

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To: Members of the New Westminster Design Panel Date: February 23, 2021

From: Athena von Hausen File: OCP00033
Development Planner REZ00196
DP000826

Subject: 909, 911, 915 Twelfth Street – Proposed 5 Storey 40-unit Residential Development

RECOMMENDATION

***THAT** the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and*

***THAT** the New Westminster Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.*

PURPOSE

Rezoning, Development Permit applications have been received in order to rezone the properties at 909-915 Twelfth Street from Community Commercial Districts (Medium Rise) (C-2A) to a Comprehensive Development District. The applications would facilitate the development of a five-storey multiple unit residential building which would consist of 40 residential units and an overall density of 2.5 FSR. The resulting development would include nine ground-oriented units with six units facing Twelfth Street. The proposed development provides a total of six three-bedroom units and 18 two-bedroom units. The development would be constructed to BC Energy Step Code Level Four, which would help the City to meet Council's Climate Emergency targets.

The application also includes a proposal to purchase a City owned lane at the rear of the property to be consolidated into the development. To facilitate the incorporation of the

City owned portion, an Official Community Plan amendment application is required to change the Land Use Designation of a portion of this lane (48.3 square metres / 520 sq. ft.) and to extend the Development Permit Area.

The purpose of this report is to provide information to the NWDP in regards to the project design, and to obtain comments in regards to overall project, and in particular, the items noted in the Design Considerations section of this report.

POLICY AND REGULATIONS

Official Community Plan Land Use Designation

The subject properties are designated (RM) Residential - Multiple Unit Buildings in the Official Community Plan. 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 adjacent City-owned partial laneway has a split designation, with the western portion (2.44 metres / 8 feet) being designated (RM) Residential - Multiple Unit Buildings and the eastern portion (2.44 metres / 8 feet) being designated (RD) Residential – Detached. (RD) Residential – Detached is intended to allow low density ground oriented residential uses such as single detached dwellings and duplexes.

A five storey multiple unit residential building, such as is proposed, is consistent with the Official Community Plan (OCP) land use designation except for the portion of the City-owned lane which is designed (RD) Residential – Detached and Semi-Detached Housing. As such, an Official Community Plan amendment is required for this portion of the lane only.

Development Permit Area

The subject site is located within the 2.1 Upper Twelfth Street Residential Corridor Development Permit Area. As such, a Development Permit is required for the proposal which has been reviewed concurrently with the rezoning application. The OCP would also need to be amended to extend the Development Permit Area (DPA) over the same eastern portion of the City owned lane as described above. The 2.1 Upper Twelfth Street Residential Corridor Development Permit Area Design Guidelines can be accessed at:

https://www.newwestcity.ca/database/files/library/DPAs__2.1_Upper_Twelfth_Street.pdf

Zoning Bylaw

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”.

Family-Friendly Housing Bylaw

As per the Family-Friendly Housing Bylaw No. 7741, 2015, multi-unit apartment buildings are required to have a minimum of 30% two-bedroom and three bedroom dwelling units, of which 10% of the total dwelling units shall have three bedrooms or more. The proposed development would exceed the family-friendly housing policy requirements.

Master Transportation Plan

The Master Transportation Plan (MTP) identifies six corridors as Great Streets: Twelfth Street, Sixth Street, Sixth Avenue, Columbia Street, East Columbia Street, and Ewen Avenue.

Developing these streets into Great Streets means getting the most out of the street corridors, and providing some of these Great Streets qualities within the existing public right-of-way to make them more versatile corridors where residents and visitors to New Westminster can play, celebrate, socialize, exercise, and also travel through.

The project addresses the Twelfth Street Great Street context by the following:

- Ground-oriented townhouse units along Twelfth Street with patio spaces to engage the street;
- Private versus public space is defined through the use of raised landscape planters that enclose the patio areas;
- Boulevard space between the sidewalk and street, a curb extension at the corner of London Street and Twelfth Avenue, and street trees buffer pedestrians from traffic and provide separation and physical comfort; and
- Townhouse oriented units help to provide a human-scale and interest in the buildings architectural design.

Community Energy and Emissions Plan

As part of the City’s ongoing efforts to reduce its impact on climate change, the City developed a Community Energy and Emissions Plan (CEEP). The CEEP outlines strategies to help conserve energy and reduce GHG emissions in the areas of transportation, buildings and solid waste. The plan outlines actions and policies that help to diversify our energy supply, create energy efficient buildings and build a community

that maximizes the use of sustainable transportation modes and minimizes waste. The proposed BC Energy Step Code level four standards would be consistent with this policy.

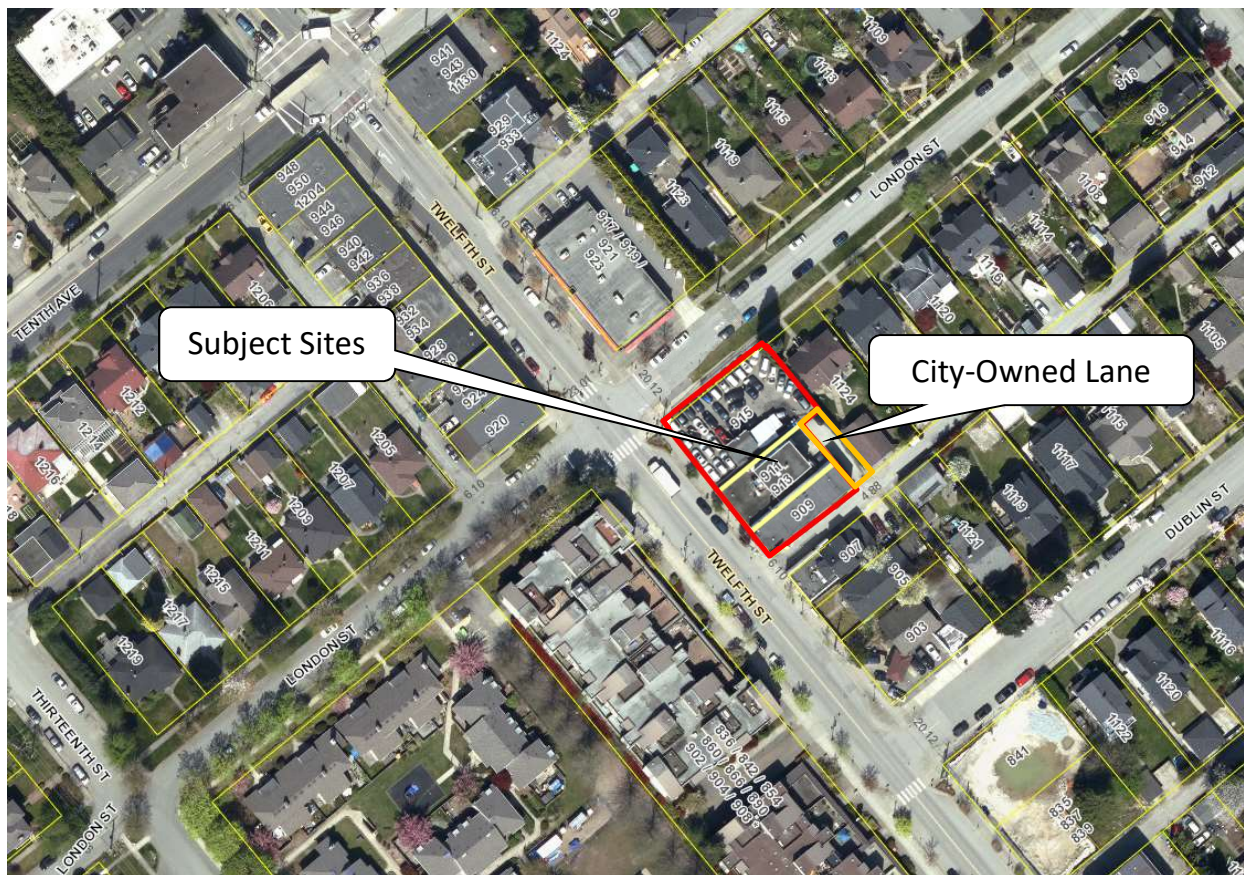
BACKGROUND

Site Characteristics and Context:

The subject site consists of three lots (909, 911 and 915 Twelfth Street) and the adjacent City-owned lane (96.6 sq. metres /1,040 sq. ft.). As part of the current proposal, the applicant is intending to purchase the lane from the City, if approved.

The site is located at Twelfth and London Streets at the edge of the Moody Park Neighbourhood (see Figure 1). This site is relatively flat and there are two existing buildings which are currently occupied by four existing businesses. To the Northeast of the site are single detached dwellings within the Moody Park neighbourhood. Across from Twelfth Street are several mixed-use commercial retail buildings which are also zoned C-2A and would allow a four storey mixed-use building form.

Figure 1: Site Location



PROPOSAL

The proposed development would consist of a five-storey multiple unit residential building with 40 residential units and an overall density of 2.5 FSR. It includes nine ground-oriented units around the base including six which would be two levels and face Twelfth Street. The proposed development provides a total of six three-bedroom units (15%) and 18 two-bedroom units (45%) and 16 one-bedroom units or less (40%). The rezoning application would change the zoning from Community Commercial Districts (Medium Rise) (C-2A) to a Comprehensive Development District.

The proposed building would be built as an energy efficient building to BC Energy Step Code Level Four and would be the third building on Twelfth Street proposed to meet this advanced building standard.

Project Statistics

	Existing Zoning / Requirement	Proposed
Existing Site Area (gross)		1,261 sq. m. (13,091 sq. ft.)
Site Frontage		39.38 metres (129.02 feet)
Average Lot Depth		30.50 metres (100 feet)
Floor Space Ratio	N/A	2.5
Building Height	4 storeys 12.19 metres (40 feet)	5 storeys 19.48 metres (63.9 ft.)
Residential Unit Mix	Family Friendly Housing Requirements (strata)– minimum 30% two and three bedroom units, of which 10% three bedrooms or more	Studio: 2 (5%) 1 BDR: 14 (35 %) 2 BDR: 18 (45%) 3 BDR: 6 (15%) Total: 40 Units
Off-Street Parking Overall Resident Visitor	61 spaces 53 spaces 8 spaces	61 spaces 53 spaces 8 spaces
Bicycle Parking Long Term Short Term	50 long term spaces 6 short term spaces	50 long term spaces 6 short term spaces

DISCUSSION

Development Entitlement Increase

The subject site is currently zoned Community Commercial Districts (Medium Rise) (C-2A) which would allow the development of four storey commercial or mixed use buildings. The subject site is designated (RM) Residential – Multiple Unit Buildings in the Official Community Plan. Sites on Twelfth Street with this designation are anticipated to transition from the existing four storey mixed use zoning to a multiple unit residential building of four to six storeys without commercial. This land use designation states five or six storey buildings may be considered if the proposal meets one or more significant City priorities such as providing non-market rental housing, providing secure purpose built market rental, retention of a heritage building, retention of trees or construction of an energy efficient building.

The proposed development includes an increase to both height (from four to five storeys) and density (from and estimated 2.0 FSR to 2.5 FSR) consistent with that anticipated in the OCP land use designation in exchange for an increase in building energy performance from BC Energy Step Code Level Three to BC Energy Step Code Level Four. Increases from the existing C-2A zoning entitlements / requirements are summarized in the table below.

	Current Zoning (C-2A)	Proposed Development
Building Height	Four Storeys	Five Storeys
Retail at Grade	Required	No
Floor Space Ratio	1.85 to 2.1 FSR (estimated)	2.5 FSR
Units Per Acre	90 units per acre (27 units)	133 units per acre (40 units)
BC Energy Step Code Requirement	Step Code Level Three (Building Bylaw Req.)	Step Code Level Four

Building Massing and Transition

Careful consideration of building massing is required particularly for the west façade along Twelfth Street to ensure a comfortable relationship and interface with the public realm and Great Street. The east façade which transitions to an adjacent single-detached neighbourhood also requires consideration through further review of building massing transition, privacy, and shadowing.

