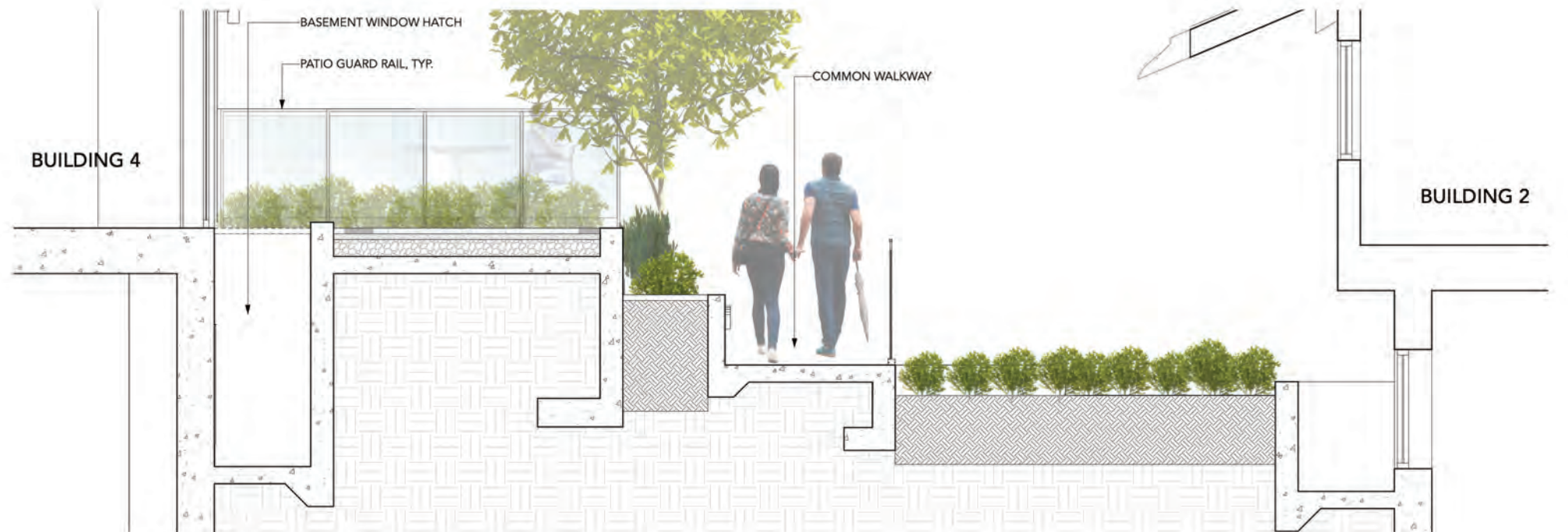
1 8TH STREET TYP. SECTION
Scale: 1:50



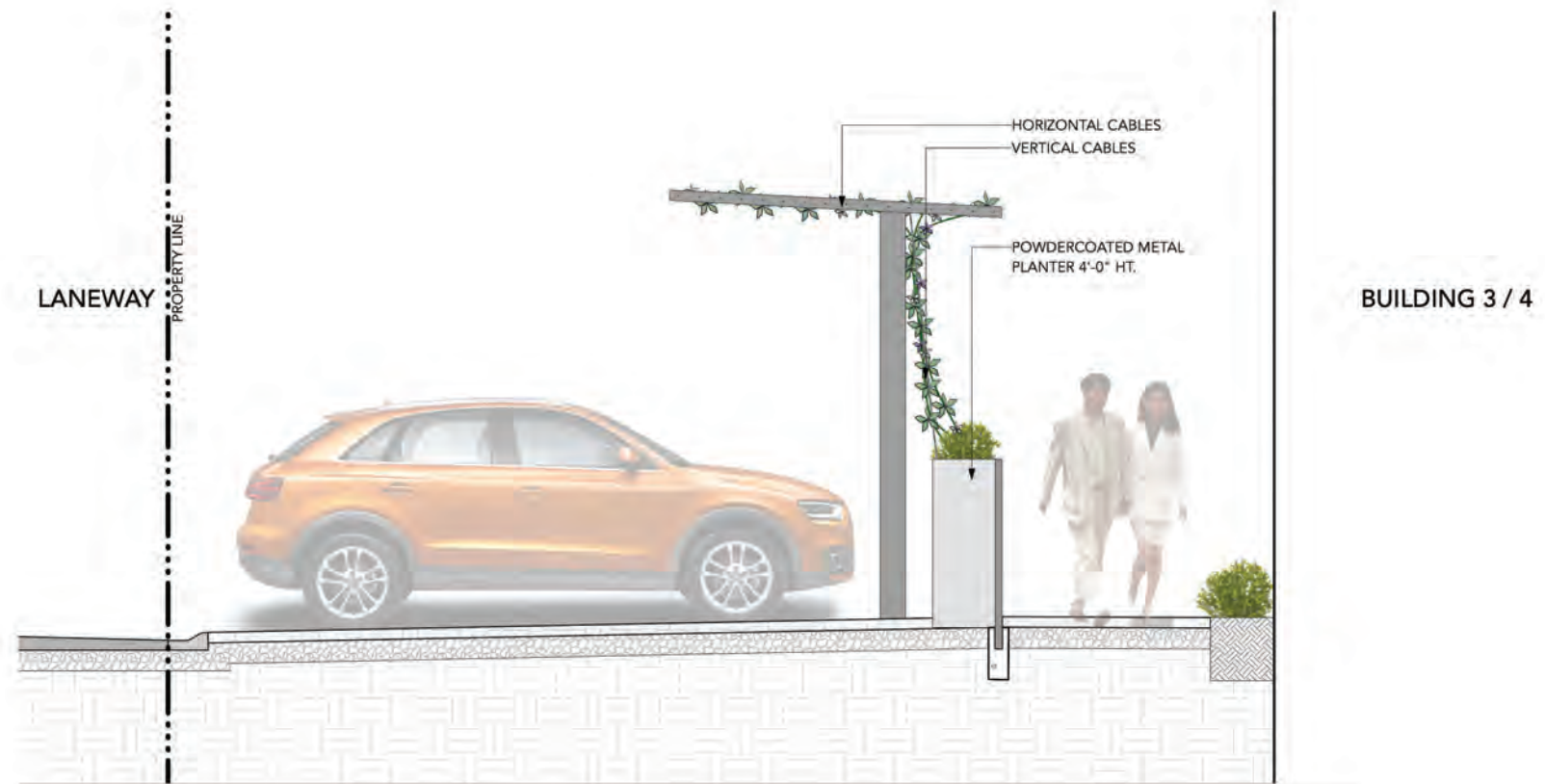
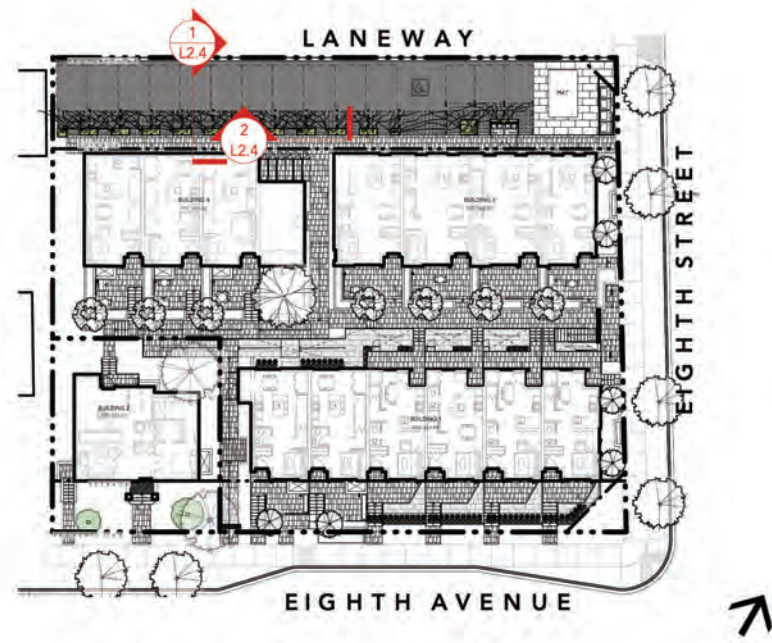
2 8TH AVENUE TYP. SECTION
Scale: 1:50



