

## Attachment 1

*October 6, 2021 CHC Report*

## **REPORT**

### ***Climate Action, Planning and Development***

**To:** Community Heritage Commission      **Date:** October 6, 2021

**From:** Athena von Hausen,  
Development Planner      **File:** OCP00033  
REZ00916

**Item #:** [Report Number]

**Subject:** Heritage Review (Demolition): 909-915 Twelfth Street

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#### **PURPOSE**

To review the heritage value of the buildings and provide a recommendation on demolition.

#### **SUMMARY**

A redevelopment application for a five-storey residential building at 909-915 Twelfth Street would result in the demolition of a 1911 house along with three mid-century commercial buildings. The proposed development is consistent with the Official Community Plan and therefore can be considered by Council. However, the house is over 100 years old, and as such it is being reviewed for heritage value by staff and the Community Heritage Commission as part of the redevelopment process. Also as part of the process, it was identified that Croton Studios was located on this site which could be considered intangible heritage.

#### **GUIDING POLICY AND REGULATIONS**

##### **Development Policy**

##### **Official Community Plan (OCP) Land Use Designation**

The Official Community Plan (OCP) is a document that sets out the City's anticipated future land uses to guide development. The subject properties are designated for Residential Multiple Unit Buildings (RM) in the OCP. This designation is intended to provide for a mix of small to moderately sized medium density multi-unit residential buildings with up to six storeys in height. The designation also outlines that the development of multiple unit buildings should be sympathetic to and respectful of

heritage assets. The proposed building is consistent with the land use designation, which means the development application can be considered by Council.

### Zoning Bylaw and Development Permit Area

The subject properties are zoned Community Commercial Medium Rise (C2-A). The intent of this zone is to “allow mixed use development consisting of pedestrian oriented commercial businesses and three storeys of residential development above”. The site would need to be rezoned to a Comprehensive Development Zone to permit the proposed use as the development is over three storeys in height and does not incorporate a commercial use at grade. A Development Permit would also be required as part of the application, in order to govern form and character of the new building.

### **Heritage Policy**

#### Heritage Protection

The buildings are not legally protected by bylaw or listed on the City’s Heritage Register or the City’s Heritage Resource Inventory (1986).

#### 50 Years and Older Heritage Review Policy

The City’s heritage review policy is that demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

#### 100 Year and Older Heritage Review Policy

In 2020, Council approved a revised heritage review policy, which highlights the City’s interest in retaining New Westminster’s oldest buildings. As such, Demolition Permit applications for buildings that are 100 years and older require a Heritage Assessment (see Attachment A) and review by the Community Heritage Commission.

If a Heritage Assessment identifies a building as having heritage value, legislative tools can be used to encourage the retention, rehabilitation, reuse or restoration of the heritage asset. Through the CHC review process, the Commission can recommend to Council the retention of an asset if the asset is deemed to have heritage value.

### **BACKGROUND INFORMATION**

#### **Site Characteristics and Context**

The subject site consists of three lots (909, 911/913, and 915 Twelfth Street) and the adjacent City-owned lane. The site is located on the corner of Twelfth and London Streets at the edge of the Moody Park Neighbourhood. There are four existing buildings

on site: a 1911 house, as well as a two-storey and a one-storey commercial building, both built in 1948, and a small building from 1959. The 1911 house is located at the rear of the site against the lane. The commercial buildings are located on the front portion of the property along Twelfth Street.

To the northeast of the site are single detached dwellings, most of which are Arts and Crafts or Craftsman bungalows, constructed between the 1920s and 1940s. Across from Twelfth Street are several mixed-use commercial retail buildings that were all constructed in the 1980s. A site context map and aerial image is provided in Appendix A.

Within a block of the site there are two houses that were both constructed around the same time period as Arkle House (see below) and included on the Heritage Register. These include 1110 Dublin Street (1911) which was the residence of William and Elizabeth Plows and 829 Twelfth Street (1908) which is recognized as the Arthur Hale House. The Plows residence is a modest example of British Arts and Crafts design and the Hale house is an example of an Edwardian-style house. The Hale house has a commercial addition similar to that of Arkle House, added in 1938 which is indicative of the expansion of small-scale neighbourhood commercial uses during this time period.

## **Project Description**

The proposal would see demolition of all four existing buildings in favour of a new mid-rise building with 40 residential units (see drawings in Appendix C). The proposed development is consistent with the Official Community Plan and therefore can be considered by Council through a rezoning application.

## **ITEMS FOR DISCUSSION**

### **Heritage Value**

#### **Croton Studio**

The three mid-century commercial buildings on site (pictured in Appendix D) are not considered to be strong candidates for retention at this time. Per the Heritage Review policy, due to the buildings' ages, they would not otherwise require further assessment or review.

However, one of the 1948 buildings was home to Croton Studio. Croton was the official municipal photography studio for New Westminster. Their clients also included CKNW Radio and the Vancouver Sun. Croton Studio was established on Twelfth Street by brothers Don F. and Roy M. LeBlanc in 1949. Around 1960, the studio moved to Kingsway in Burnaby. Though, it continued operating locally, including in New Westminster, until 1980. Their fonds are now located in the City Archives, with images at the Vancouver and Provincial archives as well. When the City received the fonds, it included more than 4,000 envelopes of negatives.



*Could this site be considered to have intangible heritage value?*

*If so, would it be appropriate for that value to be represented in the proposed new development? Or is the substantial archival record sufficient documentation of the history?*

### Arkle House

Due to the age of the house, a heritage assessment was requested from the applicant (Appendix B) per the Heritage Review policy for buildings older than 100 years. The assessment outlines that the house was constructed for Christopher Arkle. The house looks to be a basic four-square style common from about 1905 to 1930. However, photographic evidence shows that it was originally an Edwardian style with a steeply pitched front-facing gable roof, a large front porch, exposed rafter ends, and other typical Edwardian design features.

From 1939-1949 the design and massing were heavily altered. The most significant change was the removal of the front porch and upper deck to allow for a commercial building to be constructed at the front. Based on historic photographs, windows have been removed and also added over time on the other three sides of the building.

Currently, the building has a rectangular floor plan with no decorative elements. It is clad in stucco and has a flat roof with a projecting overhang and narrow cornice. The front (west) elevation is close against the commercial building, blocking it from Twelfth Street. Photographs of the house are available in Appendix B.

The heritage assessment provides the following evaluation:

- The house has historic value for its age but has lost all aesthetic value;
- The original owner/builder did not live in the house, nor was the family of particular importance to the development of New Westminster;
- There are no social, cultural, spiritual, or scientific values identified;
- The house can barely be seen from the street and has been substantially altered over time; and
- The character-defining elements for the house could include the two small diamond windows on the front elevation, which may or may not have the original glass.

