

Attachment 5

*Select Architectural and  
Landscape Drawings*

MULTI-UNIT RESIDENTIAL BUILDING  
LONDON RESIDENCE  
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

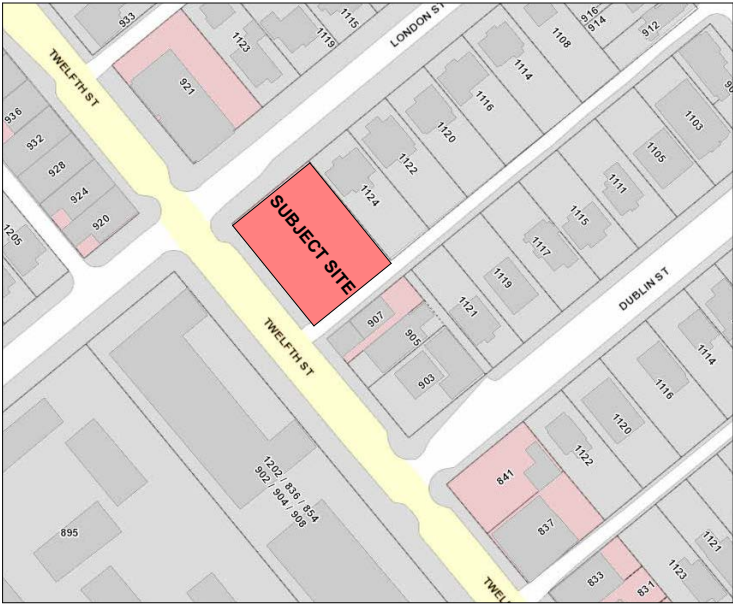
DEVELOPMENT DATA	
CIVIC ADDRESS:	909, 911 & 915- 12TH STREET, NEW WESTMINSTER
LEGAL DESCRIPTION:	LOT 20 OF LOT 3 SUBURBAN BLOCK 12 PLAN 2620. LOT 1 & 2 , NEW WEST DISTRICT, PLAN NWP9798 SUBURBAN BLOCK 12, GROUP 1.
PLANNING AREA(S):	DEVELOPMENT PERMIT AREA 2.1 (UPPER TWELFTH STREET RESIDENTIAL CORRIDOR)

SITE SIZE:	13,091 SF (1216 SM)
LAND-USES:	MIXED-USE
OCP DESIGNATION:	(RM) RESIDENTIAL - MULTIPLE UNIT BUILDINGS
ZONING:	COMMUNITY COMMERCIAL DISTRICT (MEDIUM RISE) (C-2A)

		BYLAW / OCP REQUIREMENT	PROPOSED
DENSITY:		90 UNITS PER ACRE=90 X 0.3(39.273) = 27	40 RESIDENTIAL UNITS
FLOOR SPACE RATIO:		-	2.50
LOT COVERAGE:		-	70 % (8,970 SF)
USABLE OPEN SPACE:		10% GROSS RESIDENTIAL SPACE	16% (4,416 SF)
HEIGHT:		4 STOREYS	5 STOREYS
GROSS FLOOR AREA:		-	32,599 SF (3,028 SM) - 2.49 FAR
HEIGHT		40.00 Ft (12.19 M)	52 Ft (16.08 M)
FRONT SETBACK (12TH STREET)		N/A	9.83 Ft (3.0 M)
REAR SETBACK (EAST)	below 3rd story	N/A	12.17 Ft (3.71 M)
	at 3rd story	N/A	21.12 Ft (6.44 M)
	above 3rd story	N/A	28.28 Ft (8.62 M)
SIDE SETBACK (LONDON STREET)		N/A	7.87 Ft (2.4 M)
SIDE SETBACK (LANE)		N/A	4.83 Ft (1.5 M)
ADAPTABLE UNITS		40% : 0.4 X 34 = 14	14
VEHICLE PARKING		1.2 PER 1-BEDROOM: 1.2 X 20 = 24 1.4 PER 2-BEDROOM: 1.4 X 13 = 18.2 1.5 PER 3-BEDROOM: 1.5 X 7 = 10.5 0.2 PER VISITOR: 0.2 X 40 = 8.0  TOTAL: 61	TOTAL: 62 VISITORS: 8
ACCESSIBLE PARKING SPACES:		3 SPACES FOR 70 SPACES	3
SMALL CAR PARKING SPACES:		30% OF TOTAL SPACES (18.3)	17
LOADING SPACE:		N/A	1
BICYCLE PARKING (LONG TERM)		1.25 PER UNIT: 1.25 X 40 = 50	54
BICYCLE PARKING (SHORT TERM)		6 SPACES	6