The applicant has factored in feedback received from other multiple unit residential building applications within this area of upper Twelfth Street, as well as feedback from staff and the Land Use and Planning Committee through the Pre-Application Review process. The proposal has been revised from six storeys to five storeys and also steps the massing in three distinct increments (two, to three, to five storeys) as the building moves from east to west away from the single detached dwelling neighbourhood towards Twelfth Street. The table and elevation below demonstrates the massing step backs as currently proposed.



North Building Elevation (as viewed from London St)

Levels	Setback from East Property Line
Levels 1 – 2	3.66 metres (12 feet)
Level 3	6.65 metres (21.83 feet)
Levels 4 -5	9.66 metres (31.69 feet)

Proposed Purchase of City Lane

The applicant has proposed to purchase an existing lane at the rear of 909 and 911 Twelfth Street. This lane is 19.81 metres long and 4.88 metres wide (65 ft. long and 16 ft. wide) and has a total area of 96.62 square metres (1,040 sq. ft.). Staff have identified this lane as potentially being in excess of civic needs as it currently only serves to provide access to the properties included in this application. Formal review by all relevant City departments is underway to confirm there are no other identified civic needs.

Should the lane be confirmed to be in excess of civic needs, staff would begin the process of appraising the property and seeking further Council approval for the land sale.

Family Friendly and Accessible Units

The Development Permit Area Design Guidelines call for applications which exceed four storeys to also exceed the minimum requirements for family friendly housing and to provide two bedroom townhouse style units. The proposed development would provide six two-level ground oriented townhouse units facing Twelfth Street which all have three bedrooms (15%). The proposal also includes 18 two-bedroom units (45%). The total number of two and three bedroom units exceeds the family friendly housing requirements of 10% three-bedroom and 30% two-and three-bedroom units.

The proposed development also includes accessible ground level units on the north side of the development (London Street) which would provide accessible and barrier-free housing, supporting policies within the Community and Individual Well-Being section of the Official Community Plan.

Vehicular Access and Off-Street Parking

Vehicular access would be from the lane on the south side of the site. The application includes the provision of 61 off-street parking stalls, of which 8 spaces would need to be allocated to visitor parking. The proposal also includes 50 long-term and six short-term bicycle parking spaces. The application meets Zoning requirements for both off-street vehicle and bicycle parking.

Trees and Landscaping

There is a large cypress at the north corner of the property on London Street which has been identified for retention.

Usable Open Space

Usable open space has been provided in the form of patio space for ground oriented units, including the townhouse style units on Twelfth Street. All ground oriented units also include direct exterior access. The remaining apartment units all have privately accessible balconies. The proposal provides a common rooftop amenity space which includes a community dining area, a play area and a yoga and tai chi recreational area for use by all residents of the building.

DESIGN CONSIDERATIONS

City Staff are seeking comments from the panel on how the proposal 1) has addressed the areas of consideration outlined below; 2) meets the objectives of the Development Permit Area Design Guidelines; and 3) any other comments from the panel regarding the design of proposed development.

The application submission package for the proposed development is included as part of this report (see **Appendix A**) and contains the architectural drawings, landscape drawings, and the design rationale. The applicant has provided an evaluation of the proposed building against the Development Permit Area design guidelines within the design rationale.

Considerations for the Panel

In addition to seeking general comments from the NWDP in regards to the applicant's design submission, staff have identified specific considerations for the NWDP to provide response to as noted in the following sections:

Overall Massing and Contextual Fit

A key objective of the 2.1 Upper Twelfth Street Residential Corridor Development Permit Area is to ensure that buildings transition to lower density residential building forms in adjacent residential neighbourhoods by providing building massing and setbacks which are adequate and context specific.

The overall building massing has been revised since the original PAR application. The revised proposal removes the 6th storey and sets the upper levels further back to aid in providing a massing transition between the existing single-dwelling neighbourhood. Staff are requesting feedback on the proposed design.

Comments from the panel would be appreciated on how successful the proposed massing is at fitting into the neighbourhood context, especially in regards to:

- *does the proposed architectural style enhance the established art deco character of the existing neighbourhood?*
- *appropriateness of the architectural expression,*
- *overall massing and contextual fit,*
- *location of ground-oriented units and interface with edges of site,*
- *shadowing considerations to adjacent sites,*
- *transitions to the existing neighbouring single-family dwellings to the east and south,*
- *impact on privacy and overlook from proposed rooftop deck and east/south façade,*

- *appropriateness of the articulation and materiality at the corner of London Street and Twelfth Street,*
- *exposed parkade entry and impacts to adjacent single-dwelling.*

Quality of the Streetscape in Relation to the Pedestrian Realm

Portions of the Upper Twelfth Street area, as part of the update to the Official Community Plan adopted in October 2017, have converted from long standing commercial mixed-use areas to fully residential uses. Much of the 2.1 Upper Twelfth Street Residential Corridor Development Permit Area Design Guidelines are focused on ensuring adequate activation of Twelfth Street with strong residential frontages on the primary street (Twelfth Street). Many topic areas within the guidelines including building siting, entrances, windows, facades and balconies focus on creating a building which has a direct and active interface with adjacent streets, especially the primary frontage.

The Master Transportation Plan Great Street objectives are addressed through the incorporation of ground-oriented townhouse units to create human scale and architectural interest, patio spaces to engage the street, street definition through the use of raised landscape planters, a boulevard space and curb extension at the corner of London Street and Twelfth Avenue, and street trees for separation and physical comfort.

Comments from the panel would be appreciated on the streetscape, especially in regards to:

- *success of the development in responding to the pedestrian scale.*
- *quality of visual interest at the pedestrian level at the building entrance and along the remaining portion of London Street.*
- *adequacy of the ground-orientation for the residential unit on London Street to active the street.*
- *adequacy in addressing the ‘Great Street’ objectives of the Master Transportation Plan.*

Off-Street Parking, Garbage, Loading and Lane Edge

The proposed building includes a vehicular entrance, a loading area, a garbage / recycling room and a PMT along the lane (south) side of the property. The building at ground level along the lane (southeast corner) is unenclosed.

This edge of the property, given that it fronts onto a lane and accommodates less active and utilitarian functions of the building, should be reviewed closely both from a design and CPTED point of view. The design guidelines call for attention and detail in these areas including consideration of incorporating decorative grating and the creative use of colour and/or colourful landscaping.

Comments from the panel regarding the building and landscaping interface with the lane on the lane (south) side of the property would be appreciated.

Quality and Location of the Outdoor Amenity Spaces and Landscaping

Open space for each of the townhouse units would be provided at grade adjacent to the units along Twelfth Street. Common outdoor areas would be provided as a rooftop deck amenity space that includes a yoga and taichi area, multiple seating areas, a play area, and putting green. Deck spaces have been provided for the apartment units.

The design guidelines call for open spaces which improve the quality of life of the residents, which help facilitate neighbourly interactions, are easy to access and which are programmable for intergenerational activities.

Comments from the panel would be appreciated on the proposed open spaces, particularly:

- *how successful the proposal is at using semi-private space to transition from private residential areas to public streets.*
- *is the proposed rooftop amenity space designed appropriately to minimize overlook and maintain privacy between adjacent single-family dwellings?*
- *The selection of hard and soft landscaping materials, including input on the planting species selected.*

Shadow Studies and View Corridor Analysis

The application submission package includes a shadow study of the building which includes the anticipated shadow impact of the proposed building at 9am, 12am, 3pm, and 6pm in the spring, summer, fall, and winter. This document demonstrates that the building would have some impact on the adjacent single dwellings, with the most impact being on the adjacent properties to the east and south.

Comments are appreciated from the panel in regards to the building shadow impacts on adjacent properties.

Materials and Colour Palette

The Design Guidelines call for high quality materials which would enhance the quality and character of Upper Twelfth Street. Wood, stone and brick are preferred cladding materials. Composite, metal and cementitious panels are also permitted. The design guidelines also call for design elements, hardware and accents that draw inspiration from the Art Deco heritage of the neighbourhood.

The applicant has provided a material palette which consists largely of vertical corrugated metal panels (bone white colour), horizontal corrugated metal panels (woodgrain finish), brick (midnight sky colour), and prefinished metal cladding (silver spring colour).

Comments from the panel regarding the proposed materials, texture of the materials, material colours, and the material detailing would be appreciated.

APPENDIX ATTACHED TO THIS REPORT

A	Applicant Submission Package
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Respectfully Submittted,

A vonhausen

Athena von Hausen,
Development Planner

Appendix A:
Applicant Submission

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-USSES:	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:	-	2.5
LOT COVERAGE:	-	70 % (9,257 SF)
USABLE OPEN SPACE:	10% GROSS RESIDETIAL SPACE	5,253 SF
HEIGHT:	6 STOREYS	5 STOREYS
GROSS FLOOR AREA:	3X 13,091 SF = 39,273 (3,648 SM)	31,334 SF
HEIGHT	40 F (12.19 M)	50 F (15.24 M)
SETBACK - LONDON STREET (NORTH-WEST)	N/A	5' (1.5M)
SETBACK - 12TH STREET (SOUTH-WEST)	N/A	9' - 10" (3M)
SETBACK - REAR YARD (NORTH-EAST)	N/A	12' (3.7 M)
SETBACK - LANE (SOUTH EAST)	N/A	1' (.3 M)
SETBACK - REAR YARD (3RD STOREY)	12' (3.7 M)	12' (3.7 M)
SETBACK - 4TH STOREY AND ABOVE	12' (3.7 M)	12' (3.7 M)
ADOPTABLE UNITS	40% : 0.4X40 = 16	16
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 Number	Sheet Name
A0.0	Cover
A1.0	Site Plan
A1.1	Survey Plan
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	Elevations (North / South)
A3.1	Elavations (East / West)
A4.0	Sections
A5.0	Shadow Study
A5.1	3D Studies
A5.2	3D Studies
A5.3	3D Studies



UNIT TYPE AND COUNT							
Unit Type	STUDIO	1BED	1BED + DEN	2 BED	2 BED + DEN	3 BR TH	3 BED TH + DEN
Sq.Ft.	500	500 - 575	630 - 660	750 - 800	840	1050	1260
LEVEL							
LEVEL 1	-	1	1	1	-	5	1
LEVEL 2	1	-	1	1	3		
LEVEL 3	1	3	2	5	-	-	-
LEVEL 4	-	3	-	1	3	-	-
LEVEL 5	-	3	-	4		-	-