*Does this building have sufficient heritage value to warrant retention or legal protection as part of a redevelopment?*

### **Heritage Inspired Design Elements**

The assessment concluded that the 1911 house has minimal heritage value, though some is present due to its age and the two unusual small diamond windows on the front

elevation (which are the only confirmed original windows on the building). The proposed architectural design of the new mid-rise building incorporates diamond-shaped windows at the corner of Twelfth and London Streets, to reflect this historic element. See an image of the draft design in Appendix C.

*Should the diamond windows be considered a character defining element for the house?*

*If so, and given the heritage value discussion above, is it warranted for this character element to be reflected in the design for the new building?*

## **FEEDBACK FROM THE COMMISSION**

The Community Heritage Commission is being asked to provide feedback in relation to the heritage value of both the 1911 house and the site's association with Croton Studio. As such, the following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission recommend that Council consider retention of the 1911 Arkle House as part of the proposed redevelopment application at 909-915 Twelfth Street; or
- 2) That the Community Heritage Commission recommend the Director of Development Services issue demolition permits for all existing buildings at 909-915 Twelfth Street; and
- 3) That the Community Heritage Commission recommend the intangible heritage of the site be reflected in the design of the proposed redevelopment at 909-915 Twelfth Street; or
- 4) That the Community Heritage Commission provides an alternative recommendation, based on the elements identified in their discussion.

## **ATTACHMENTS**

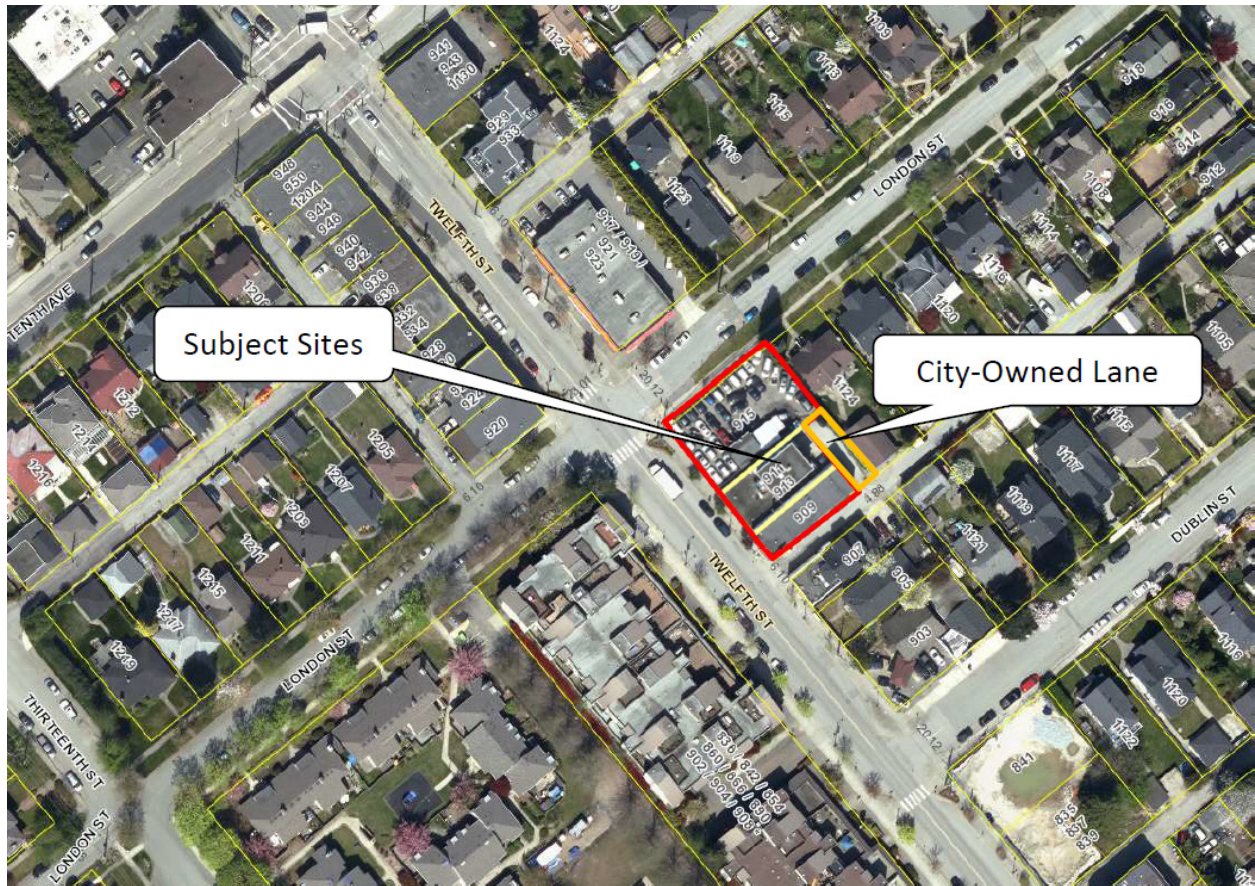
Appendix A: Site Context Map  
Appendix B: Heritage Assessment for House  
Appendix C: Architectural Drawings  
Appendix D: Photographs of the Commercial Buildings

## **APPROVALS**

This report was prepared by:  
Athena von Hausen, Development Planner

This report was reviewed/approved by:  
Britney Dack, Senior Heritage Planner

Appendix A  
*Site Context Map*



## Appendix B

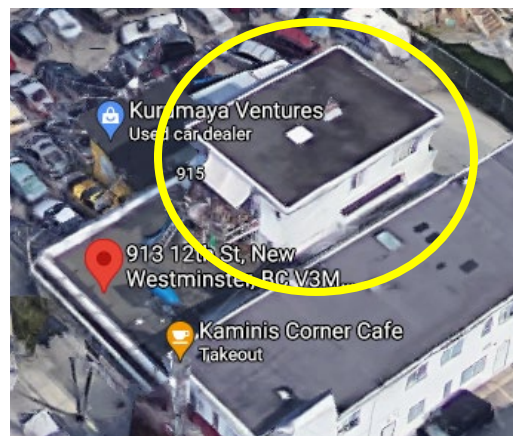
### *Heritage Assessment for House*

May 2021

## Introduction

The subject building is located at 913 Twelfth Street in New Westminster, British Columbia and is being evaluated in order to determine if it has heritage value. There are two types of documents that discuss the heritage value of a building: a Heritage Assessment and a Statement of Significance. The purpose of a Heritage Assessment is to determine if a building has heritage value, while a Statement of Significance (SOS) identifies what those heritage values are.