SHEET LIST	
SHEET NO.	SHEET NAME
A0.0	COVER
A1.0	SITE PLAN
A1.1	SURVEY PLAN
A1.2	AREA OVERLAYS
A2.0	PARKING LEVEL 2 FLOOR PLAN
A2.1	PARKING LEVEL 1 FLOOR PLAN
A2.2	LEVEL 1 FLOOR PLAN
A2.3	LEVEL 2 FLOOR PLAN
A2.4	LEVEL 3 FLOOR PLAN
A2.5	LEVEL 4 FLOOR PLAN
A2.6	LEVEL 5 FLOOR PLAN
A2.7	ROOF DECK FLOOR PLAN
A3.0	ELEVATION (NORTH & SOUTH)
A3.1	ELEVATION (EAST & WEST)
A4.0	SECTIONS
A4.1	SECTIONS
A5.0	SHADOW STUDY
A5.1	3D STUDIES
A5.2	3D STUDIES
A5.3	3D STUDIES
A5.4	3D STUDIES
A6.0	ENLARGED PLANS, PEDESTRIAN FLOW PLANS
A6.1	ENLARGED SECTIONS



UNIT TYPE AND COUNT							
UNIT TYPE	1BED	1BED + DEN	2 BED	2 BR TH	2 BR+DEN TH	3 BR TH	3 BED
LEVEL / Sq.Ft.	500-587	546-647	616-826	803-869	1106-1174	957	764-883
LEVEL 1	1	1	1	2	3	1	-
LEVEL 2	3	1	1				1
LEVEL 3	5	3	2	-	-	-	1
LEVEL 4	3	-	2	-	-	-	2
LEVEL 5	3	-	2	-	-	-	2
TOTAL	15	5	8	2	3	1	6
40 UNITS	20		13		7		
100%	50%		32.50%		17.50 %		

UNIT 1141 – 11871 HORSESHOE WAY  
RICHMOND, BC V7A 5H5  
TEL: 778-389-4904  
www.VividGreenArchitecture.com

ISSUED FOR  
REZONING/DP  
PERMIT

7	23-08-30	DP-RZ REV 6	RA	RS
6	23-05-01	DP-RZ REV 5	LR	RS
5	23-04-10	DP-RZ	LR	RS
4	21-10-15	DP-RZ	LR	RS
3	20-06-30	DP-RZ	BP	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
MULTI-UNIT RESIDENTIAL BUILDING  
  
909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC  
ARCHITECTURAL  
COVER

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	As indicated	
DATE	18-09-28	