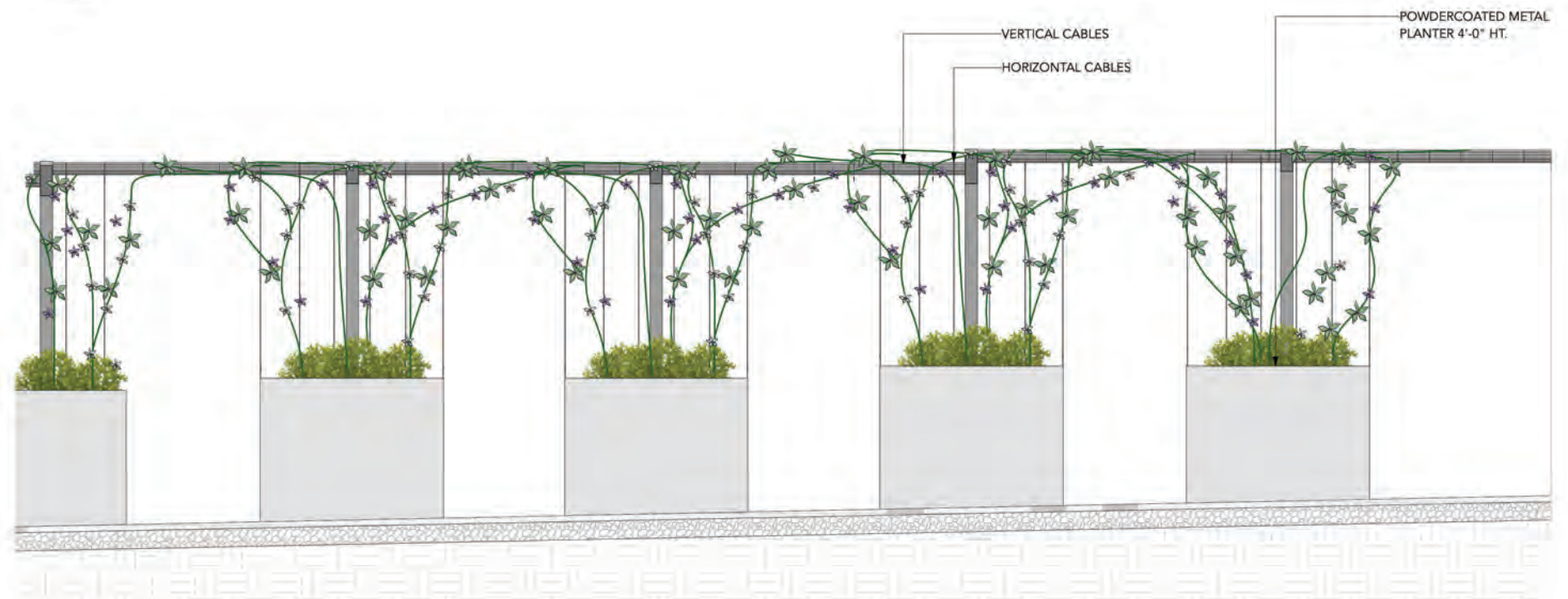
1 TYPICAL PATIO SECTION THROUGH BUILDING 3 AND BUILDING 1
Scale: 1:25



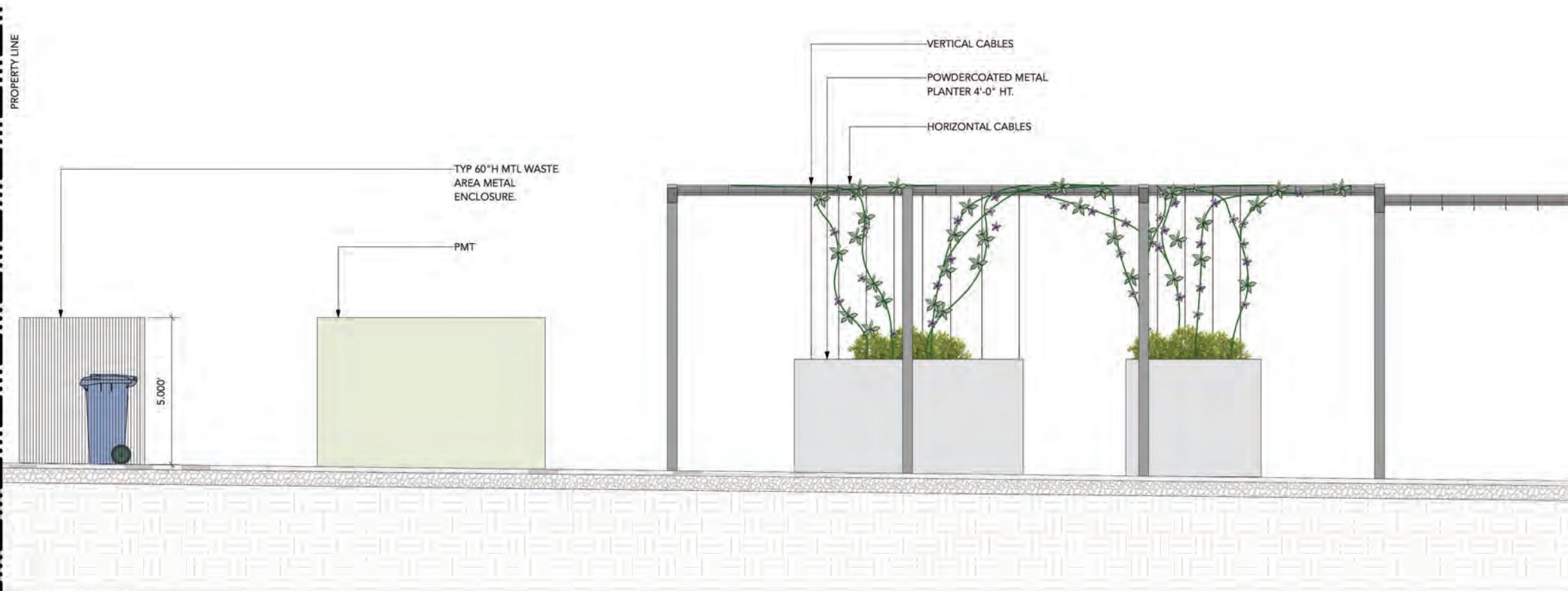
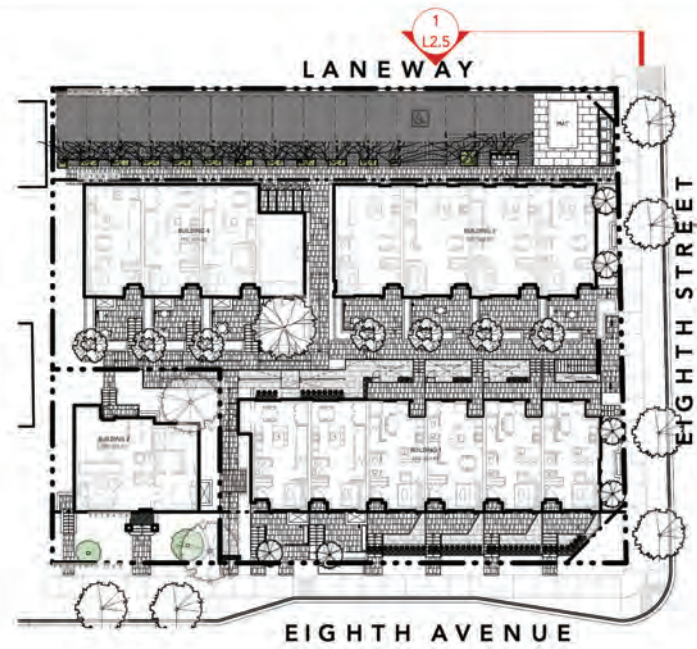
2 TYPICAL PATIO SECTION THROUGH BUILDING 4 AND BUILDING 1
Scale: 1:25