TOTAL	2	10	4	12	6	6
40 UNITS		16		18		6
100 %		40 %		45 %		15 %

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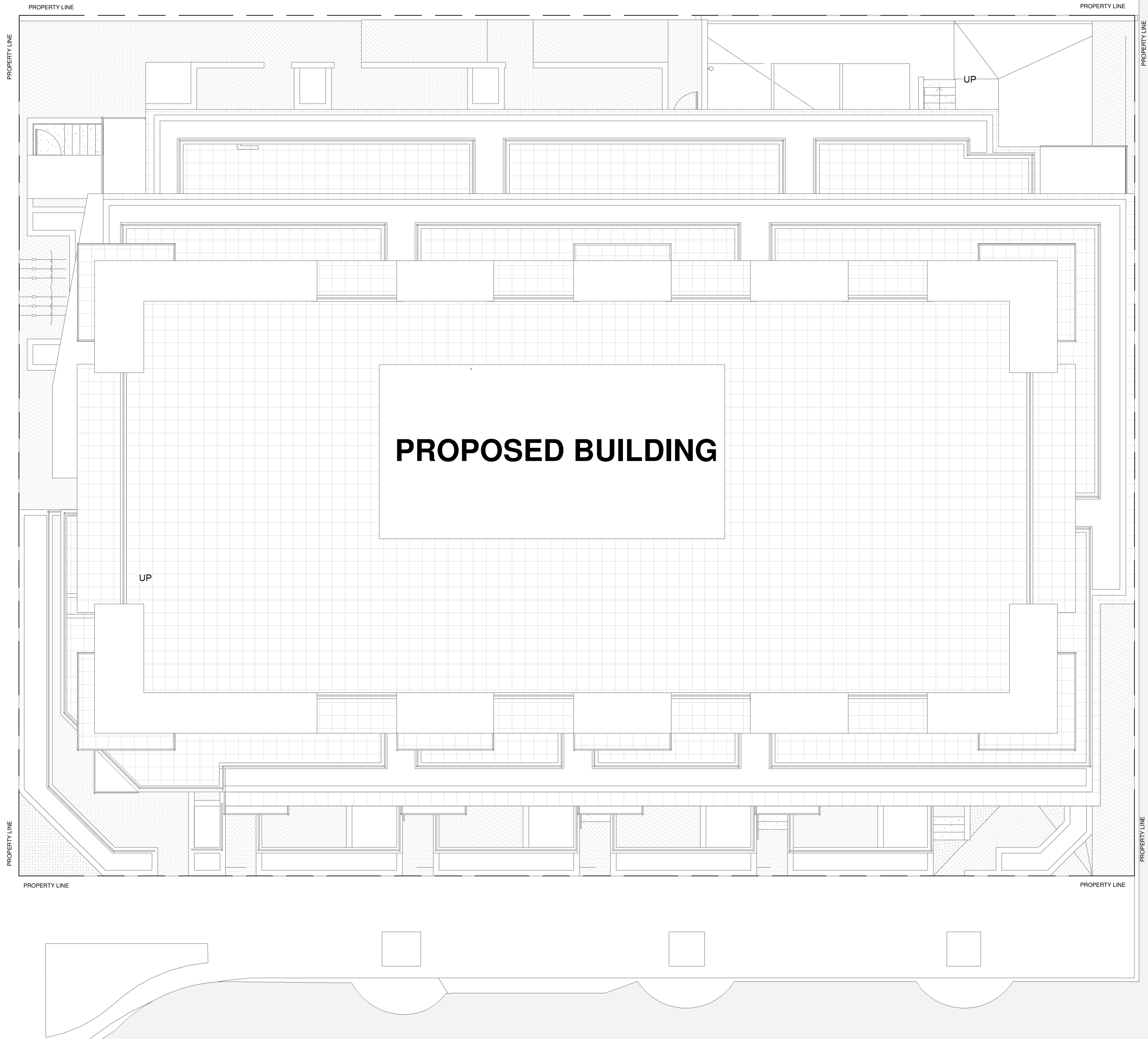
PROJECT
LONDON RESIDENCE
909, 911 & 915 12TH STREET NEW WESTMINSTER, BC
ARCHITECTURAL

Cover

DESIGNED	RS, BP	SEAL
DRAWN	BP	
SCALE	As indicated	
DATE	06/30/20	

PROJECT NO. 1832	DRAWING NO. A0.0	REV
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LONDON STREET



12TH STREET

LANE



UNIT 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5
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

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PROJECT
LONDON RESIDENCE

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

Site Plan

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

PROJECT NO.
1832

DRAWING NO.
A1.0



THIS REVISION SUPERSEDES
DRAWINGS BEARING PREVIOUS
REVISION LETTER

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

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PROJECT
LONDON RESIDENCE

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

Survey Plan

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

PROJECT NO.
1832

DRAWING NO.
A1.1

REV



SURVEY PLAN
1/8" = 1'-0"

12th STREET



VividGreen
architecture inc.

UNIT 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5
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

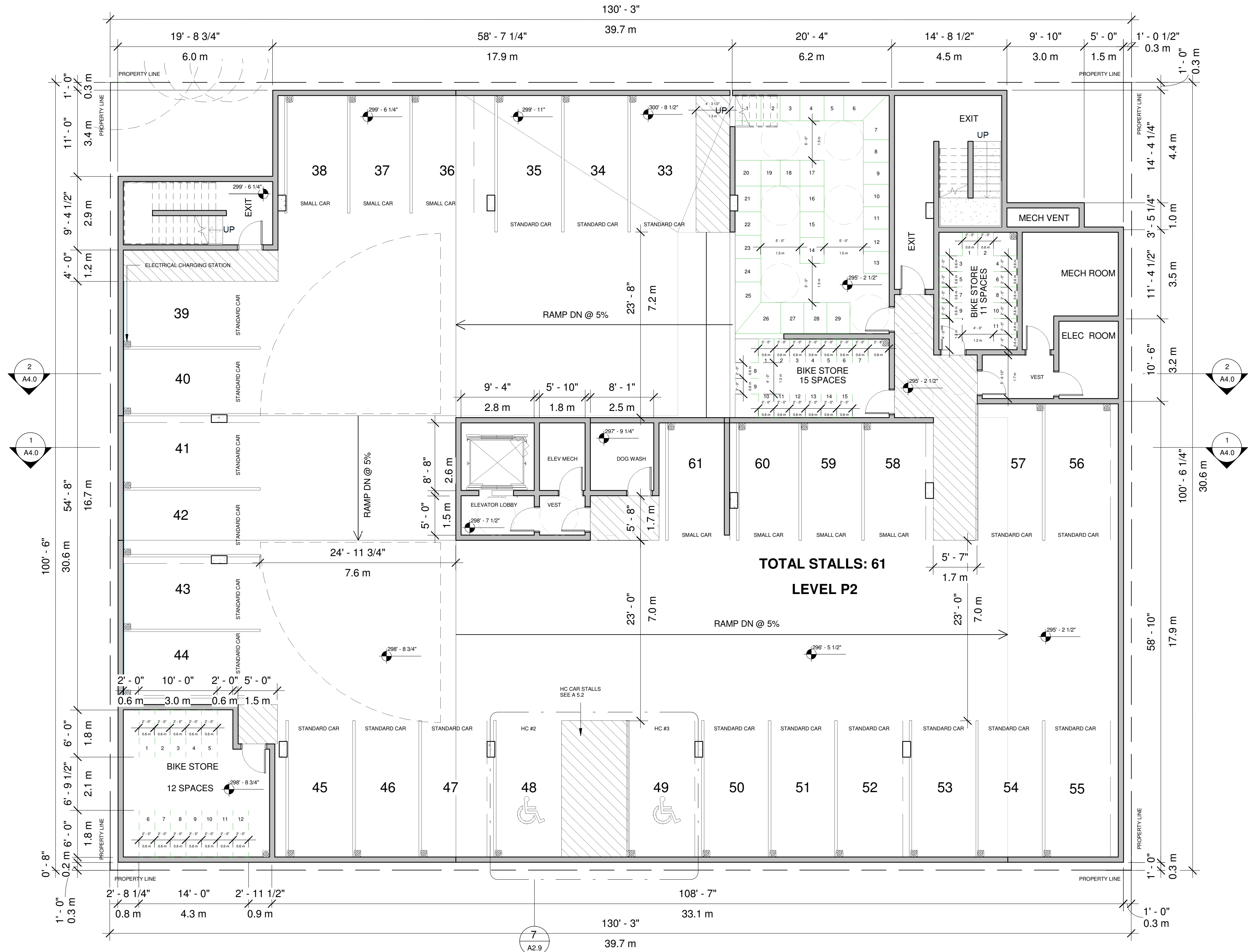
Parkade Level 2

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

PROJECT NO. 1832	DRAWING NO. A2.0	REV A
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DRAWINGS BEARING PREVIOUS
REVISION LETTER

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1 Parking 2
1/8" = 1'-0"

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

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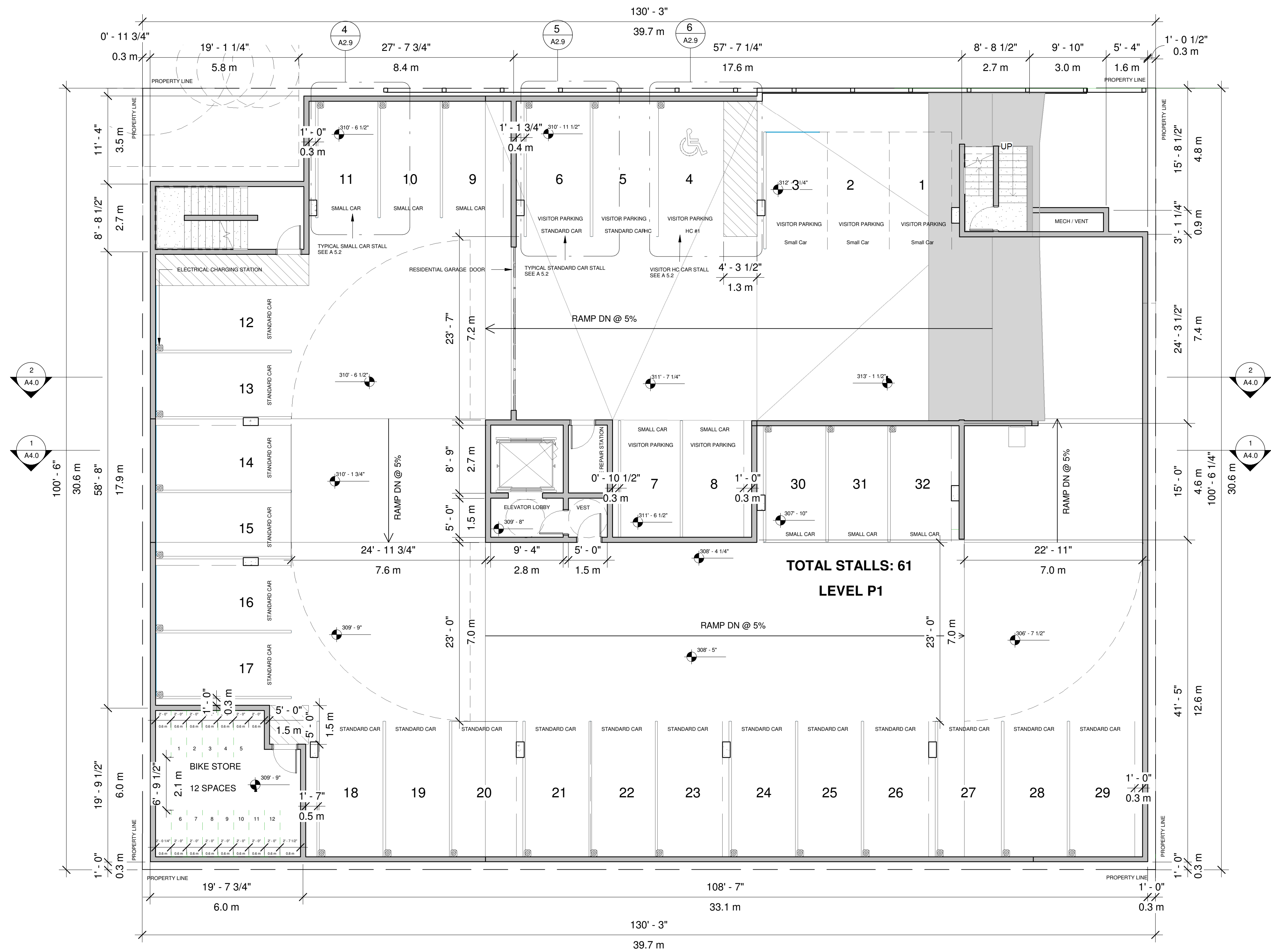
PROJECT
LONDON RESIDENCE