The heritage value of a place is determined by assessing if it has aesthetic, cultural, historic, scientific, social and/or spiritual importance or significance for past, present and future generations (using the *Standards and Guidelines for the Conservation of Historic Places in Canada*<sup>1</sup>). If present, these values would be embodied by character-defining elements typically identified as materials, forms, location, spatial configurations, uses and cultural associations or meanings. This document is an assessment and therefore does not go into the level of detail of an SOS, but it will make general statements regarding heritage value and character-defining elements.



South (Side) Elevation – courtesy of Google Maps

In-person site visits and research at libraries and archives is not possible due to the Pandemic. This assessment is therefore a ‘desktop’ review, which is acceptable to the City of New Westminster. Every effort has been made to provide thorough on-line research upon which this heritage assessment has been based. Additionally, the New Westminster Museum and Archives has assisted with the research and provided any information it has.

## Context

Constructed in 1911, the house is located in the West End (Kelvin) neighbourhood of New Westminster, British Columbia. The property has the following site physical characteristics: *\*Note that the subject building is on the rear portion of the property and that there is a two-storey commercial building on the front portion of the property.*

Site Area:	315 sqm (3,388 sf)
Frontage:	12.22 m (40.09 ft)
Average Depth:	25.76 m (84.52 ft)
Floor Space Ratio	1.155

<sup>1</sup> *The Standards and Guidelines for the Conservation of Historic Places in Canada*, Second Edition, 2010. p. 5.



The property is zoned Community Commercial District (C-2A), the intent of which is to “allow mixed use development consisting of pedestrian-oriented commercial businesses and three storeys of residential development above”<sup>2</sup>. For more details on the expectations for this zone, please consult with the City’s Planning Division.

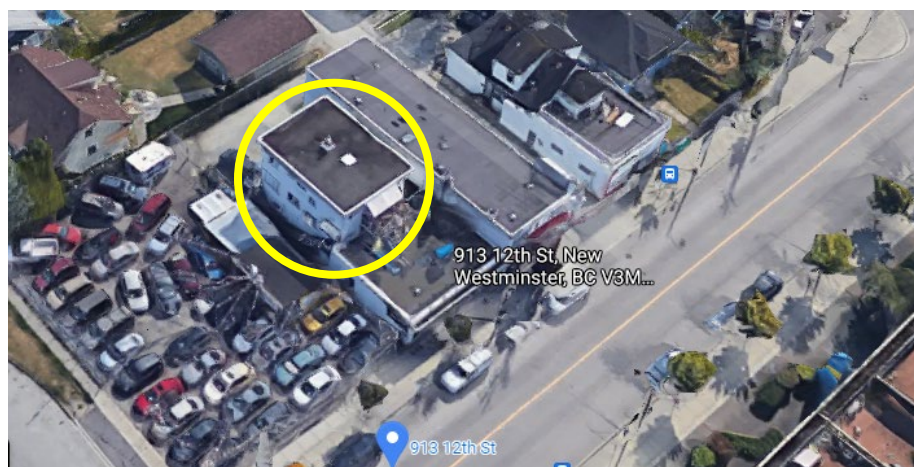
The property is identified in the Official Community Plan as M-RM (Residential – Multiple Unit Buildings), the purpose of which is “to provide a mix of small to moderate sized multiple unit residential buildings”<sup>3</sup>.

For more details on the expectations for this land use designation, please consult with the City’s Planning Division.

The property is shown on the following maps, outlined in yellow. The property is located along the Twelfth Street commercial area, close to the border with Burnaby. To the north is a car dealership, across the street and to the south are commercial buildings, and behind (to the east) is a single-family residential area.



*Map courtesy of Google Maps*



*Map courtesy of City Views Map, CNW*

<sup>2</sup> City of New Westminster Zoning Bylaw, Section 513.

<sup>3</sup> City of New Westminster Official Community Plan – Mainland Use Designations, p. 5.

**Photographs of the Subject Building (May 2021)**  
Courtesy of Vivid Green Architecture



*Photos of the front (west) elevation, from the street and from the roof of the commercial building.*





*Photos of the rear (east) elevation, from the lane.*



*Photos of the north side elevation, from the next door property and an oblique angle taken from the lane.*





*Photo of the south side elevation, from the lane.*



*South (Side) Elevation – courtesy of Google Maps*

## The Building

The building was constructed in 1911 for Christopher Arkle, as a single-family house. Today it has three residential units. The house looks to be a basic four-square style of house, a style common in North America from about 1905 to 1930.<sup>4</sup> But, photographic evidence shows that it was originally a beautiful Edwardian house with a steeply pitched front-facing gable roof, a large front porch, exposed rafter ends, and other typical Edwardian design features.

Most of the building is difficult to see today as it has had a two-storey commercial building constructed in front of it and it has very narrow (or zero) side yards. The building has a rectangular floor plan with no decorative elements. It is clad in stucco and currently has a flat roof with a projecting overhang and narrow cornice.



On the rear of the building, there is one triple slider window and one single hung window on the main level, as well as one small single pane window on the ground level. The front (west) elevation is close against the two-storey commercial building in front of it and only appears to have windows on the upper two levels, which consists of a newer sliding glass door and two small diamond windows (which are the only confirmed original windows on the building), a triple slider, a single pane, and a small double pane window. There are six windows evident on the north elevation, including a triple picture frame window and a small single hung window. The remaining windows on this elevation are double sliders of varying sizes and orientations. The south elevation has what appears to be one double slider and one triple slider on the upper storey, and a large multi-pane window on the main level. All of the windows appear to have newer vinyl inserts placed within either narrow casings or what might be the original casings. Based on historic photographs, windows have been removed and also added over time.

In November 1947, the property owner was issued a Variance by the City of New Westminster to construct a two-storey commercial building and in February 1948 was issued a Building Permit with a note that the intention was to construct “stores”. In July 1962, another Building Permit was issued with a note that it was to repair fire damage, but it is unclear if the fire damage was to the commercial building, the residential building, or both. In March 1978, a storage area of approximately 9.5’ x 28’ was added to the ground floor of the commercial building and in January 1986, the commercial building was altered (no details on what the alteration was).

Two historic photographs - showing the house in 1939 and then again in 1949-54 - provide visual clues of an interesting progression of the massing and design of the house. Note that there are no Building Permits or other documentation to confirm the changes shown in the photographs.

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<sup>4</sup> Virginia Savage McAlester. A Field Guide to American Houses. New York: Alfred Knopf, 2018, p. 146.