1 TYPICAL OVERHEAD TRELLIS ON PARKING SECTION
Scale: 1:25














2 PARKING TRELLIS ELEVATION
Scale: 1:25



1 PARKING TRELLIS ELEVATION + FENCE
Scale: 1:25

PRELIMINARY PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	7	<i>Nyssa sinensis</i>	Chinese Tupelo	6cm cal.	As Shown	B&B Specimen
	6	<i>Magnolia grandiflora</i> 'Saint Mary'	Saint Mary Southern Magnolia	5cm cal.	As Shown	B&B Specimen,
	2	<i>Magnolia grandiflora</i> 'Edith Bogue'	Edith Bogue Magnolia	5cm cal.	As Shown	B&B Specimen
	1	<i>Ginkgo biloba</i>	Maidenhair tree	6cm cal.		
SHRUBS:						
	26	<i>Gaultheria shallon</i>	Salal	#1 Pot	1,500 o.c.	
	47	<i>Physocarpus opulifolius</i> 'Monlo'	Diablo Ninebark	#3 Pot	2,000 o.c.	Specimen.
	9	<i>Rhododendron</i> 'Cherries and Merlot'	Cherries and Merlot Rhododendron	#3 Pot	3,000 o.c.	Specimen.
	15	<i>Rhododendron</i> 'Medusa'	Medusa Rhododendron	#3 Pot	3,000 o.c.	Specimen.
	39	<i>Rhododendron</i> 'PJM'	PJM Rhododendron	#3 Pot	2,000 o.c.	Specimen.
	16	<i>Salix purpurea</i> 'Nana'	Dwarf Arctic Willow	#2 Pot	2,500 o.c.	
	87	<i>Taxus brevifolia</i>	Western Yew	1.25m. ht.	1,500 o.c.	
	98	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	1.25m. ht.	1,500 o.c.	
	36	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3 Pot	2,000 o.c.	
PERENNIALS, FERNS, GRASSES, GROUNDCOVER, VINES:						
	71	<i>Athyrium niponicum</i> 'Pictum'	Japanese Painted Fern	#1 pot	1,000 o.c.	
	227	<i>Blechnum spicant</i>	Deer Fern	#2 Pot	1,500 o.c.	
	28	<i>Clematis</i> 'Wildfire'	Wildfire Clematis	#1 Pot	1,000 o.c.	
	28	<i>Clematis armandii</i>	Evergreen Clematis	#1 Pot	1,000 o.c.	
	234	<i>Leymus mollis</i>	Dune Grass	#1 Pot	1,000 o.c.	
	181	<i>Polystichum munitum</i>	Western sword fern	#3 Pot	1,333 o.c.	
	18	<i>Trachelospermum jasminoides</i>	Star Jasmine	#1 Pot.	2,000 o.c.	

- NOTES:**
1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BC/LNA NURSERY STANDARD.
 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
 6. FINAL LOCATION, QUANTITY, TREE SPECIES TO BE CONFIRMED BY THE CITY.
 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 4 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 8. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
 9. ROOT BARRIERS SHALL BE 8'-0" (2.4M) LONG AND 18" (0.46M) DEEP.
 10. HIGH EFFICIENCY IRRIGATION SYSTEM SHALL BE INSTALLED ON ALL PLANTED AREAS INCLUDING CITY PROPERTY.