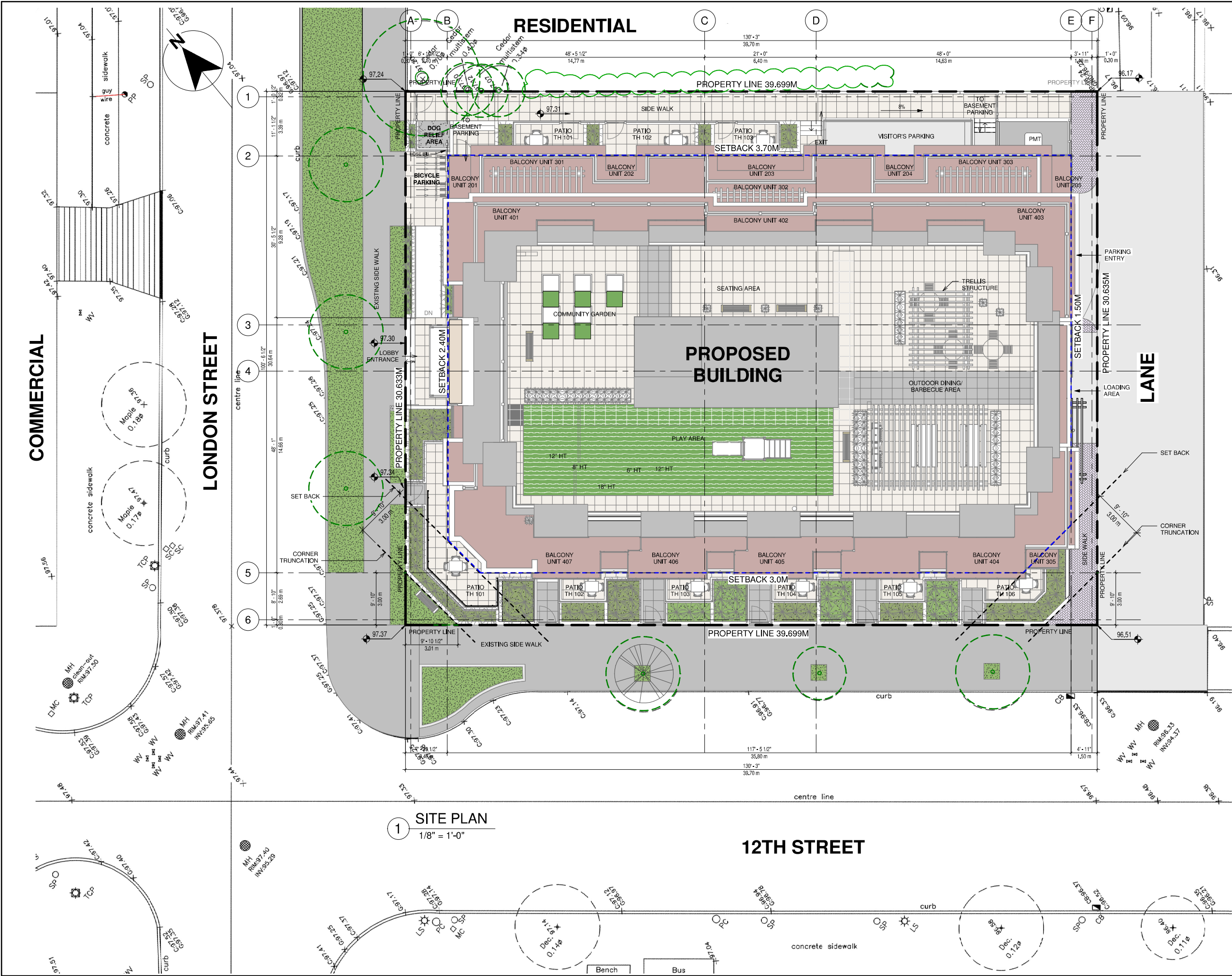
30 AUG 2023

PROJECT NO.	DRAWING NO.	REV
1832	A0.0	

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

STATION: 2023-08-30 4:26:59 PM  
C:\Users\vezo\Documents\1832\A0\_915 12th Street - New West\_VGAUser6.mxd





**ISSUED FOR  
REZONING/DP  
PERMIT**

6	23-05-01	DP-RZ REV 5	17	PS
5	23-04-10	DP-RZ	13	PS
4	21-10-15	DP-RZ	13	PS
3	20-06-30	DP-RZ	13	PS
2	19-10-09	DP-RZ	13	PS
1	18-02-28	P e-Applicator	13	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
-----	----------	-------------------	-------	----------

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
**MULTI-UNIT RESIDENTIAL  
BUILDING**