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

Parkade Level 1

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

PROJECT NO. 1832	DRAWING NO. A2.1	REV △
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1 Parking 1
1/8" = 1'-0"

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

Level 01

DESIGNED	RS, BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

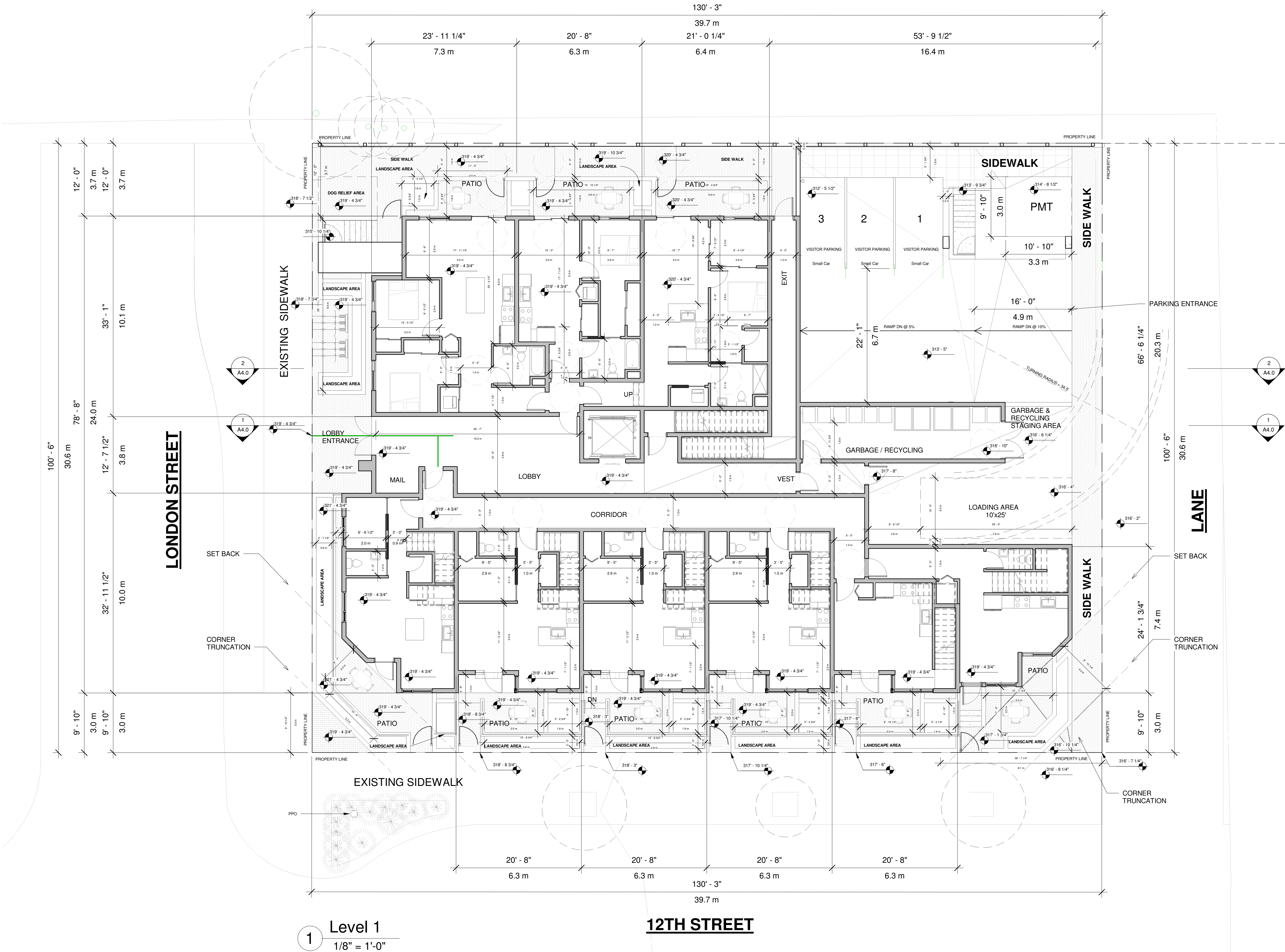
PROJECT NO.
1832

DRAWING NO.
A2.2

REV

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DRAWINGS BEARING PREVIOUS
REVISION LETTER

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

12TH STREET

C:\Users\Gerrard\Documents\200501_1832RDN_915 12th Street, New West\Central_Files_Ehcad.rvt



VividGreen
architecture inc.

UNIT 1141 - 11871 HORSESHOE WAY
RICHMOND, BC V7A 5H5
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

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NEW WESTMINSTER, BC
ARCHITECTURAL

Level 02

DESIGNED	RS, BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

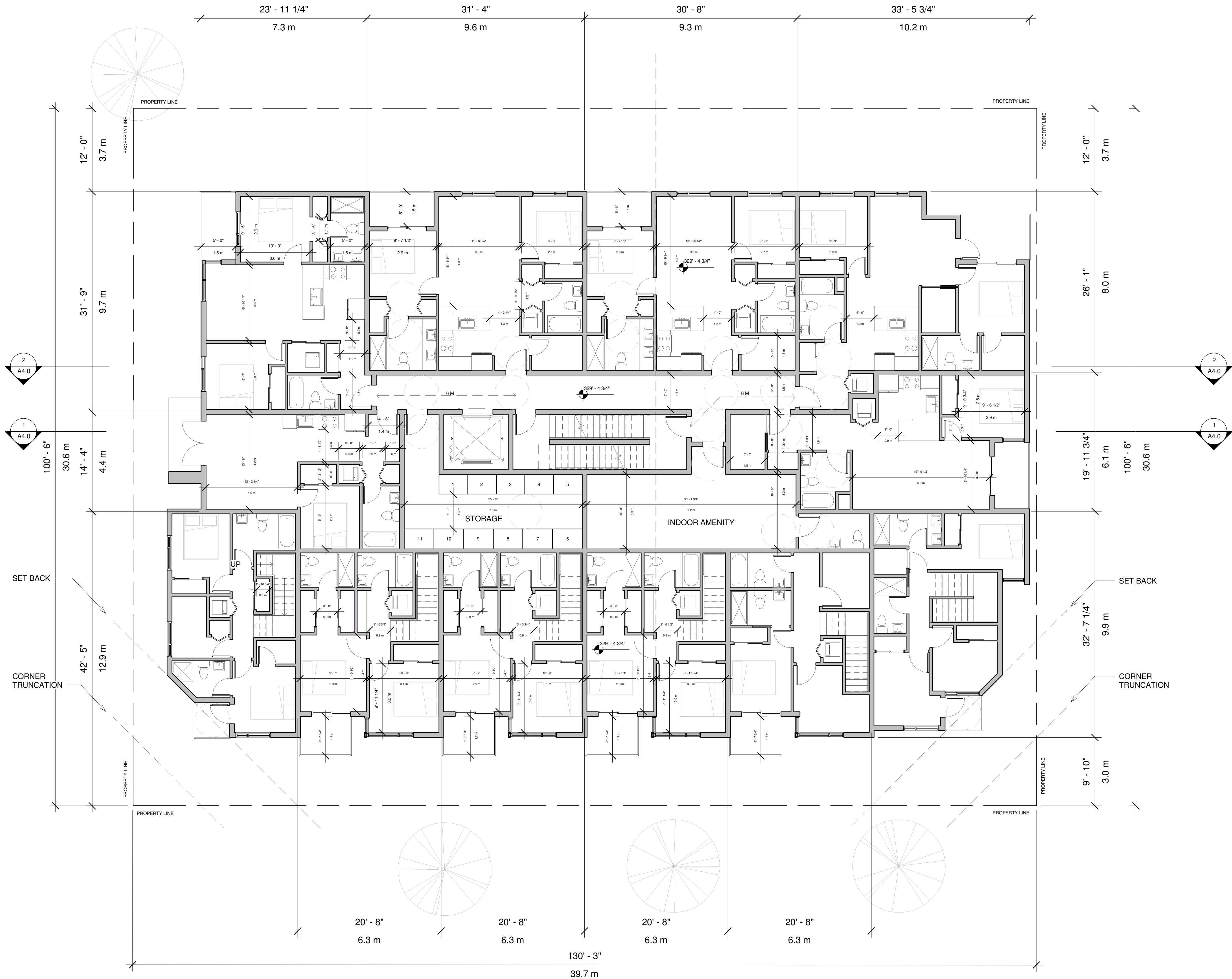
PROJECT NO.
1832

DRAWING NO.
A2.3

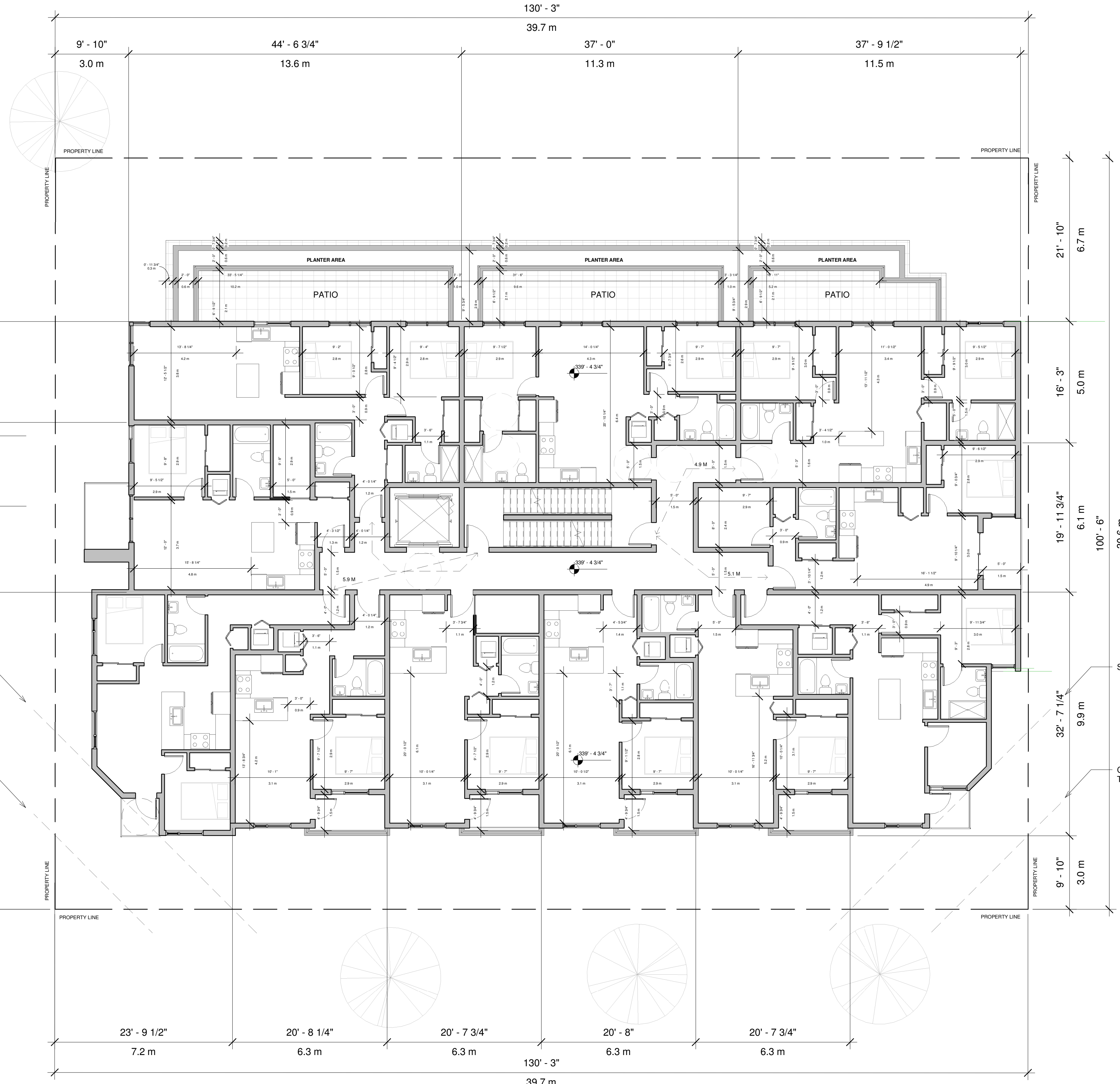
REV

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REVISION LETTER

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1 Level 02
1/8" = 1'-0"