PLANT IMAGES

TREES



Nyssa sinensis
Chinese Tupelo



Magnolia grandiflora "Saint Mary"
Saint Mary Southern magnolia



Magnolia grandiflora 'Edith Bogue'
Edith Bogue Magnolia



Ginkgo biloba
Maidenhair tree

SHRUBS



Gaultheria shallon
Salal



Physocarpus opulifolius 'Monlo'
Diablo Ninebark



Rhododendron 'Cherries and Merlot'
Cherries and Merlot Rhododendron



Rhododendron 'Medusa'
Medusa Rhododendron



Rhododendron 'PJM'
PJM Rhododendron



Salix purpurea 'Nana'
Dwarf Arctic Willow



Taxus brevifolia
Western Yew



Taxus x media 'Hicksii'
Hick's Yew Hedge



Vaccinium ovatum
Evergreen Huckleberry

PERENNIALS, GRASSES, GROUNDCOVER



Athyrium niponicum 'Pictum'
Japanese Painted Fern



Blechnum spicant
Deer Fern



Clematis armandii
Evergreen Clematis



Clematis 'Wildfire'
Wildfire Clematis



Leymus mollis
Dune Grass



Polystichum munitum
Western Sword Fern



Trachelospermum jasminoides
Star Jasmine



RHODODENDRON (SHRUB A) TO BE RELOCATED



ROSE OF SHARON (SHRUB B) TO BE RELOCATED



GRAPE VINE TO BE RELOCATED



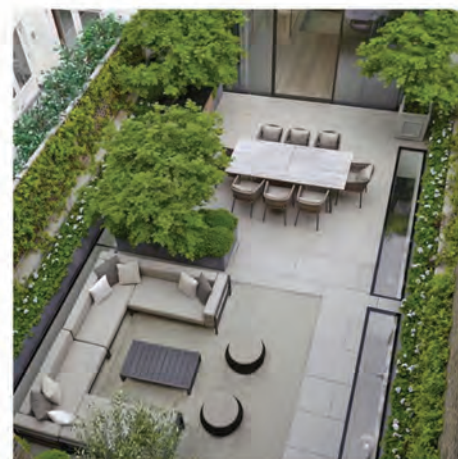
THERMALLY MODIFIED WOOD TRELLIS TO COMPLEMENT HERITAGE BUILDING



PERMEABLE PAVING



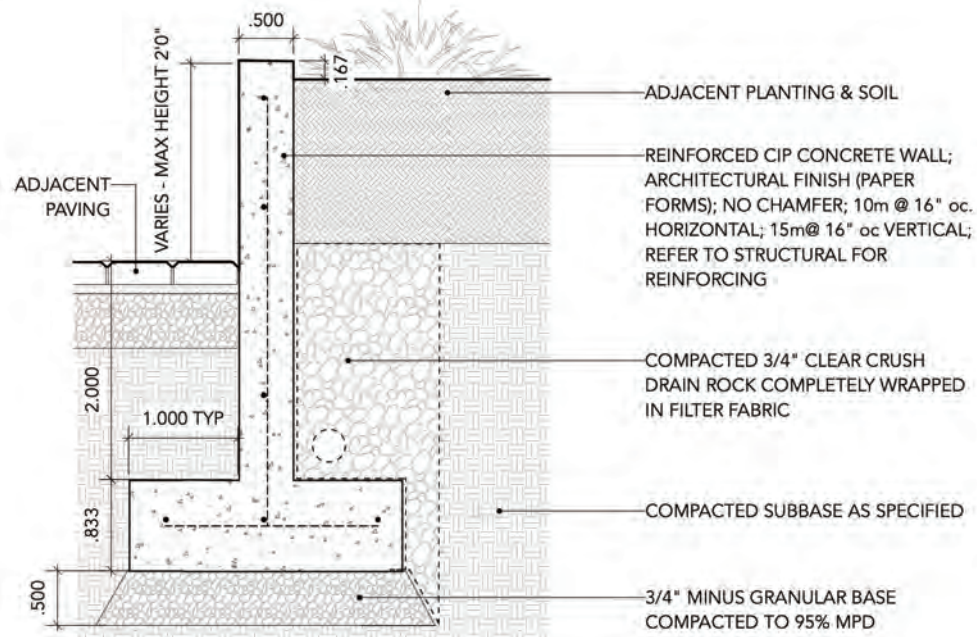
ARCHITECTURAL FINISH CIP CONCRETE PLANTER WALLS



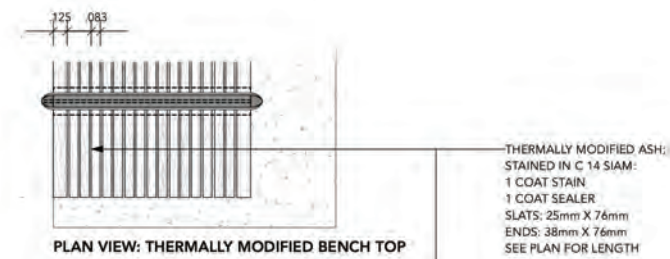
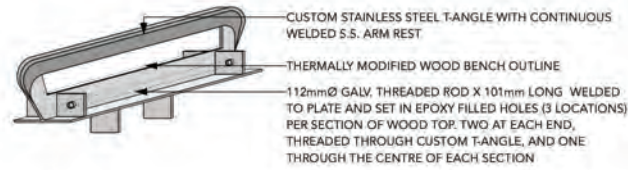
EXTENDED LIVING SPACE ON OUTDOOR PATIOS



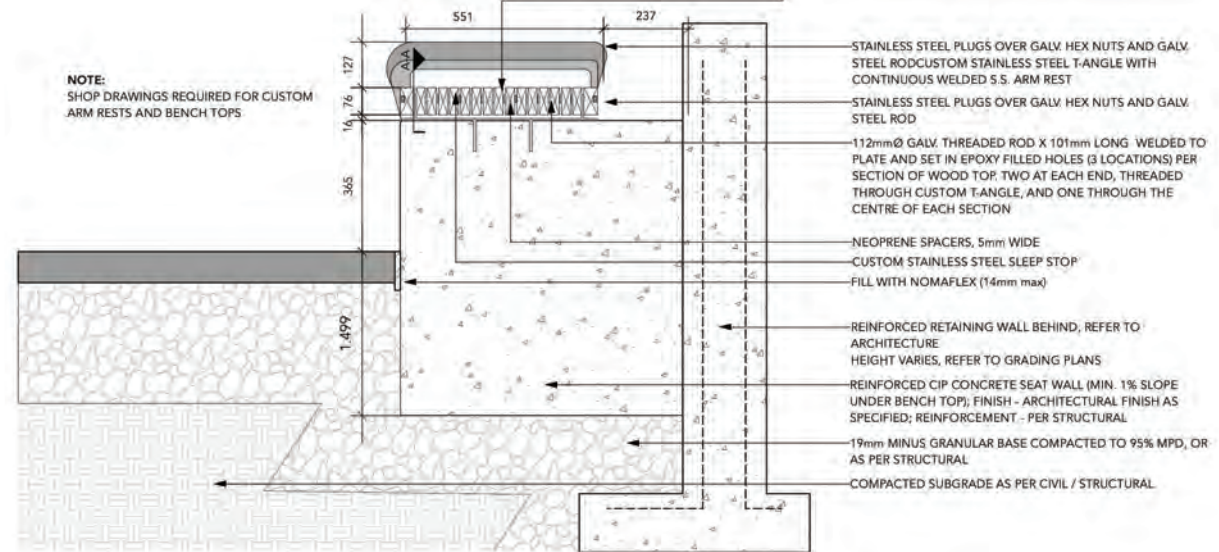
OVERHEAD CABLE TRELLIS



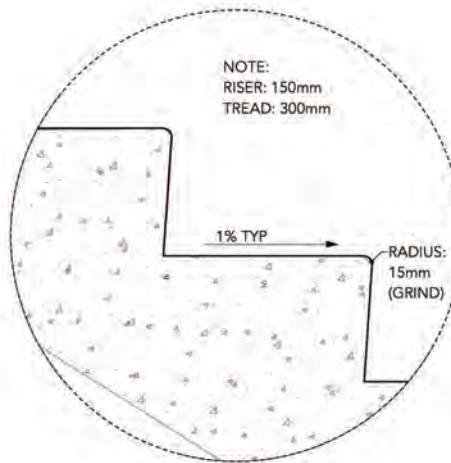
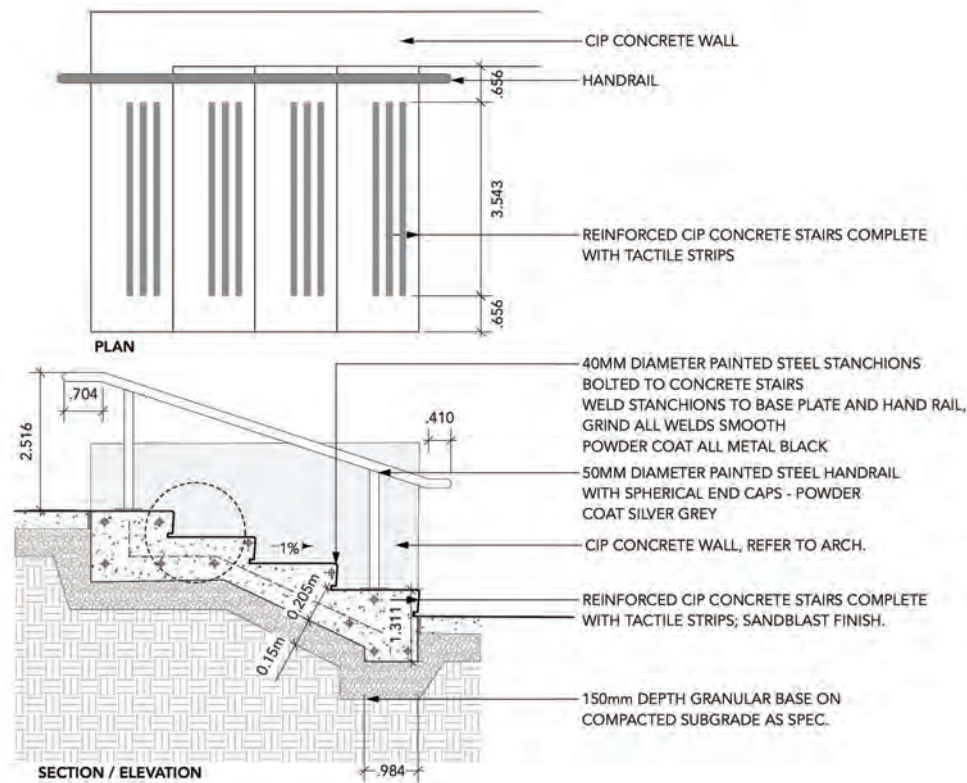
1 CIP CONCRETE PLANTER WALL ON GRADE
Scale: 1:10