The first photograph shown below was taken in 1939 and shows King George VI and Queen Elizabeth with their motorcycle escort as they drove along Twelfth Street. Someone wrote that the house in the background was “Scott’s House” at 911 Twelfth Street. A comparison with the next photograph suggests that “Scott’s House” is the larger house that is directly behind the car. The subject property currently has two addresses assigned to it: 911 and 913, with the house being given the address 913. It is reasonable that it originally had the address 911 when there was only one building on the lot. Note that the diamond windows are evident.



*Photograph Courtesy of the New Westminster Museum and Archives 1939 IHP8610*

The second photograph, shown below, shows a police officer addressing a group of people with Twelfth Street in the background. Morris Cleaners was at 907 Twelfth Street, so we know that this is the 900 block of Twelfth Street. The subject house can be seen in the background behind the ‘brand new’ commercial building (one storey at this point rather than the allowed and later two storeys). The diamond windows are only just evident. Visible now is the two-storey commercial building next door to



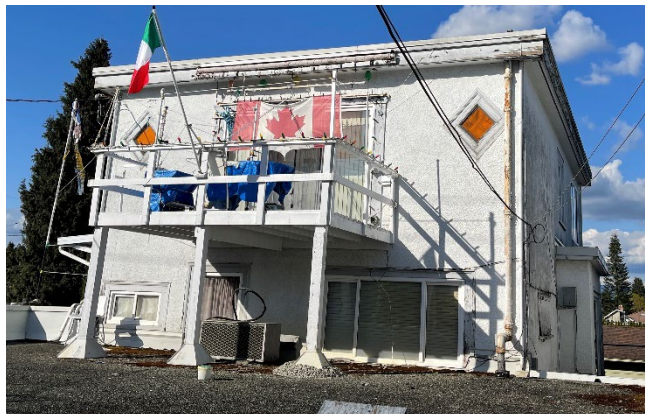
*Photograph Courtesy of the New Westminster Museum and Archives 1949-54 IHP9267-0487*

the subject property, which is still present today.



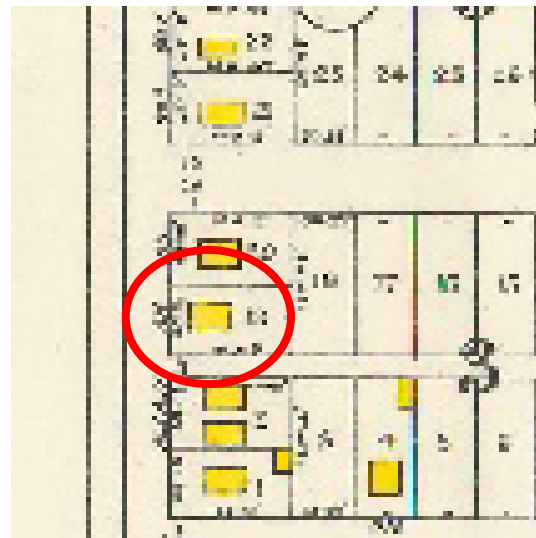


Zooming in on the two historic photographs, it is clear that the house had already undergone some changes between 1939 and 1949. The most significant is that the front porch and the upper deck were removed to allow for the new commercial building to be constructed in front.



Unfortunately, it is no longer possible to take a photograph of the house from the distance and the angle shown in the two historic photographs (in order to do a proper comparison); however, the photograph (shown at left) does show how very different the house is now and how much of its original design is gone.

Also of note is that it is possible that the house was shifted back on the lot when the commercial building was built. The Goad's map from 1913 (a portion of which is shown at right) indicates that the house was forward on the lot at the time the map was created. This is not, however, definitive proof, but it is certainly a possibility.



*Goad's Atlas of the City of New Westminster, BC. 1913. Plate 116.*

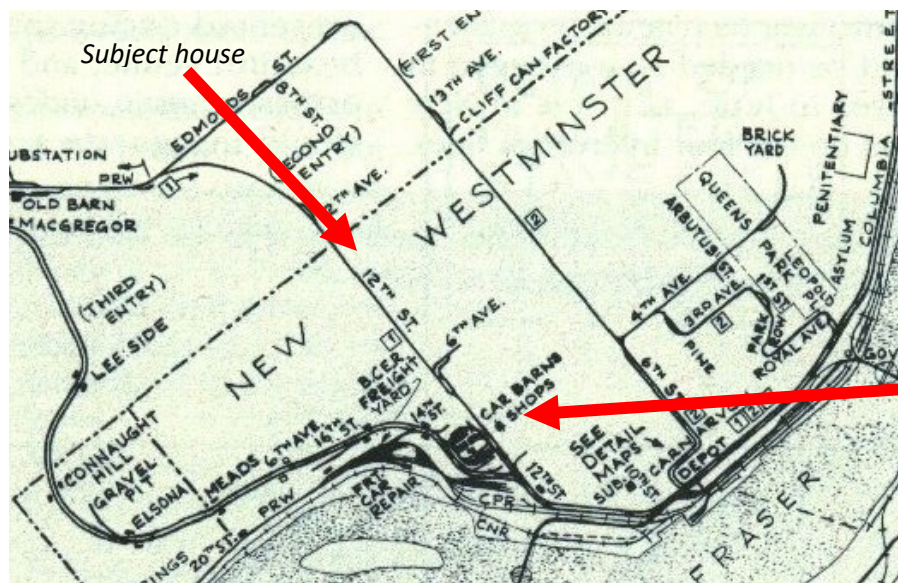
## Heritage Value and Evaluation

### Heritage Value

#### *First Owner/Developer*

The original owner or builder of the building was Christopher Arkle. There are records of a Christopher Arkle (1843-1897), who was married to Esther Dorothy Wilburn (1843 – 1922), but there is very little information on either Christopher or Esther, and it is unclear from research if these are the owners/builders or the parents of the original owner. Given that there is a record for a Christopher Arkle of New Westminster and that he died in 1897 at the age of 54, and that Ethel was born the same year as him, it is unlikely that it was this couple who had the house built and more likely that the building owner/builder was their son, who was named after his father, but for whom no death or marriage records exist.

In the 1911 Directories, a Christopher Arkle (the son?) lives at 710 Queen's Avenue in New Westminster and is a "Lino" operator with the British Columbian. The next year, in 1912, he is listed as a Stoneman with the Columbian Company, but no residential address is given. There is no listing for any Arkles in 1913. In 1914, Mrs. C. Arkle is listed with a residence at 217 Third in New Westminster (no indication if it is Street or Avenue). In 1915, Esther D. Arkle is listed as a widow and living in Vancouver at 22 East 8<sup>th</sup> Avenue. More in-depth research would be required to confirm the details of the Arkle family.