1 Level 3
1/8" = 1'-0"

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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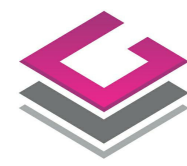
PROJECT
LONDON RESIDENCE

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

Level 03

DESIGNED	RS, BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

PROJECT NO. 1832	DRAWING NO. A2.4	REV
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RICHMOND, BC V7A 5H5
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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

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ARCHITECTURAL

Level 04

DESIGNED	RS, BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

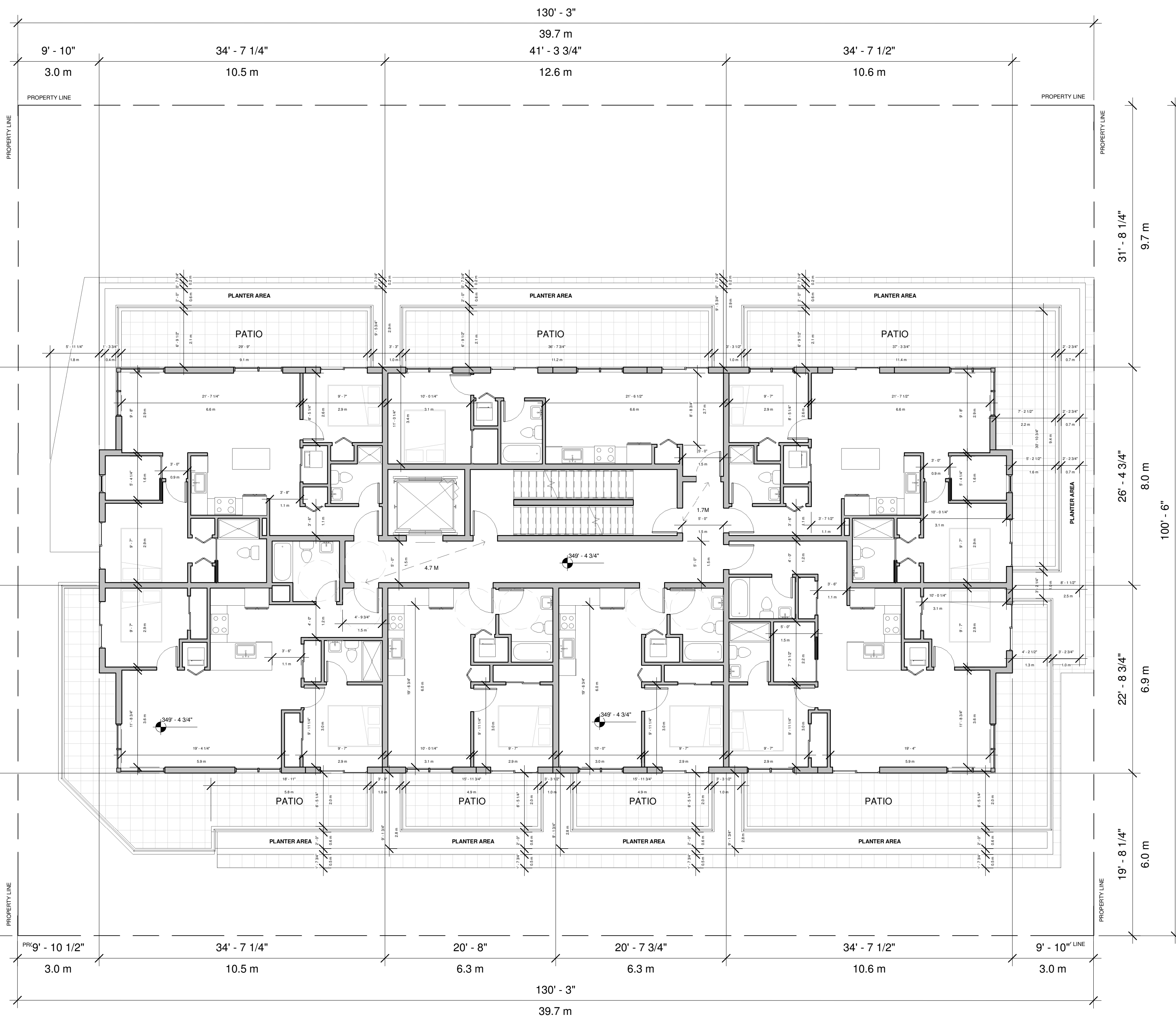
PROJECT NO.
1832

DRAWING NO.
A2.5

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1 Level 4
1/8" = 1'-0"



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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
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NEW WESTMINSTER, BC
ARCHITECTURAL