NOTE:
SHOP DRAWINGS REQUIRED FOR CUSTOM ARM RESTS AND BENCH TOPS

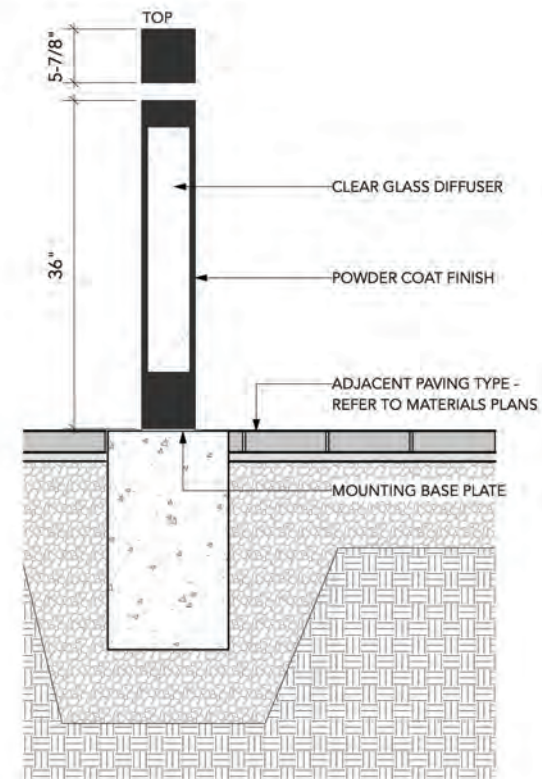


2 CUSTOM CIP WOOD TOP SEATING
Scale: 1:10



NOTES:
1. FOR NUMBER OF RISERS SEE LAYOUT DRAWINGS
2. REFER TO TYPICAL DETAILS ON STRUCTURAL DRAWINGS
3. GRIND ALL WELDS SMOOTH

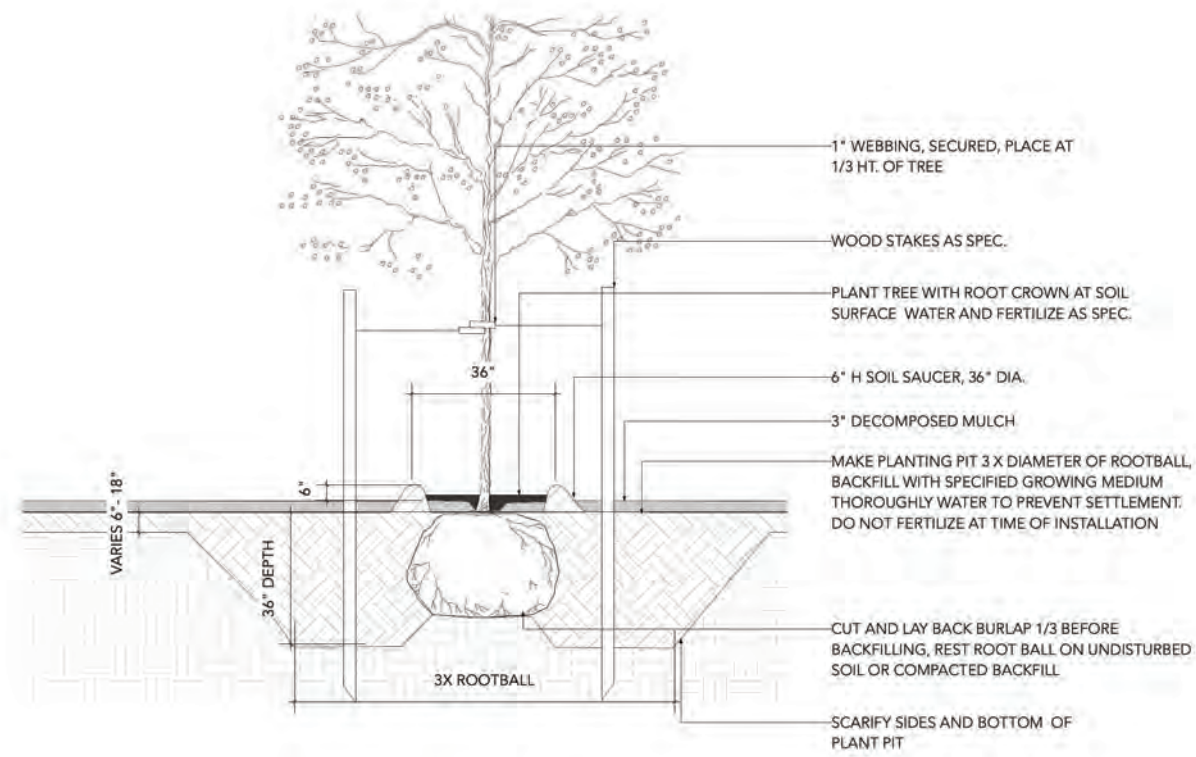
3 CIP CONCRETE STAIRS - TYP. DETAIL
Scale: 1:20



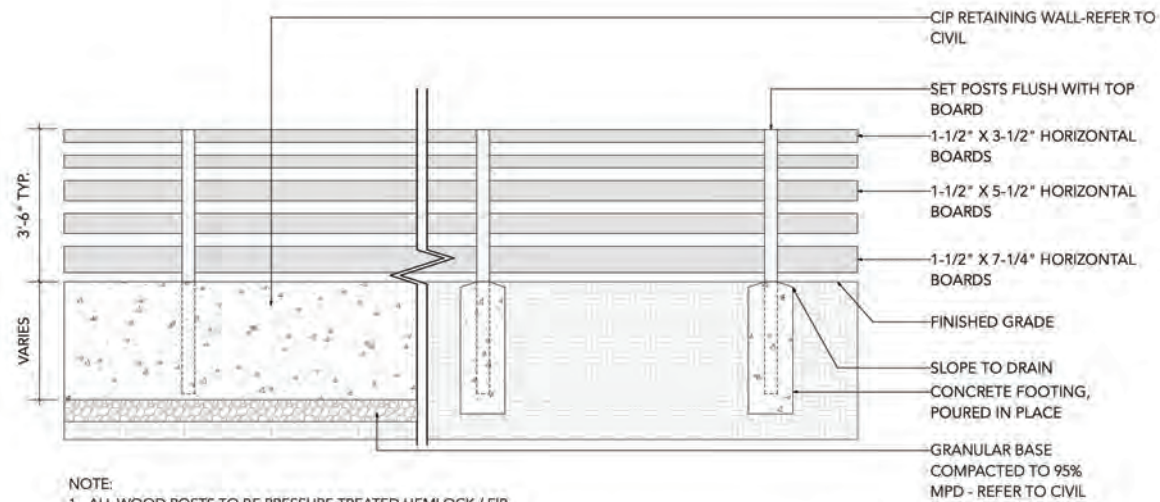
NOTE:
REFER TO MANUFACTURERS SPECIFICATIONS FOR INSTALLATION.