909, 911 & 915 12TH STREET, NEW  
WESTMINSTER, BC

ARCHITECTURAL

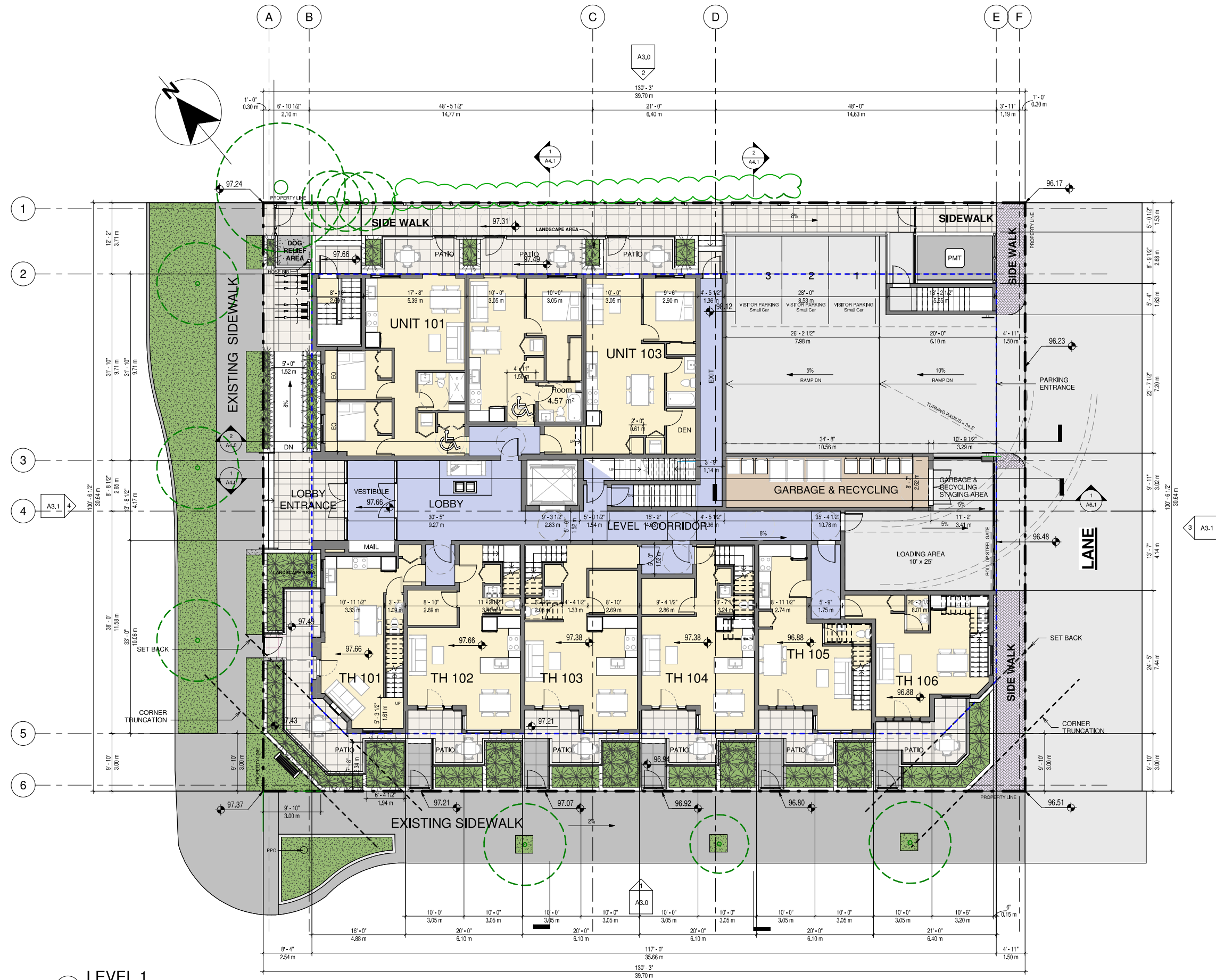
SITE PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A1.0	REV	
-------------	------	-------------	------	-----	--

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER

LONDON STREET



1 LEVEL 1  
1/8" = 1'-0"

12TH STREET

6	23-05-01	DC-RZ REV 5	17	PS
5	23-04-10	7P-RZ	L3	PS
4	21-10-15	7P-RZ	L3	PS
3	20-06-30	7P-RZ	R3	PS
2	19-10-09	7P-RZ	R3	PS
1	18-09-28	P e-Applicator	B2	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
-----	----------	-------------------	-------	----------

THIS DRAWING IS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
MULTI-UNIT RESIDENTIAL  
BUILDING

909, 911 & 915 12TH STREET, NEW  
WESTMINSTER, BC

ARCHITECTURAL

LEVEL 1 FLOOR PLAN

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A2.2	REV	
-------------	------	-------------	------	-----	--

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER



SEAL:

## FURNITURE

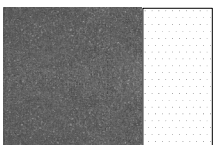


Wishbone SURF Bike Rack  
Model Number: SFBRP-3, BLACK COLOR

## PAVERS



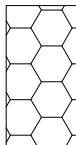
CONCRETE SLAB by Abbotsford concrete;  
Texada, Natural Color; 2' x 2'