Level 05

DESIGNED	RS, BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

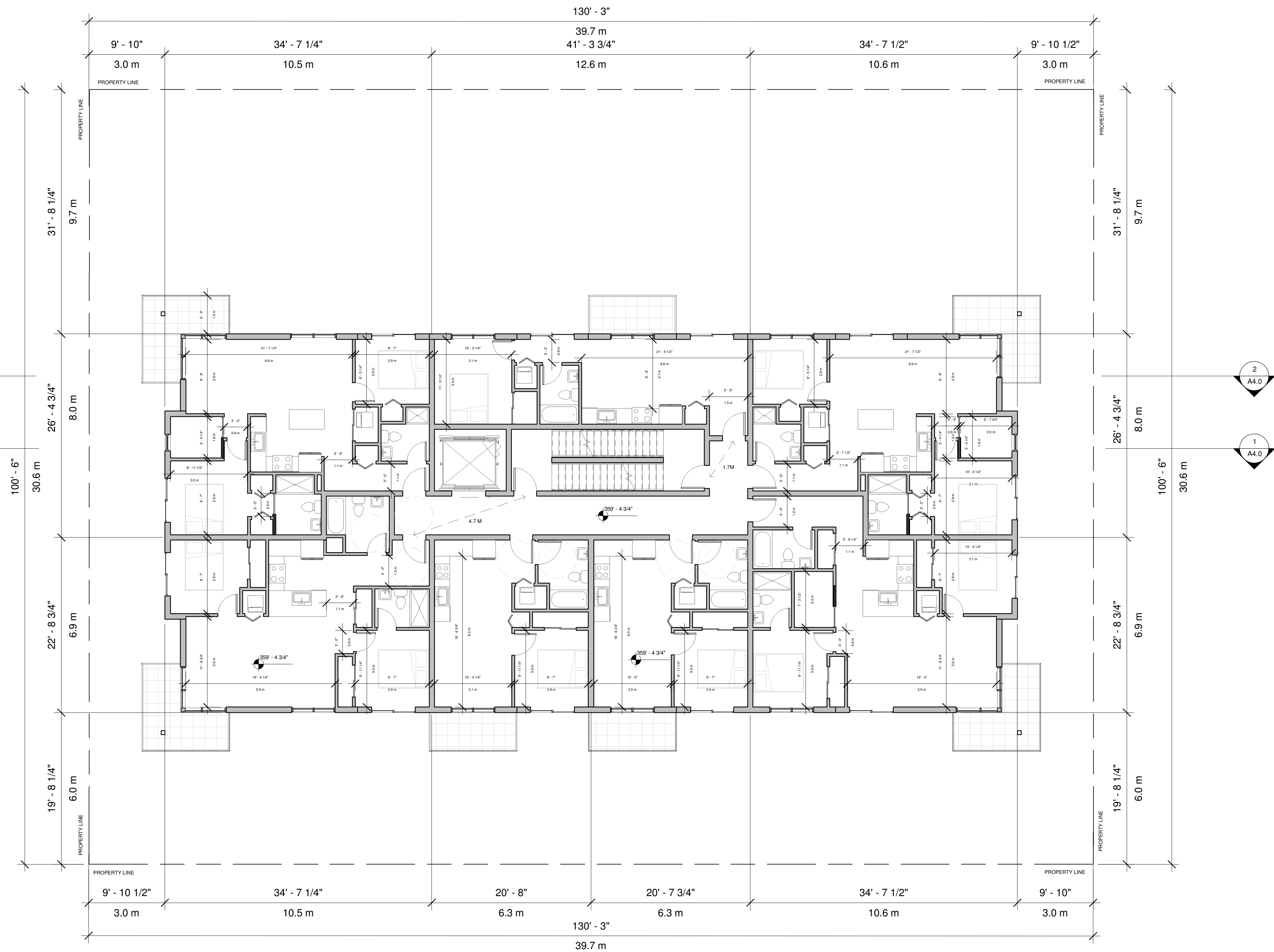
PROJECT NO.
1832

DRAWING NO.
A2.6

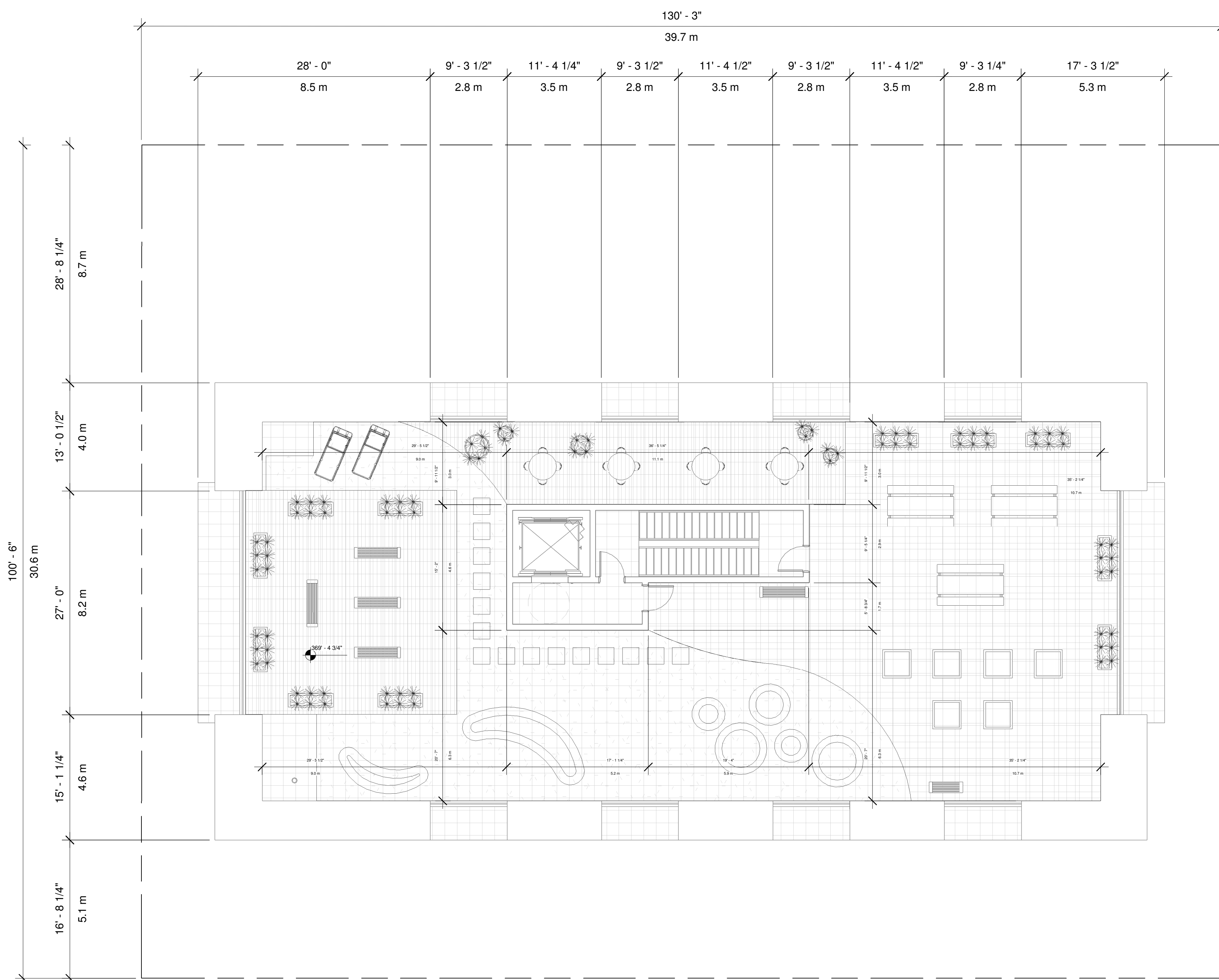
REV

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REVISION LETTER

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1 Level 05
1/8" = 1'-0"



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



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RICHMOND, BC V7A 5H5
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

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ARCHITECTURAL

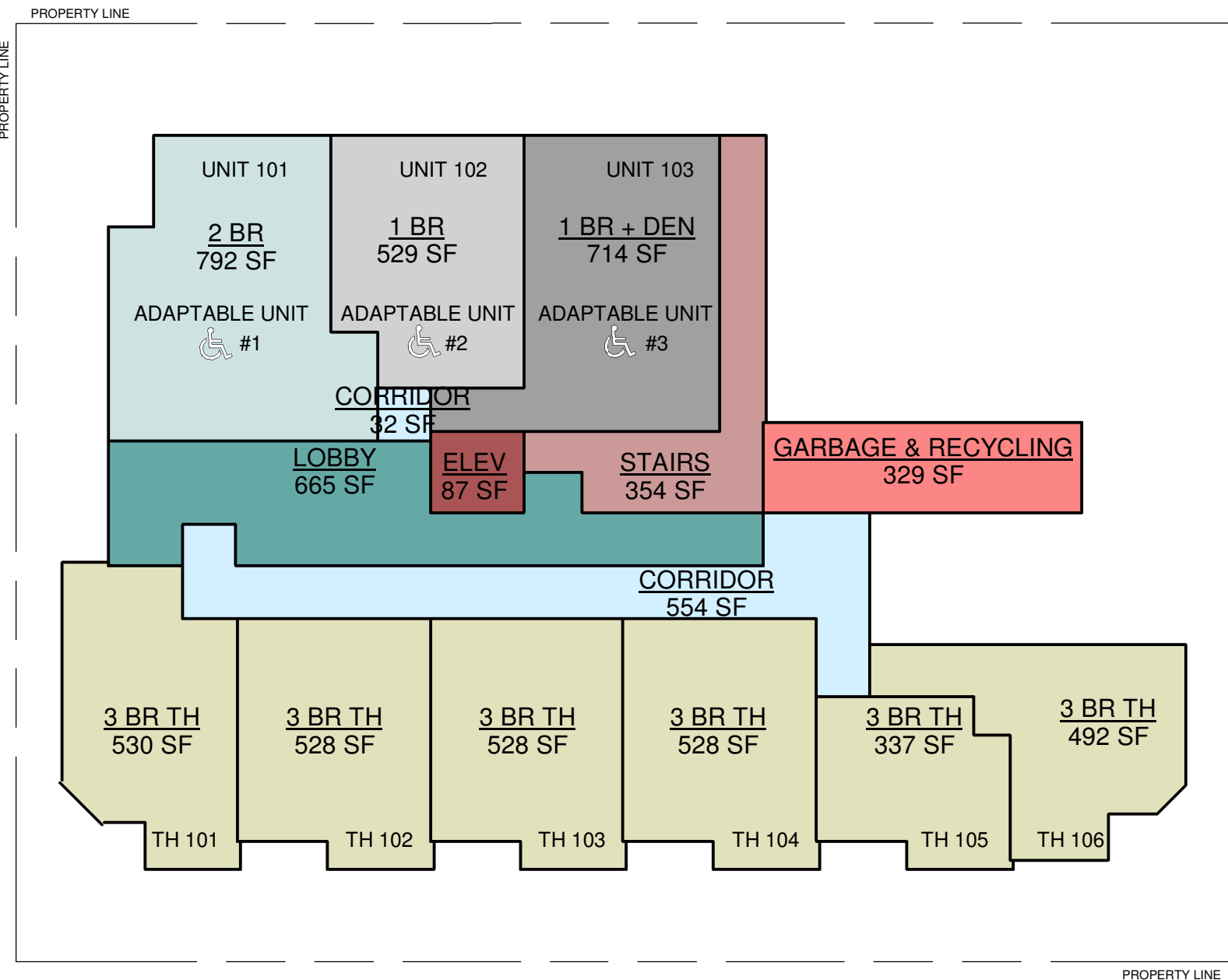
Roof Plan

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

PROJECT NO. 1832	DRAWING NO. A2.7	REV 1
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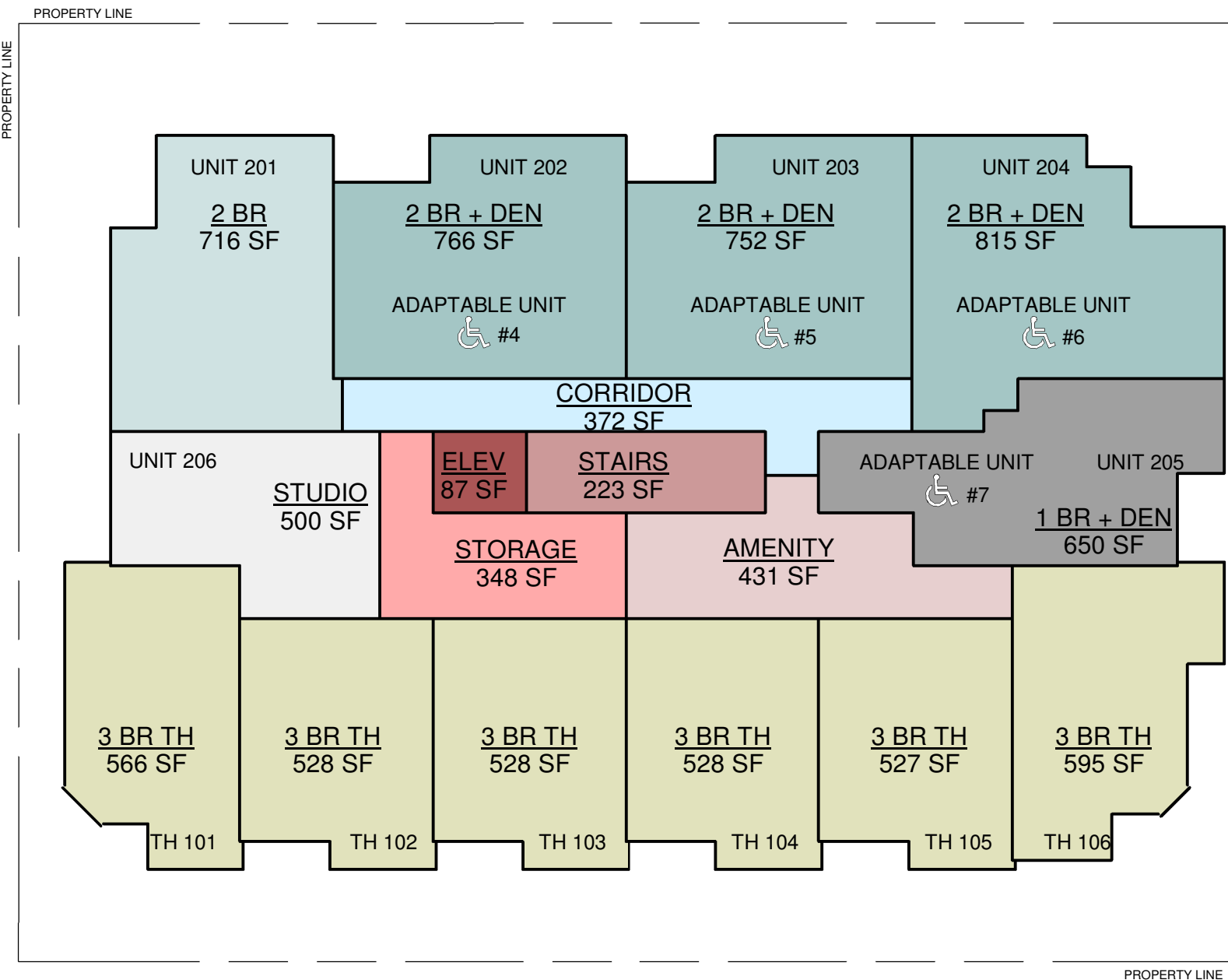
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DRAWINGS BEARING PREVIOUS
REVISION LETTER