Map Courtesy of the Website with the article: "A Short History of Inter Urbans in the Lower Mainland"

the Burnaby and Vancouver lines.<sup>5</sup> Building a house on the doorstep of this new and efficient method for getting to work, etc. was a smart idea.

It is not coincidental that houses would start to be constructed on Twelfth Street during the first decades of the Twentieth Century.

In 1903, the BCER (BC Electric Railway) built a new car barn and factory at the foot of Twelfth Street.

In late 1909, the Eburne-New Westminster BCER line was opened, providing regular service within New Westminster and also providing a connection to

<sup>5</sup> "A Short History of Inter Urbans in the Lower Mainland"  
<https://buzzer.translink.ca/2009/03/a-short-history-of-interurbans-in-the-lower-mainland/>

## Heritage Value – Standards and Guidelines for the Conservation of Historic Places in Canada

The heritage value of the subject house has been assessed based on possible aesthetic, historic/cultural, scientific, social and/or spiritual importance or significance for past, present and future generations, as per the “Standards and Guidelines”. *See the definitions of these values in Appendix B.* As noted above, a more detailed listing of values, if present, would form part of a Statement of Significance.

For this Heritage Assessment, the following summary is provided:

The house has historic value for its age but has lost all of its aesthetic value. The original owner/builder did not live in the house, as far as can be determined with the on-line Directories, nor was the family of particular importance to the development of New Westminster. There is no social, cultural or scientific value as the house can barely be seen from the street and has been so substantially altered over time. There is no known spiritual value associated with the house, but to determine if there is spiritual value associated with the house or the land upon which it sits would require consultation with First Nations and other cultural groups.

The character-defining elements for this house would only include the two small diamond windows on the front elevation (which may or may not have the original glass).

### **Conclusion**

After assessing the heritage value of the building, it is the recommendation of this heritage professional that the property has minimal heritage value for its age and for the two small diamond windows on the front elevation. Given the substantial changes that this building has undergone over time, both in terms of design, material and context, there is no other heritage value associated with this building.

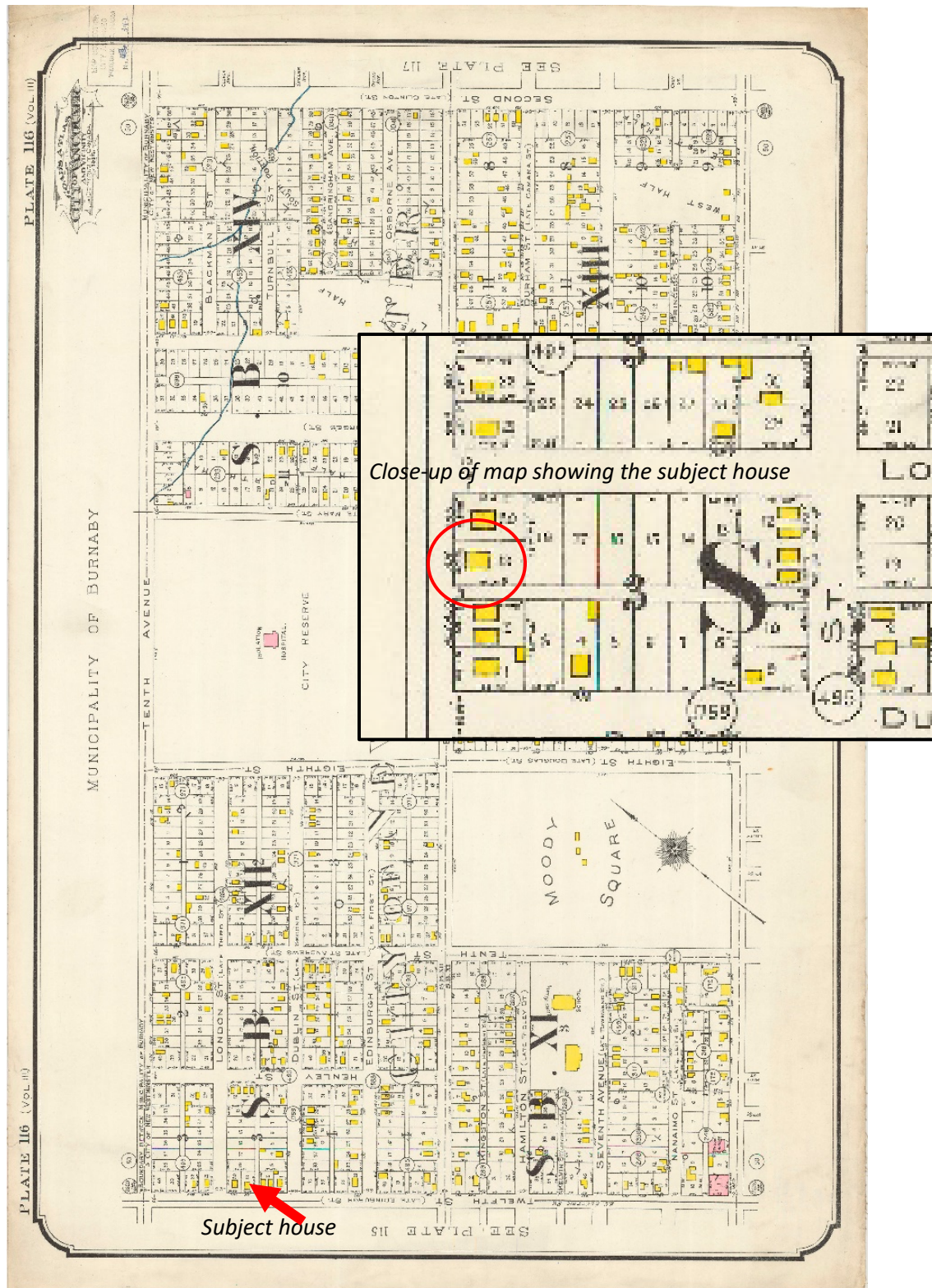
Demolition of the building is acceptable.