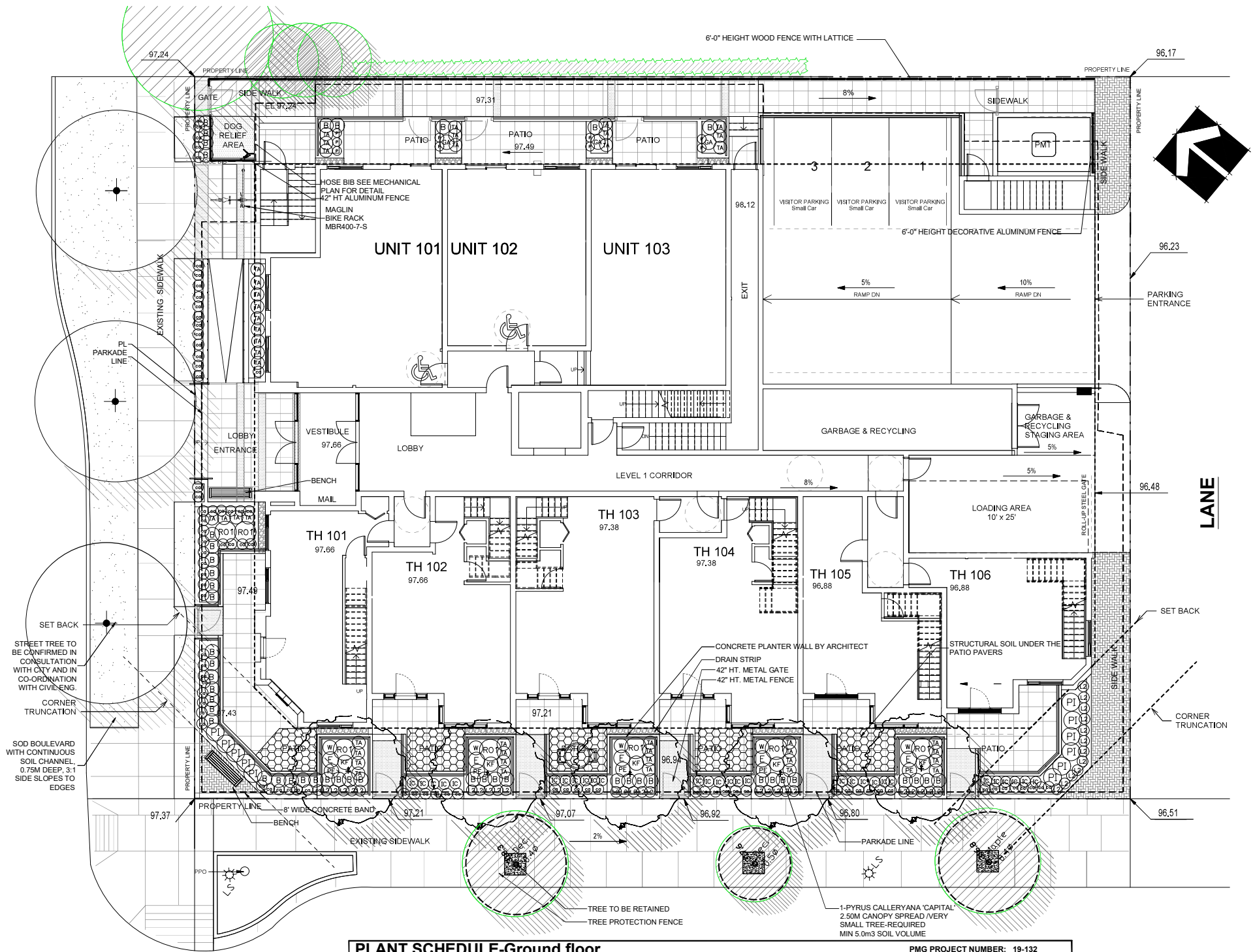
CONCRETE SLAB by Abbotsford concrete;  
Texada, Charcoal Color; 2' x 2' 1'x1'



Holland Stone Product by Abbotsford concrete;  
Gray Color; Herringbone pattern;



STRUCTURAL SOIL UNDER THE  
PATIO PAVERS



## PLANT SCHEDULE-Ground floor

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
+	5	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	6CM CAL; 1.8M STD; B&B
+	3	STREET TREE	TYPE AND LOCATION BY CITY	6CM CAL; 2M STD; B&B
SHRUB				
(B)	47	BUXUS MICROPHYLLA 'WINTER GEM'		#3 POT; 40CM
(IC)	29	ILEX CRENATA 'SKY PENCIL'	JAPANESE HOLLY	0.9 M HT
(H)	11	PIERIS JAPONICA 'FLAMING SILVER'	PIERIS; WHITE BLOOMS; VARIEGATED FOLIAGE	#3 POT; 50CM
(R)	7	ROSA MEIDLAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
(A)	45	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
(W)	5	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
(F)	5	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
(S)	84	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(H)	5	PENNISETUM ALOPECUROIDES 'HADELIN'	DWARF FOUNTAIN GRASS	#1 POT
GC				
(E)	5	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
(A)	3	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
(J)	37	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
(P)	9	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

### NOTE:

- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.L.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.  
SHOP DRAWINGS O BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PROJECT:

## LONDON 5-STOREY RESIDENTIAL BUILDING

909 – 915 12TH STREET  
NEW WESTMINSTER

DRAWING TITLE:

## LEVEL 1 LANDSCAPE PLAN

DATE: 19.SEP.27

DRAWING NUMBER:

SCALE: 1/8"=1'-0"

DRAWN: RJ

DESIGN: RJ

CHK'D: PCM

**L1**

OF 6



1 SOUTH ELEVATION  
1 : 100



2 NORTH ELEVATION  
1/8" = 1'-0"

MATERIALS LEGEND	
MATERIAL NO.	MATERIAL DESCRIPTION
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GREY BM DEEP CAVIAR 2130-20
02	METAL CLADDING - HORIZONTAL CORRUGATED - BONE WHITE FINISH
03	METAL CLADDING - HORIZONTAL CORRUGATED - WOODGRAIN FINISH
05	VINYL WINDOW FRAME - DARK GREY BM DEEP CAVIAR 2130-20
06	METAL RAILING - POWDER COATED GREY SCALE
07	CONCRETE WALL
08	METAL FRAMING - POWDER COATED GREY SCALE
09	FROSTED GLASS
10	FLAT SIDING - BM WHITE DOVE
11	METAL CLADDING - HORIZONTAL CORRUGATED - CHARCOAL GREY FINISH
12	FLAT SIDING - WOOD GRAIN FINISH
13	CEDAR - WOOD TRELLIS
14	BM CLASSIC GREY FINISH

**ISSUED FOR  
REZONING/DP  
PERMIT**

6	23-05-01	DP-RZ REV 5	17	PS
5	23-04-10	DP-RZ	13	PS
4	21-10-15	DP-RZ	13	PS
3	20-06-30	DP-RZ	13	PS
2	19-10-09	DP-RZ	13	PS
1	18-00-28	P e-Applicator	13	PS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
-----	----------	-------------------	-------	----------

THIS DRAWING IS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
MULTI-UNIT RESIDENTIAL  
BUILDING  
  
909, 911 & 915 12TH STREET, NEW  
WESTMINSTER, BC  
ARCHITECTURAL  
ELEVATION (NORTH & SOUTH)

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	As indicated	
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A3.0	

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER





MATERIALS LEGEND	
MATERIAL NO.	MATERIAL DESCRIPTION
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GREY BM DEEP CAVIAR 2130-20
02	METAL CLADDING - HORIZONTAL CORRUGATED - BONE WHITE FINISH
03	METAL CLADDING - HORIZONTAL CORRUGATED - WOODGRAIN FINISH
05	VINYL WINDOW FRAME - DARK GREY BM DEEP CAVIAR 2130-20
06	METAL RAILING - POWDER COATED GREY SCALE
07	CONCRETE WALL
08	METAL FRAMING - POWDER COATED GREY SCALE
09	FROSTED GLASS
10	FLAT SIDING - BM WHITE DOVE
11	METAL CLADDING - HORIZONTAL CORRUGATED - CHARCOAL GREY FINISH
12	FLAT SIDING - WOOD GRAIN FINISH
13	CEDAR - WOOD TRELLIS
14	BM CLASSIC GREY FINISH

**ISSUED FOR  
REZONING/DP  
PERMIT**

6	23-05-01	DP-RZ REV 5	LR	PS
5	23-04-10	DP-RZ	LR	PS
4	21-10-15	DP-RZ	LR	PS
3	20-06-30	DP-RZ	LR	PS
2	19-10-09	DP-RZ	LR	PS
1	18-09-28	Pre-Application	LR	PS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
-----	----------	-------------------	-------	----------

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT  
**MULTI-UNIT RESIDENTIAL  
BUILDING**

909, 911 & 915 12TH STREET, NEW  
WESTMINSTER, BC

ARCHITECTURAL  
**ELEVATION (EAST & WEST)**

DESIGNED	RS	SEAL
DRAWN	LR	
SCALE	1/8" = 1'-0"	
DATE	18-09-28	

PROJECT NO.	1832	DRAWING NO.	A3.1	REV	
-------------	------	-------------	------	-----	--

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER

**3 EAST ELEVATION**  
1/8" = 1'-0"



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





WEST AND SOUTH VIEW




SOUTH AND EAST VIEW



NORTH AND WEST VIEW



EAST AND NORTH VIEW



VividGreen  
architecture inc.