4 MOUNTED PEDESTRIAN BOLLARD LIGHTING BY KUZCO
Scale: 1:10



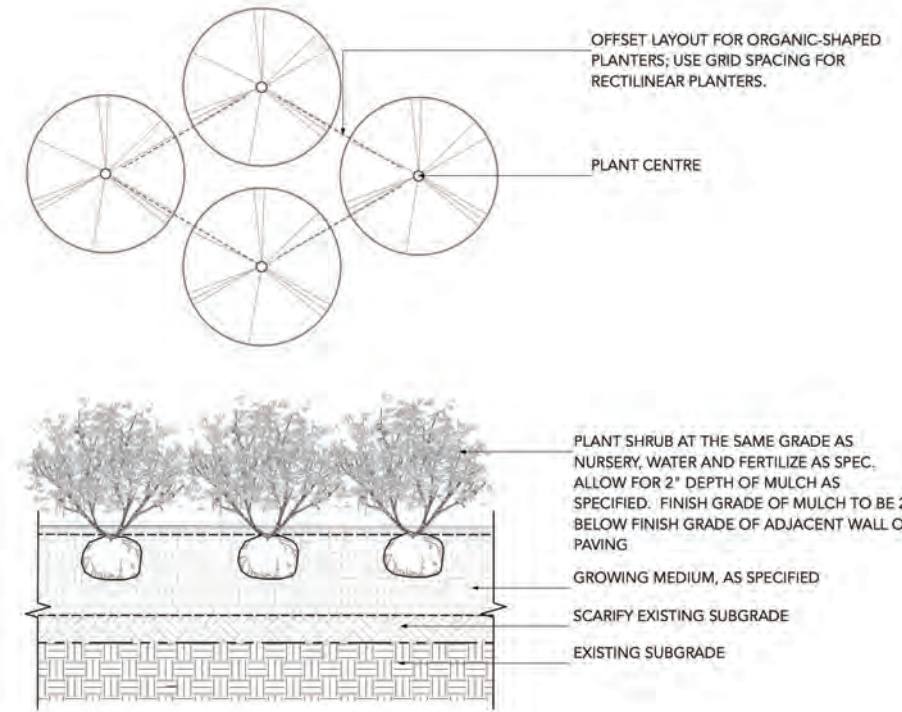


1 DECIDUOUS TREE PLANTING ON GRADE TYP.
Scale: 1:25



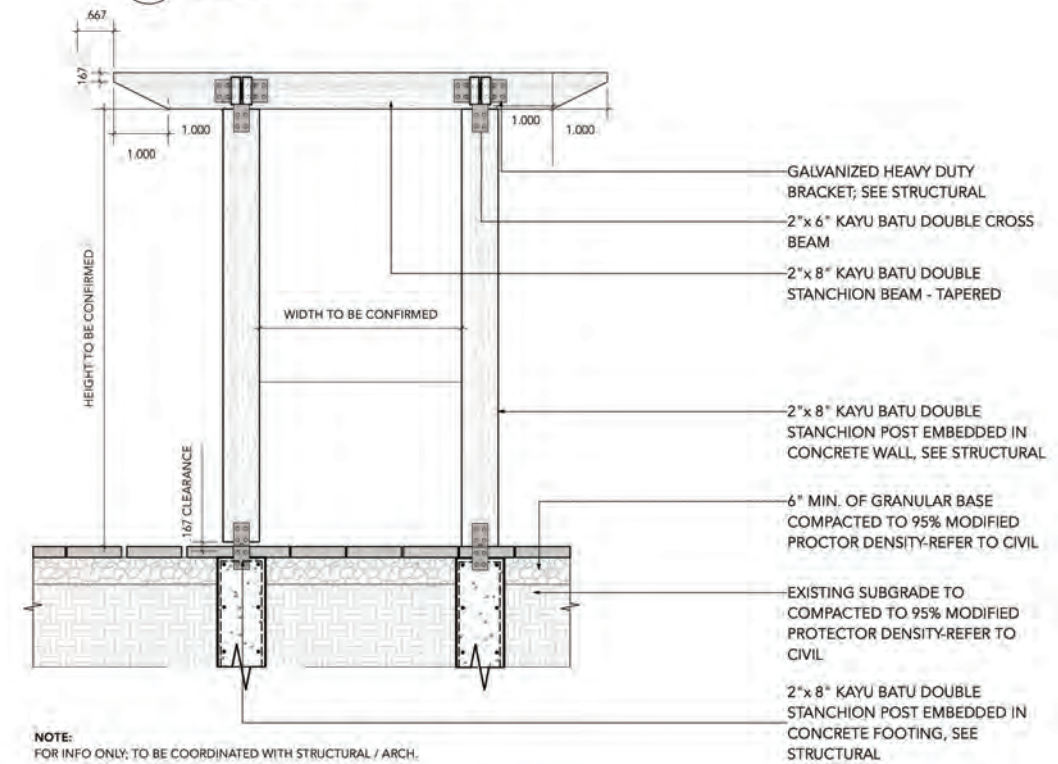
- NOTE:**
- 1 - ALL WOOD POSTS TO BE PRESSURE TREATED HEMLOCK / FIR. ALL OTHER COMPONENTS TO BE CEDAR.
 - 2 - WOOD STAIN COLOUR TO MATCH ARCHITECTURE. PROVIDE STAINED SAMPLE FOR LANDSCAPE ARCHITECT APPROVAL.
 - 3 - ALL FASTENERS TO BE HOT DIPPED GALVANIZED.
 - 4 - REFER TO ARCH. FOR PRIVACY SCREENS AT BUILDING ENTRIES.

3 WOOD FENCE, TYP.
Scale: 1:25



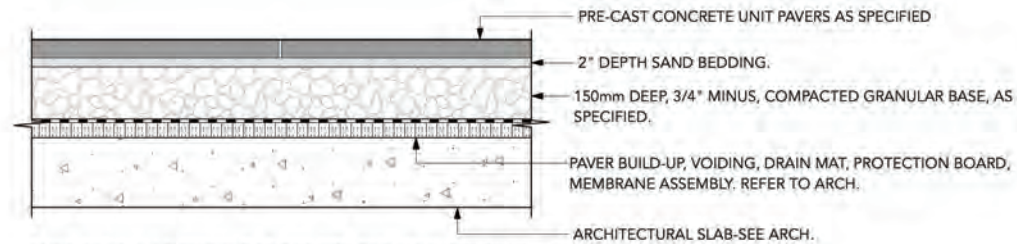
- NOTE:**
1. TRIANGULAR SPACING FOR IRREGULAR SHAPED PLANTERS; GRID SPACING FOR RECTILINEAR PLANTERS. AS SPECIFIED O.C. DISTANCE; ENSURE PERIMETER ROW
 2. REFER TO PLANT SCHEDULE AND PLANTING PLAN

2 SHRUB ON GRADE TYP. DETAIL
Scale: 1:20



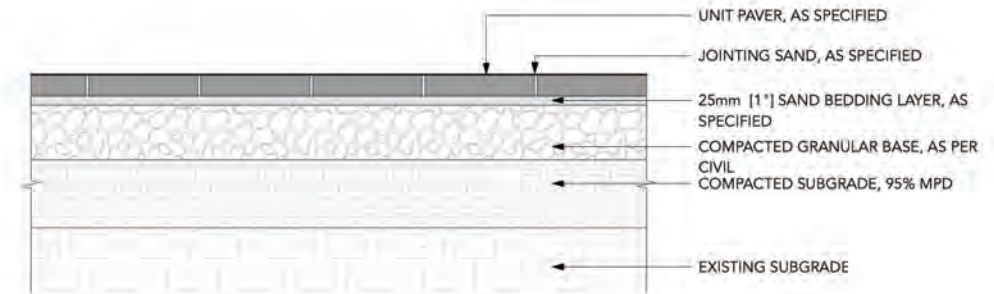
- NOTE:**
FOR INFO ONLY, TO BE COORDINATED WITH STRUCTURAL / ARCH.