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FSR OVERLAY - GROUND FLOOR

RESIDENTIAL UNIT:	4,978 SF
CIRCULATION AREA	1,251 SF
RECYCLING / GRABAGE SPACE	329 SF
TOTAL GROSS FLOOR AREA	6,558 SF



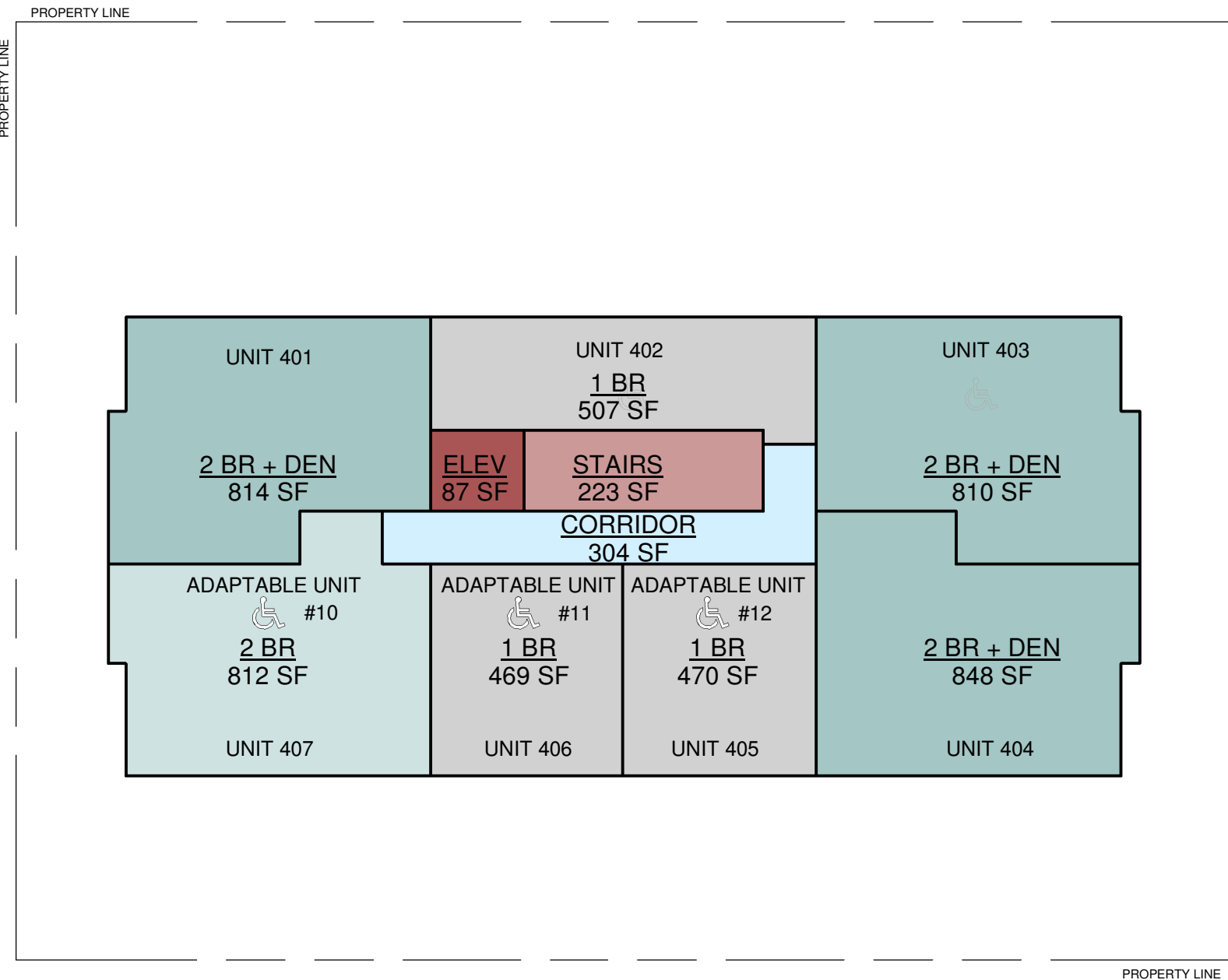
FSR OVERLAY - 2ND FLOOR

RESIDENTIAL UNIT:	7,471 SF
CIRCULATION AREA	372 SF
STORAGE:	348 SF
TOTAL GROSS FLOOR AREA	8,191 SF
INDOOR AMENITY	431 SF



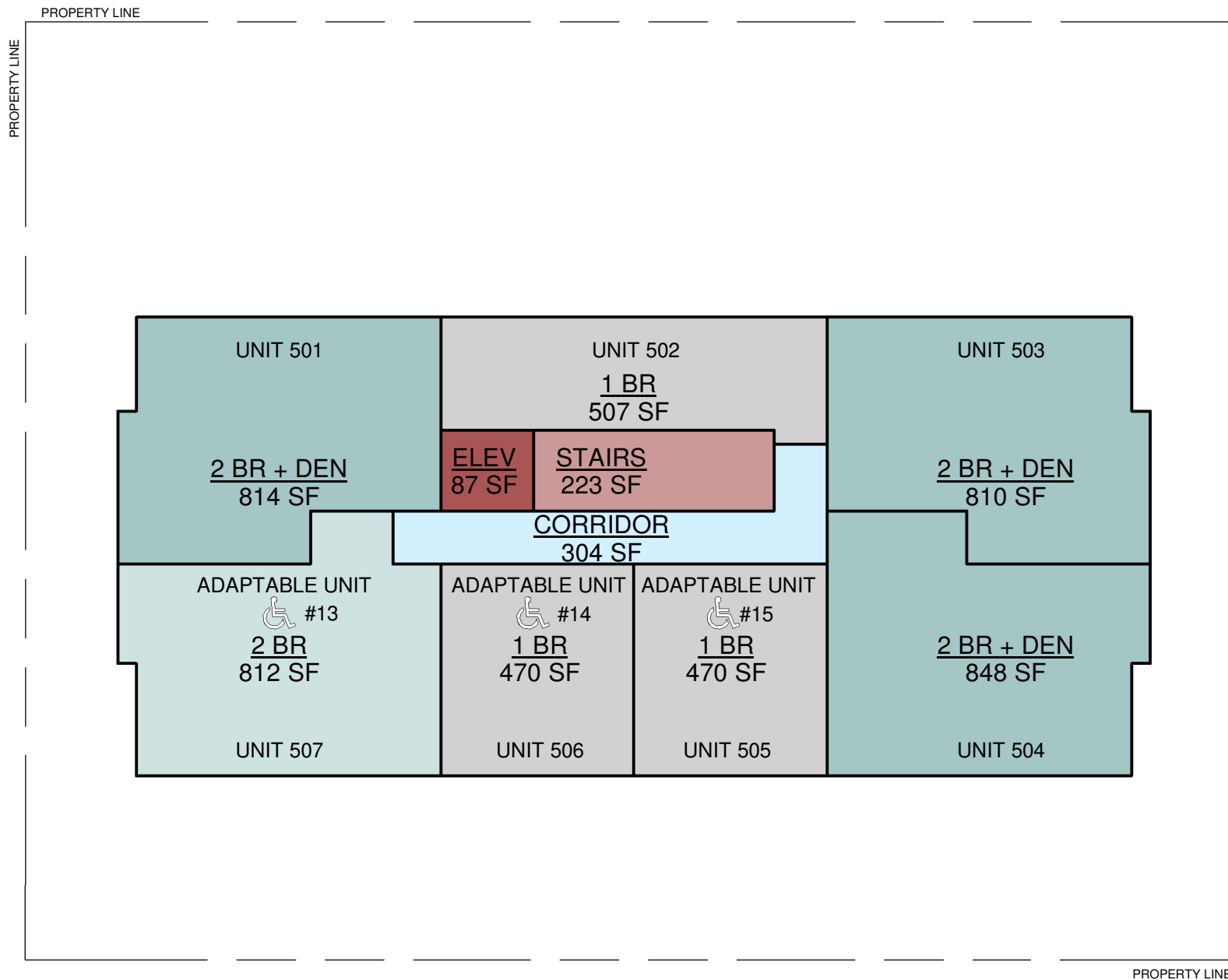
FSR OVERLAY - 3RD FLOOR

RESIDENTIAL UNIT:	7,094 SF
CIRCULATION AREA	476 SF
TOTAL GROSS FLOOR AREA	7,570 SF



FSR OVERLAY - 4TH FLOOR

RESIDENTIAL UNIT:	4,731 SF
CIRCULATION AREA	304 SF
TOTAL GROSS FLOOR AREA	5,035 SF



FSR OVERLAY - 5TH FLOOR

RESIDENTIAL UNIT:	4,731 SF
CIRCULATION AREA	304 SF
TOTAL GROSS FLOOR AREA	5,035 SF

CORRIDOR
104 SF

FSR OVERLAY - ROOF DECK

TOTAL RESIDENTIAL UNITS FLOOR AREA:	29,005 SF
TOTAL CIRCULATION AREA	2,811 SF
TOTAL GROSS FLOOR AREA BEFORE CREDIT	31,816 SF
ADOPTABLE DWELLING UNIT FSR CREDIT	16 X 30.14 = 482.24 SF
TOTAL GROSS FLOOR AREA	31,334 SF

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

Area Overlays

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	As indicated	
DATE	06/30/20	

PROJECT NO. 1832	DRAWING NO. A2.8	REV 1
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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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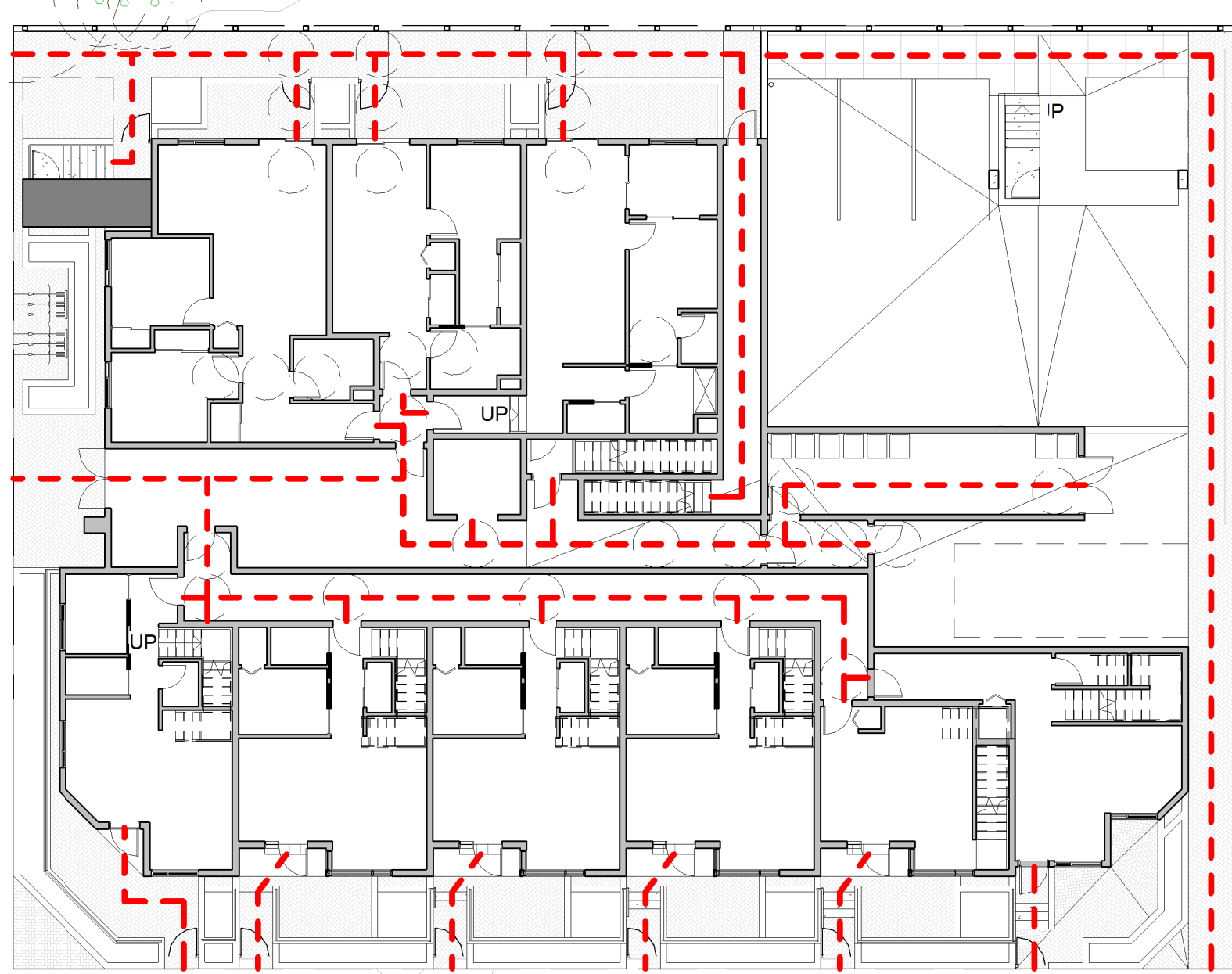
PROJECT
LONDON RESIDENCE