UNIT 1141 - 11871 HORSESHOE WAY  
RICHMOND, BC V7A 5H5  
TEL: 778-389-4904  
www.VividGreenArchitecture.com

RECORD  
DRAWING

ISSUED FOR  
REZONING/DP  
PERMIT

ISSUED FOR  
FINAL  
COORDINATION

ISSUED FOR  
CONSTRUCTION

6	23-05-01	DP-RZ REV 5	17	PS
5	23-04-10	DP-RZ	LR	PS
4	21-10-15	DP-RZ	LR	PS
3	20-06-30	DP-RZ	R7	PS
2	19-10-09	DP-RZ	R7	PS
1	18-02-28	P e-Application	B7	PS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.				

PROJECT

MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL

3D STUDIES

DESIGNED	RS	SEAL
DRAWN	LR, RA	
SCALE		
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A5.1	

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER

6/7/2023 5:51:49 PM

6:\Users\LYN\Documents\1832\RM\_915 12th Street, New West\_Central File\_VGAUser3.rvt





WEST VIEW




SOUTH VIEW



EAST VIEW



NORTH VIEW



VividGreen  
architecture inc.  
UNIT 1141 - 11871 HORSESHOE WAY  
RICHMOND, BC V7A 5H5  
TEL: 778-389-4904  
www.VividGreenArchitecture.com

**ISSUED FOR  
REZONING/DP  
PERMIT**

6	23-05-01	DP-RZ REV 5	LR	PS
5	23-04-10	DP-RZ	LR	PS
4	21-10-15	DP-RZ	LR	PS
3	20-06-30	DP-RZ	LR	PS
2	19-10-09	DP-RZ	LR	PS
1	18-09-28	P e-Application	BS	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT

MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL

3D STUDIES

DESIGNED	RS	SEAL
DRAWN	LR, RA	
SCALE		
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A5.2	

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

6/7/2023 5:51:50 PM  
C:\Users\lym\Documents\183200M\_915 12th Street, New West\_Central\_Files\_VGAUser3.rvt





VIEW ALONG 12TH STREET




VIEW AT PARKING ENTRANCE



VIEW AT ROOF DECK



VIEW AT ROOF DECK



**VividGreen**  
architecture inc.

UNIT 1141 - 11871 HORSESHOE WAY  
RICHMOND, BC V7A 5H5  
TEL: 778-389-4904  
www.VividGreenArchitecture.com

ISSUED FOR  
REZONING/DP  
PERMIT

6	23-05-01	DP-RZ REV 5	LR	PS
5	23-04-10	DP-RZ	LR	PS
4	21-10-15	DP-RZ	LR	PS
3	20-06-30	DP-RZ	LR	PS
2	19-10-09	DP-RZ	LR	PS
1	18-09-28	P e-Application	BS	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

THIS DRAWING IS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.

PROJECT

MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL

3D STUDIES

DESIGNED	RS	SEAL
DRAWN	LR, RA	
SCALE		
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A5.3	

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

6/7/2023 5:51:50 PM  
C:\Users\lym\Documents\183200M\_915 12th Street, New West\_Central\_Files\_VGAUser3.rvt






VIEW AT THE INTERPRETIVE PANEL



VIEW AT THE ENTRANCE



VividGreen  
architecture inc.

UNIT 1141 - 11871 HORSESHOE WAY  
RICHMOND, BC V7A 5H5  
TEL: 778-389-4904  
www.VividGreenArchitecture.com

ISSUED FOR  
REZONING/DP  
PERMIT

6	23-05-01	DP-RZ REV 5	LR	PS
5	23-04-10	DP-RZ	LR	PS
4	21-10-15	DP-RZ	LR	PS
3	20-06-30	DP-RZ	LR	PS
2	19-10-09	DP-RZ	LR	PS
1	18-09-28	Pre-Application	BS	RS

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED
THIS DRAWING IS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF VIVID GREEN ARCHITECTURE INC. WITH THE COPYRIGHT RESERVED. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF VIVID GREEN ARCHITECTURE INC. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO VIVID GREEN ARCHITECTURE INC. FOR ADJUSTMENT.				