*JSchueck*

Julie Schueck, Principal  
Schueck Heritage Consulting  
julie@schueckconsulting.com  
778-838-7440

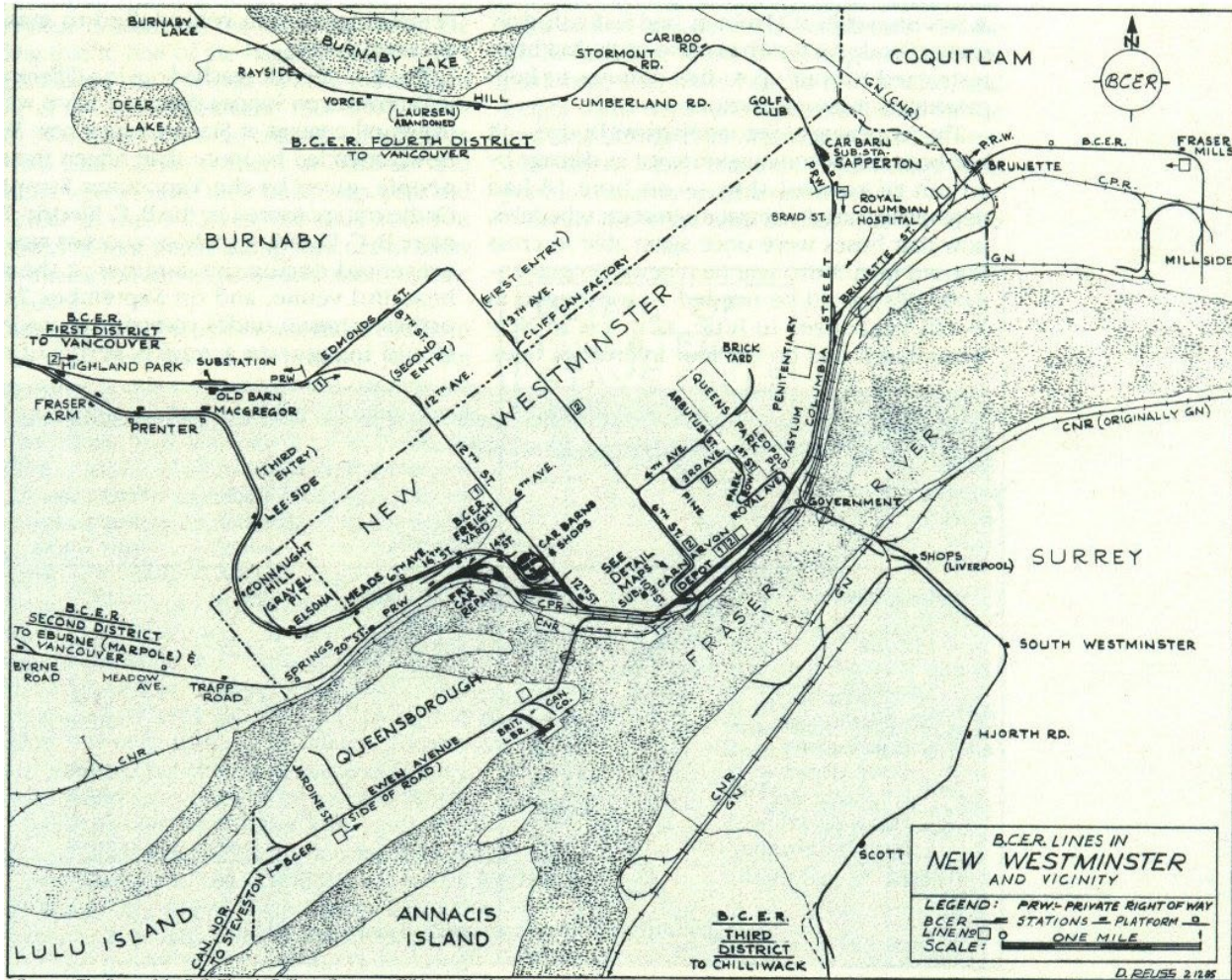


## Appendix A: Historic Information



Goad's Atlas of the City of New Westminster, BC. 1913. Plate 116.





Courtesy The Story of the B.C. Electric Railway Company (Whitecap Books)

Map Courtesy of the Website with the article: "A Short History of Inter Urbans in the Lower Mainland"

## Royal car on Twelfth Street - Record Detail

Search Results - Record 31 of 112. - Permanent Link

 SHARE 

Royal car on Twelfth Street. - 1939.



Part Of:	Photo Collection [Description]
Description Level	Item
Item No.	IHP8610
Date Range	1939
Title Source	Title based on content of image.
Physical Description	1 photograph : b&w ; 7 x 11 cm
Scope & Content	Photograph shows King George VI and Queen Elizabeth in the open Packard convertible with their motorcycle escort coming up Twelfth Street.
Inscriptions	On recto : 911 12th Street / Scott's house.
Subject(s)	Events - Royal Visits
Geographic Location	New Westminster (B.C.)   Twelfth Street
Record ID	45203
Comment on this record	<a href="mailto:archives@newwestcity.ca">archives@newwestcity.ca</a>

## Police officer addressing a group of children - Record Detail

Search Results – Record 45 of 112. – [Permanent Link](#)



Police officer addressing a group of children. – [between 1949 and 1954].



Part Of:	Frank Goodship fonds [Description]
Description Level	Item
Series No.	B
File No.	7
Item No.	IHP9267-0487
Date Range	[between 1949 and 1954]
Title Source	Title based on content of image.
Physical Description	1 photograph : b&w negative ; 6 x 6 cm
Scope & Content	Photograph shows a police officer addressing a group of children from an open structure on the grounds of the Providence Orphanage looking towards Twelfth Street. Morris Cleaners in the background was at 907 Twelfth Street.
Subject(s)	Street Views   People – Unidentified   Occupations – Police
Geographic Location	New Westminster (B.C.)   Twelfth Street   907 Twelfth street
Record ID	48032
Comment on this record	<a href="mailto:archives@newwestcity.ca">archives@newwestcity.ca</a>



## **Appendix B: Definitions**

The following definitions of heritage value are quoted directly from the “Canadian Register of Historic Places: Writing Statements of Significance” guide:

Aesthetic value refers to the sensory qualities of a historic place (seeing, hearing, touching, smelling and tasting) in the context of broader categories of design and tradition. A place may have aesthetic significance because it evokes a positive sensory response, or because it epitomizes a defined architectural style or landscape concept. Visual aesthetic value is typically expressed through form, colour, texture or materials. It is possible for historic places to have other aesthetic values as well, such as auditory ones. Historic places with aesthetic significance may reflect a particular style or period of construction or craftsmanship, or represent the work of a well-known architect, planner, engineer or builder.

Historical and cultural values are sometimes combined and refer to the associations that a place has with past events and historical themes, as well as its capacity to evoke a way of life or a memory of the past. Historical or cultural value may lie in the age of a heritage district, its association with important events, activities, people or traditions; its role in the development of a community, region, province, territory or nation; or its patterns of use. Historical or cultural value can lie in natural or ecological features of the place, as well as in built features.

Scientific value refers to the capacity of a historic place to provide evidence that can advance our understanding and appreciation of a culture. The evidence is found in the form, materials, design and/or experience of the place. Scientific value can derive from various factors, such as age, quality, completeness, complexity or rarity. Scientific value may also be present when the place itself supplements other types of evidence such as written sources, such as in archaeological sites.