4 HERITAGE TERMELLY MODIFIED WOOD TRELLIS
Scale: 1:20



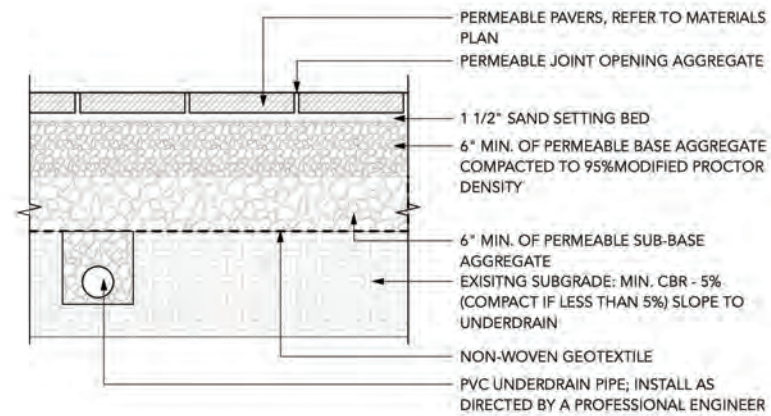
NOTE: REFER TO MATERIALS PLAN FOR TYPE AND COLOUR OF PAVER.

1 PAVING TYPE 1: CONCRETE PAVERS ON SLAB, TYP.
Scale: 1:10

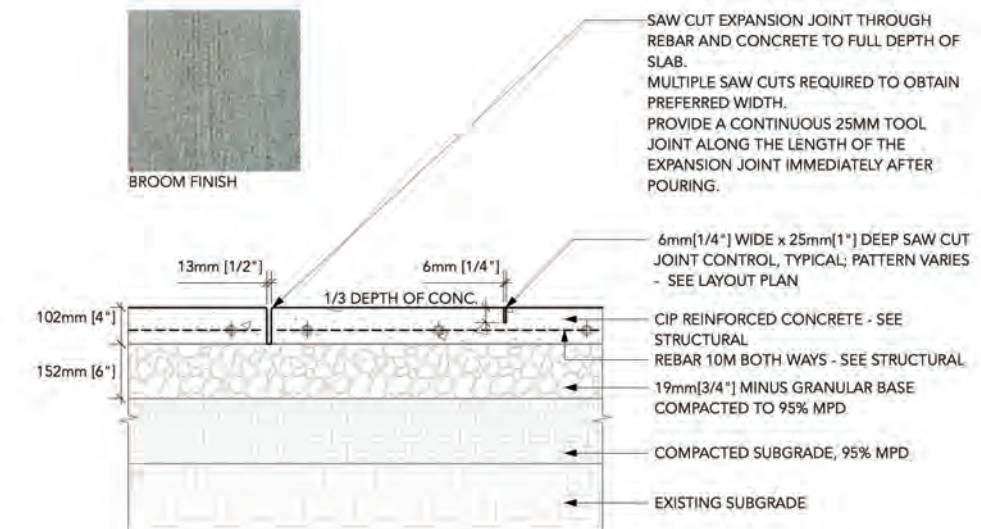


NOTES: FINAL PRODUCT, COLOUR, AND PATTERN TBD BY OWNER.

2 PAVING TYPE 1 & 2: CONCRETE PAVERS ON SLAB, TYP.
Scale: 1:10



3 PAVING TYPE 4: PERMEABLE UNIT PAVERS AT GRADE
Scale: 1:10



4 PAVING TYPE 1: CIP CONCRETE SIDEWALK WITH BROOM FINISH SAW-CUTS
Scale: 1:10

APPENDIX F

VARIATIONS TO ZONING BYLAW NO. 6680, 2001

Heritage Building

	Permitted/Required under NR-2 Zone	Proposed
Minimum Lot Size	557.4 sq. m. (6,000 sq. ft.)	226.4 sq. m. (2,437 sq. ft.)
Maximum Floor Space Ratio	0.6	0.71
Maximum Site Coverage	35%	37%
Minimum Rear Setback	3.23 m. (10.58 ft.)	2.96 m. (9.71 ft.)
Location of Off-Street Parking	On-site	Off-site (on adjacent subdivided parcel with the New Residences)

New Residences

Compliance with the regulations and requirements of the Infill Townhouse and Rowhouse Residential (RT) zone, except for the following:		
	Permitted/Required under RT Zone	Proposed
Permitted Principal Uses	Multiple dwellings (side-by-side townhouses)	Multiple dwellings (side-by-side townhouses, stacked townhouses)
Total Floor Space Ratio Inclusive of Basement	1.0	1.13
Total Floor Space Ratio Excluding Basement	0.85	1.05
Building Height	10.67 m. (35 ft.)	Building 1: 12.08 m. (39.63 ft.) Building 3: 11.13 m. (36.52 ft.) Building 4: 8.4 m. (27.56 ft.)
Off-Street Parking Resident Visitor	17 spaces 2 spaces	13 spaces 1 space (with shared loading)
Off-Street Bicycle Parking	17 spaces	24 spaces (long term) 4 spaces (short term)
Parking space or maneuvering aisle setback from side or rear site line	1.52 m. (5 ft.)	Side (west): 0.39 m. (1.28 ft.) Rear: 0.61 m. (2 ft.)

APPENDIX G

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT – NO SEPARATE SALE OF PARCELS

THIS AGREEMENT dated for reference the 10th day of January, 2023, is

BETWEEN:

1208242 B.C. LTD. (Inc. No. BC1208242)
420 – 1112 West Pender Street
Vancouver, B.C. V6E 2S1

(the “Owner”)

AND:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER
511 Royal Avenue
New Westminster, B.C. V3L 1H9

(the “City”)

WHEREAS:

- A. The Owner is the registered owner in fee simple of those lands in New Westminster, British Columbia legally described as NO PID, _____ (“Parcel 1”) and NO PID, _____ (“Parcel 2”);
- B. Pursuant to a Heritage Revitalization Agreement between the City and the Owner dated for reference January 10, 2023 (the “HRA”), the Owner is required to deposit in the Land Title Office a covenant under s.219 of the Land Title Act in favour of the City, by which the Owner covenants and agrees not to transfer separately Parcel 1 and Parcel 2 until the Owner has complied with the requirements of the HRA for the preservation, restoration, and rehabilitation of the Heritage Building (as defined in the HRA);
- C. Section 219 of the *Land Title Act* (British Columbia) provides that there may be registered as a charge against the title to any land a covenant in favour of a municipality in respect of the use of land, the use of a building on or to be erected on land, or that parcels of land designated in the covenant are not to be sold or otherwise transferred separately;