PROJECT

MULTI-UNIT RESIDENTIAL BUILDING

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC

ARCHITECTURAL

3D STUDIES

DESIGNED	RS	SEAL
DRAWN	LR, RA	
SCALE		
DATE	18-09-28	

PROJECT NO.	DRAWING NO.	REV
1832	A5.4	<div></div>

THIS REVISION SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER

6/7/2023 5:51:50 PM  
C:\Users\lym\Documents\1832RDM\_915 12th Street, New West\_Central\_Files\_VGAUser3.rvt

STATIN:  
6/7/2023 5:51:50 PM  
C:\Users\lym\Documents\1832RDM\_915 12th Street, New West\_Central\_Files\_VGAUser3.rvt

CUI

R12

1/21

STR 2

400

3/4" = 1' 0"





## THE CROTON STORY BEGINS

"Croton Studio building, 911 Twelfth St." c. 1951-1954

Croton Studio was established at this location in 1949 by brothers Donald F. (1921-1996) and Roy M. LeBlanc (dates unknown). Their studio was in New Westminster until 1960, when it relocated to 7155 Kingsway in Burnaby. Don and Roy took the majority of photos during this time period. When Don retired in 1972, he sold it to Croton photographer Bob Dibble. The studio closed in 1979, after which, the New Westminster Museum and Archives was given over 4,000 envelopes of Croton negatives. Most envelopes contained multiple negatives, resulting in thousands of photographs. The photographs in this presentation have been selected as being representative of Croton Studio's work in New Westminster in the 1950s. All photographs are courtesy of the New Westminster Museum and Archives.



NWMA IHP0013-001

"Don LeBlanc"



## THE CLIENTS

"George Garrett with the CKNW radio news car in front of City Hall" March 1958

Croton Studio was a commercial photography firm whose biggest clients were the City of New Westminster, CKNW Radio Station and The Vancouver Sun.



NWMA IHP0027-001

"Mayor of Westminster, England (Gordon Pirie) and Mayor of New Westminster (Beth Wood) admire the illuminated lamp standards at City Hall. Two light standards were gifted to the City of New Westminster in honour of the City's Centennial." May 1960



## EVENTS

NWMA IHP00302-003

Croton Studio specialized in capturing interesting and iconic photographs of New Westminster events, some of which continue to this day.

"Two boys at the start line of the Soap Box Trials on First Street, 1960. The Soap Box races took place in New Westminster annually from 1956 to 1962 and were sponsored by the Royal Canadian Legion, Branch No. 2. The top 6 contestants would move on to the Western Canada finals in Mission, and the winner of that would compete in the North American Soap Box Derby championship at Akron, Indiana."



"Bill Mott visits the waterfront. He was the MLA for New Westminster between 1949-1953." 1953



NWMA IHP00925-002

"Jack Kyle (CKNW reporter) interviewing a fisherman during the Herring Sale, November 1957. This was an annual fundraiser for the CKNW Orphans Fund from 1951-2005."



"Opening of Woodward's in New Westminster" March 1954



NWMA IHP0022-006

"Firing of the anvil salute in Queen's Park" July 1960



## THE COMMUNITY

NWMA IHP0040-008

Croton Studio created interesting photographs of people in creative ways, often to accompany newspaper stories.

"Men posed behind a large spar of lumber to be loaded on a freighter and sent to England as part of the Mayflower replication project celebrating its 400 year anniversary." February 1956



NWMA IHP0067-004

"Hockey team posed on the ice at the Queen's Park Arena" February 1960



NWMA IHP0325-002

"In-store promotion with the founder of the New Westminster Waffle House, Susie Chew, and two men from ABC Television, July 1957. Ms. Chew started the restaurant in 1954 on Sixth Street where it has operated for many decades."



NWMA IHP0052-001

"Bob Hutton of CKNW talking to three Little League baseball players on opening day at Moody Park" May 1958



NWMA IHP02960-004

"Capping class from Royal Columbian Hospital" January 1958



## MERCHANDISE

NWMA IHP00646-001

"Butler Tire race car on Auckland Street at 131 Twelfth Street" 1950s

As a commercial photo studio, Croton Studio took numerous photographs of merchandise that would have been used by companies for advertisements in magazines or newspapers, such as the Vancouver Sun. Many of the items were made in New Westminster.



NWMA IHP00167-001

"The exterior of Gray's Apparel, 612 Columbia Street" 1950s



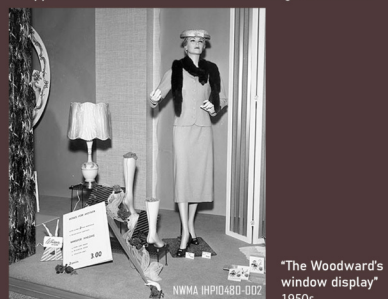
NWMA IHP0015-005

"Trapp Motors car in front of the Pattullo Bridge" March 1958



NWMA IHP00864-008

"A Strongheart brand dog and cat food display in a Super-Valu store that is also a promotion for CKNW's Fiesta contest" March 1955



NWMA IHP00480-002

"The Woodward's window display" 1950s