Social value considers the meanings attached to a place by a community in the present time. It differs from historical or cultural value in that the value may not have an obvious basis in history or tradition and relates almost entirely to the present time. Social value may be ascribed to places that perform a key role within communities, support community activities or traditions, or contribute to the community’s sense of identity. Places with social value include sites that bring the community together and create a sense of shared identity and belonging.

Spiritual value is ascribed to places with religious or spiritual meanings for a community or a group of people. Sacred and spiritual places could include places of mythological significance, landscape features associated with myth and legends, burial sites, rock cairns and alignments, fasting/vision quest sites etc., places representing particular belief system(s) or places associated with sacred traditions, ceremonial practices or rituals of a community/group of people.<sup>6</sup>

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<sup>6</sup> Historic Places Program Branch, “Canadian Register of Historic Places: Writing Statements of Significance,” Parks Canada, November 2006, pp. 12-13.

## Appendix D: Bibliography and Sources

"A Short History of Inter Urbans in the Lower Mainland"

<https://buzzer.translink.ca/2009/03/a-short-history-of-interurbans-in-the-lower-mainland/>

City of New Westminster Website

[newwestcity.ca](http://newwestcity.ca)

Goad's Atlas of the City of New Westminster, City of Vancouver Archives

<https://searcharchives.vancouver.ca/goads-atlas-of-city-of-new-westminster-b-c>

Google Maps

[google.com/maps](http://google.com/maps)

Gottfried, Herbert and Jan Jennings. American Vernacular Architecture: Buildings and Interiors 1870-1960. W.W. Norton & Company Inc. New York/London, 2009.

Historic Places Program Branch, "Canadian Register of Historic Places: Writing Statements of Significance," Parks Canada, November 2006

McAlester, Virginia Savage. A Field Guide to American Houses. New York: Alfred Knopf, 2018.

Royal BC Museum for Marriage and Death Certificates

<http://search-collections.royalbcmuseum.bc.ca/Genealogy>

Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010

Vancouver Heritage Foundation

<https://www.vancouverheritagefoundation.org/house-styles>

## Appendix C

### *Architectural Drawings*

LONDON RESIDENCE

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

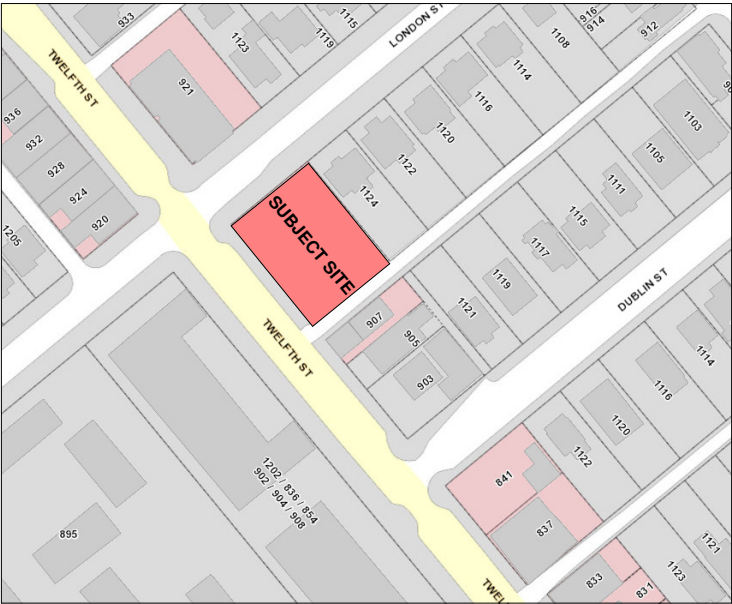
DEVELOPMENT DATA	
CIVIC ADDRESS:	909, 911 & 915- 12TH STREET, NEW WESTMINSTER
LEGAL DESCRIPTION:	LOT 20 OF LOT 3 SUBURBAN BLOCK 12 PLAN 2620.  LOT 1 & 2 , NEW WEST DISTRICT, PLAN NWP9798 SUBURBAN BLOCK 12, GROUP 1.
PLANNING AREA(S):	COMMERCIAL & MIXED USE DEVELOPMENT PERMIT AREAS (MAP D1) - UPPER TWELFTH STREET

SITE SIZE:	13,091 SF (1216 SM)
LAND-USES:	MIXED-USE
OCP DESIGNATION:	COMMERCIAL & MIXED USE DEVELOPMENT PERMIT AREAS
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 % (9,257 SF)
USABLE OPEN SPACE:	10% GROSS RESIDENTIAL SPACE	5,253 SF
HEIGHT:	6 STOREYS	5 STOREYS
GROSS FLOOR AREA:	3.0 X 13,091 SF = 39,273 (3,648 SM)	32,710 SF - 2.499 FAR
HEIGHT	40 F (12.19 M)	50 F (15.24 M)
SETBACK - LONDON STREET (NORTH-WEST)	N/A	8' (2.4 M)
SETBACK - 12TH STREET (SOUTH-WEST)	N/A	9' - 10" (3.0 M)
SETBACK - REAR YARD (NORTH-EAST)	N/A	12' (3.7 M)
SETBACK - LANE (SOUTH EAST)	N/A	4'-10" (1.5 M)
SETBACK - REAR YARD (3RD STOREY)	12' (3.7 M)	21'-10" (6.7 M)
SETBACK - 4TH STOREY AND ABOVE	12' (3.7 M)	31'-8" (9.7 M)
ADAPTABLE UNITS	40% : 0.4X40 = 16	14
VEHICLE PARKING	1.2 PER 1-BEDROOM: 1.2X16=19.2 1.4 PER 2-BEDROOM: 1.4X18=25.2 1.5 PER 3-BEDROOM: 1.5X6=9 0.2 PER VISITOR: 0.2X40=8  TOTAL: 61	#61 (#8 Visitor)
ACCESSIBLE PARKING SPACES:	3 SPACES FOR 70 SPACES	3
SMALL CAR PARKING SPACES:	30% OF TOTAL SPACES (18)	18
LOADING SPACE:	N/A	1
BICYCLE PARKING (LONG TERM)	1.25 PER UNIT: 1.25X40=50	50
BICYCLE PARKING (SHORT TERM)	6 SPACES	6 SPACES



SHEET LIST	
SHEET NO.	SHEET NAME
A0.0	Cover
A1.0	Site Plan
A1.1	Survey Plan
A1.2	Site Location
A2.0	Parkade Level 2
A2.1	Parkade Level 1
A2.2	Level 01
A2.3	Level 02
A2.4	Level 03
A2.5	Level 04
A2.6	Level 05
A2.7	Roof Plan
A2.8	Area Overlays
A2.9	Detail Drawings
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