NOW THEREFORE in consideration of the sum of \$10.00 now paid by the City to the Owner and other good and valuable consideration, the receipt and sufficiency of which the Owner hereby acknowledges, the parties covenant and agree pursuant to Section 219 of the *Land Title Act* (British Columbia) as follows:

1. **Lots Not to be Separately Sold or Transferred** – Parcel 1 and Parcel 2 shall not be sold or otherwise transferred separately.
2. **Discharge** – The City shall, at the written request of the Owner, execute and deliver to the Owner a registrable discharge of this Agreement but only if the City has determined, in its sole and unfettered discretion, that the Owner has completed and complied with all requirements in the HRA for the preservation, restoration, and rehabilitation of the Heritage Building (as defined in the HRA) by the deadlines set out therein.
3. **Notice** – All notices and other communications required or permitted to be given under this Agreement must be in writing and must be sent by registered mail or delivered as follows:
 - (a) if to the Owner, to its address shown on Land Title Office title searches of Parcel 1 and Parcel 2,
 - (b) if to the City, as follows:

City of New Westminster
511 Royal Avenue
New Westminster, BC, V3L 1H9
Attention: Heritage Planner

Any notice or other communication that is delivered is considered to have been given on the next business day after it is dispatched for delivery. Any notice or other communication that is sent by registered mail is considered to have been given five days after the day on which it is mailed at a Canada Post office. If there is an existing or threatened strike or labour disruption that has caused, or may cause, an interruption in the mail, any notice or other communication must be delivered until ordinary mail services is restored or assured. If a party changes its address it must immediately give notice of its new address to the other party as provided in this section.

4. **Interpretation** – In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (c) reference to a particular numbered section or article is a reference to the correspondingly numbered section or article of this Agreement;
 - (d) reference to “Parcel 1” or “Parcel 2” or to any other parcel of land is a reference also to any parcel into which those lands are subdivided or consolidated by any means (including the removal of interior parcel boundaries) and to each parcel created by any such subdivision or consolidations;

- (e) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (f) reference to any enactment includes any regulations, orders, permits or directives made or issued under the authority of that enactment;
- (g) unless otherwise expressly provided, reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced;
- (h) time is of the essence;
- (i) all provisions are to be interpreted as always speaking;
- (j) reference to a “party” is a reference to a party to this Agreement and to their respective heirs, executors, successors (including successors in title), trustees, administrators and receivers;
- (k) reference to the City is a reference also to its elected and appointed officials, officers, employees and agents;
- (l) where the word “including” is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word “including”; and
- (m) any act, decision, determination, consideration, opinion, consent or exercise of discretion by a party or person as provided in this Agreement must be performed, made, formed or exercised acting reasonably, except that any act, decision, determination, consideration, consent, opinion or exercise of discretion that is said to be within the “sole discretion” of a party or person may be performed, made, formed or exercised by that party or person in the sole, unfettered and absolute discretion of that party or person.

5. **No Waiver** – No provision or breach of this Agreement, nor any default, is to be considered to have been waived or acquiesced to by a party unless the waiver is express and is in writing by the party. The waiver by a party of any breach by the other party of any provision, or default, is not to be construed as or constituted a waiver of any further or other breach of the same or any other provision or default.

6. **No Effect on Laws or Powers** – This Agreement and the Owner’s contributions, obligations and agreements set out in this Agreement do not:

- (a) affect or limit the discretion, rights, duties or powers of the City or the Approving Officer under any enactment or at common law, including in relation to the use, development, servicing or subdivision of Parcel 1 or Parcel 2;

- (b) impose on the City or the Approving Officer any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - (c) affect or limit any enactment relating to the use, development or subdivision of Parcel 1 or Parcel 2; or
 - (d) relieve the Owners from complying with any enactment, including in relation to the use, development, servicing, or subdivision of Parcel 1 and Parcel 2.
7. **Remedies for Breach** – The Owner agrees that, without affecting any other rights or remedies the City may have in respect of any breach of this Agreement, the City is entitled, in light of the public interest in securing strict performance of this Agreement, to seek and obtain from the British Columbia Supreme Court a mandatory or prohibitory injunction, or order for specific performance, in respect of the breach.
8. **Binding Effect** – This Agreement enures to the benefit of and is binding upon the parties and their respective heirs, executors, administrators, trustees, receivers and successors (including successors in title).
9. **Covenant Runs with Lands** – Every provision of this Agreement and every obligation and covenant of the Owner in this Agreement, constitutes a deed and a contractual obligation, and also a covenant granted by the Owner to the City in accordance with section 219 of the Land Title Act, and this Agreement burdens Parcel 1 and Parcel 2 to the extent provided in this Agreement, and runs with them and binds the Owners’ respective successors in title. This Agreement also burdens and runs with every parcel into which Parcel 1 and Parcel 2 are consolidated (including by the removal of interior parcel boundaries) or subdivided by any means, including by subdivision under the Land Title Act or by strata plan or bare land strata plan under the Strata Property Act.
10. **Priority** – The Owner shall do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all financial charges and encumbrances which may be registered or pending registration against titles to Parcel 1 and Parcel 2 in the Land Title Office save and except those that have been approved in writing by the City.
11. **Further Acts** – The Owner shall do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
12. **Severance** – If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
13. **Amendment** – This Agreement may be amended from time to time by agreement between the Owner and the City. Except as otherwise expressly provided in this Agreement, amendments to this Agreement must be by an instrument in writing duly executed by the

Owner and the City.

14. **Deed and Contract** – By executing and delivering this Agreement each of the parties intends to create both a new contract and a deed of covenant executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part I of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

PRIORITY AGREEMENT

WHEREAS BLUESHORE FINANCIAL CREDIT UNION (Inc. No. FI 18) (the "Chargeholder") is the holder of a mortgage and assignment of rents (together, the "Charges") encumbering the lands (the "Land") described in item 2 of the Land Title Act Form C attached hereto, which were registered in the Victoria Land Title Office under numbers CA8062194 and CA8062195.

The Chargeholder, in consideration of the premises and the sum of One Dollar (\$1.00) now paid to the Chargeholder by the Transferee, hereby approves of, joins in and consents to the granting of the within Agreement and covenants and agrees that the same shall be binding upon its interest in or charge upon the Land and shall be an encumbrance upon the Land prior to the Charges in the same manner and to the same effect as if it had been dated and registered prior to the Charges.

IN WITNESS WHEREOF the Chargeholder has executed this Agreement on Form C to which this Agreement is attached and which forms part of this Agreement.

PRIORITY AGREEMENT

WHEREAS 1208939 B.C. LTD. (the "Chargeholder") is the holder of two mortgages and two assignments of rents (together, the "Charges") encumbering the lands (the "Land") described in item 2 of the Land Title Act Form C attached hereto, which were registered in the Victoria Land Title Office under numbers CA7845014, CA7845015, CA8131377, and CA8131378.

The Chargeholder, in consideration of the premises and the sum of One Dollar (\$1.00) now paid to the Chargeholder by the Transferee, hereby approves of, joins in and consents to the granting of the within Agreement and covenants and agrees that the same shall be binding upon its interest in or charge upon the Land and shall be an encumbrance upon the Land prior to the Charges in the same manner and to the same effect as if it had been dated and registered prior to the Charges.

IN WITNESS WHEREOF the Chargeholder has executed this Agreement on Form C to which this Agreement is attached and which forms part of this Agreement.