UNIT TYPE AND COUNT							
UNIT TYPE	1BED	1BED + DEN	2 BED	2 BED + DEN	2 BR TH	3 BR TH	3 BED
LEVEL <div>Sq.Ft.</div>	448 - 653	510 - 756	707 - 879	752 - 848	864 - 1056	940 - 1042	699 - 854
LEVEL 1	1	1	1	-	4	2	-
LEVEL 2	2	1	2	1			-
LEVEL 3	5	3	2	-	-	-	1
LEVEL 4	3	-	1	1	-	-	2
LEVEL 5	3	-	1	1	-		2
TOTAL	14	5	7	3	4	2	5
40 UNITS	19		14			7	
100%	47.5%		35%			17.5 %	



**VividGreen**  
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TEL: 778-389-4904  
www.VividGreenArchitecture.com

REZONING APPLICATION

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
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PROJECT

LONDON RESIDENCE

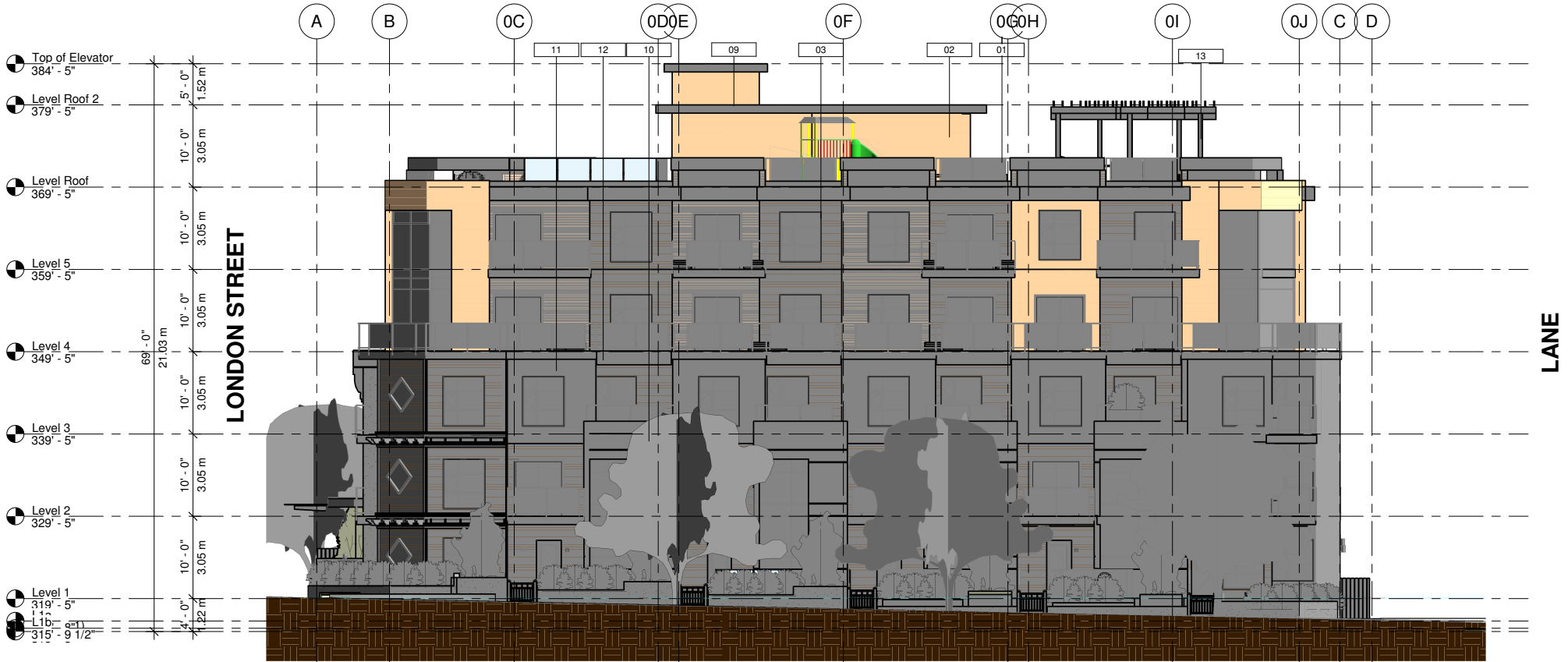
909, 911 & 915 12TH STREET  
NEW WESTMINSTER, BC

ARCHITECTURAL

DESIGNED	RS, BP	SEAL
DRAWN	BP	
SCALE	As indicated	
DATE	06/01/21	

PROJECT NO.	DRAWING NO.	REV
1832	A0.0	





SOUTH ELEVATION



NORTH ELEVATION

MATERIALS LEGEND	
Key Value	Keynote Text
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GRAY 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 GRAY BM DEEP CAVIAR 2130-20
07	CONCRETE WALL
09	METAL CLADDING - HORIZONTAL CORRUGATED - WHITE FINISH
10	PREFINISHED METAL CLADDING - FLAT PROFILE - BM SILVER SPRING
11	METAL CLADDING - HORIZONTAL CORRUGATED - DARK GRAY FINISH
12	FLAT SIDING - WOOD GRAIN FINISH
13	CEDAR - WOOD TRELLIS

REZONING APPLICATION

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
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PROJECT  
LONDON RESIDENCE  
  
909, 911 & 915 12TH STREET  
NEW WESTMINSTER, BC  
ARCHITECTURAL  
Elevation (North / South)

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	As indicated	
DATE	06/20/19	

PROJECT NO.	DRAWING NO.	REV
1832	A3.0	



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



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

MATERIALS LEGEND	
Key Value	Keynote Text
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GRAY 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 GRAY BM DEEP CAVIAR 2130-20
07	CONCRETE WALL
09	METAL CLADDING - HORIZONTAL CORRUGATED - WHITE FINISH
10	PREFINISHED METAL CLADDING - FLAT PROFILE - BM SILVER SPRING
11	METAL CLADDING - HORIZONTAL CORRUGATED - DARK GRAY FINISH
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13	CEDAR - WOOD TRELLIS

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## REZONING APPLICATION

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
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PROJECT  
LONDON RESIDENCE

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

Elevation (East / West)

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	05/31/21	

PROJECT NO.	DRAWING NO.	REV
1832	A3.1	

## Appendix D

### *Photographs of the Commercial Buildings*

915 Twelfth Street



Building from London Street looking south



Building from Twelfth Street looking east



**911 (Left) & 909 (Right) Twelfth Street**



911 Twelfth Street (Crofton Studios) and 909 Twelfth Street looking east



911 Twelfth Street (Crofton Studios) and 909 Twelfth Street looking northeast