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

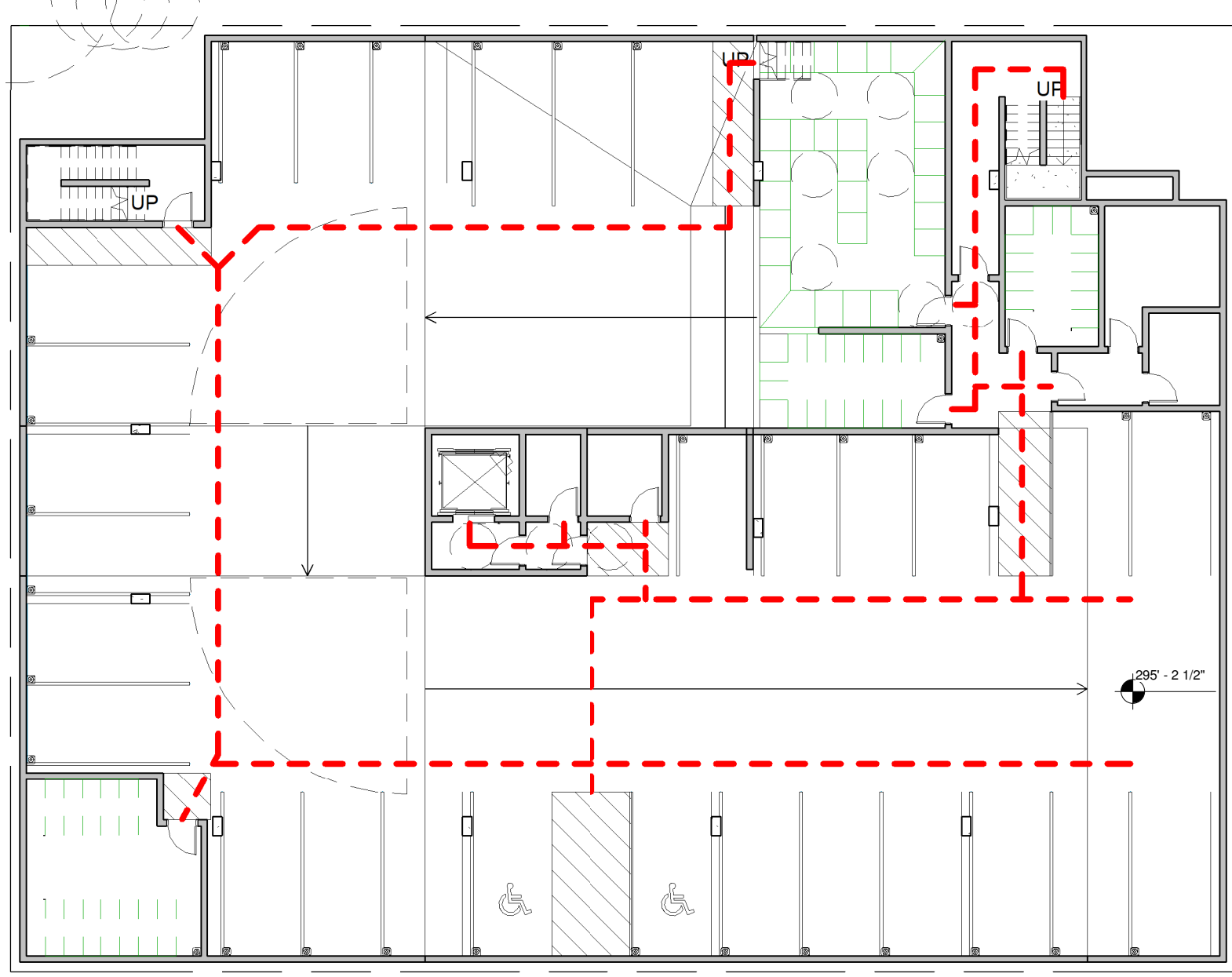
Detail Drawings

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	As indicated	
DATE	06/30/20	

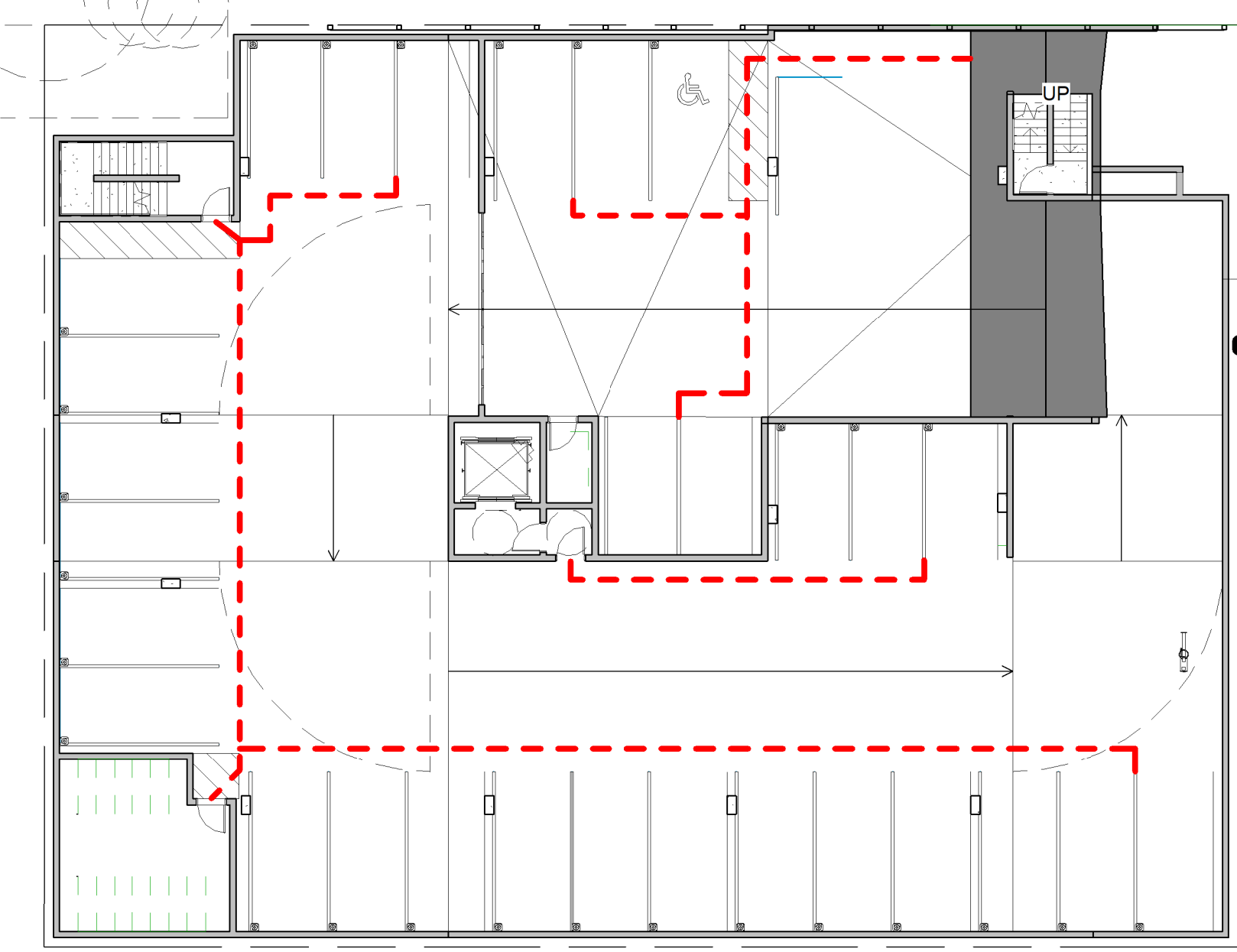
PROJECT NO. 1832	DRAWING NO. A2.9	REV △
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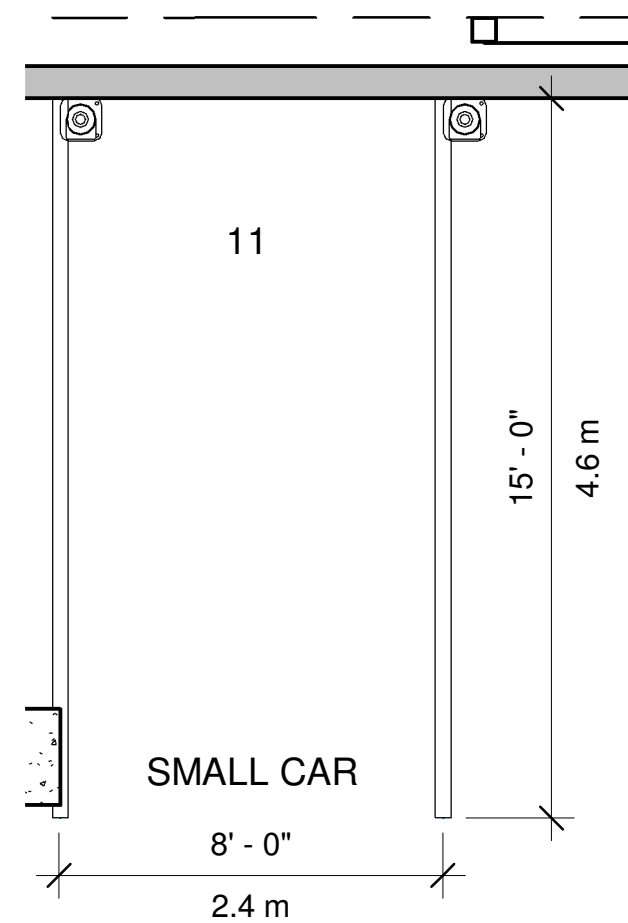
1 LEVEL 1 PEDESTRIAN FLOW PLAN
1/16" = 1'-0"



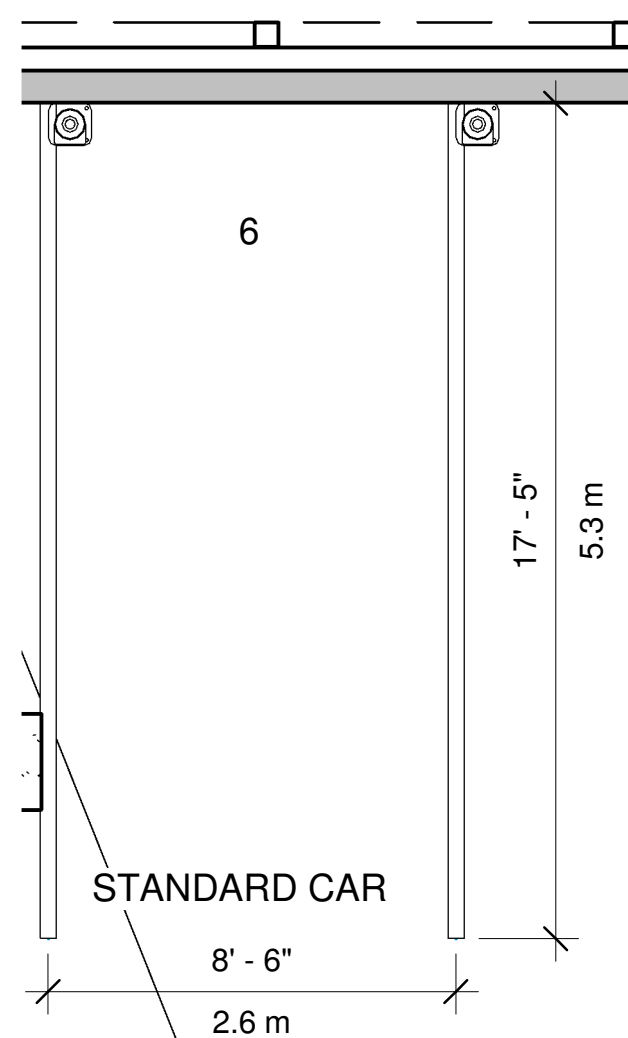
2 PARKING 2 PEDESTRIAN FLOW PLAN
1/16" = 1'-0"



3 Parking 1 PEDESTRIAN FLOW PLAN
1/16" = 1'-0"



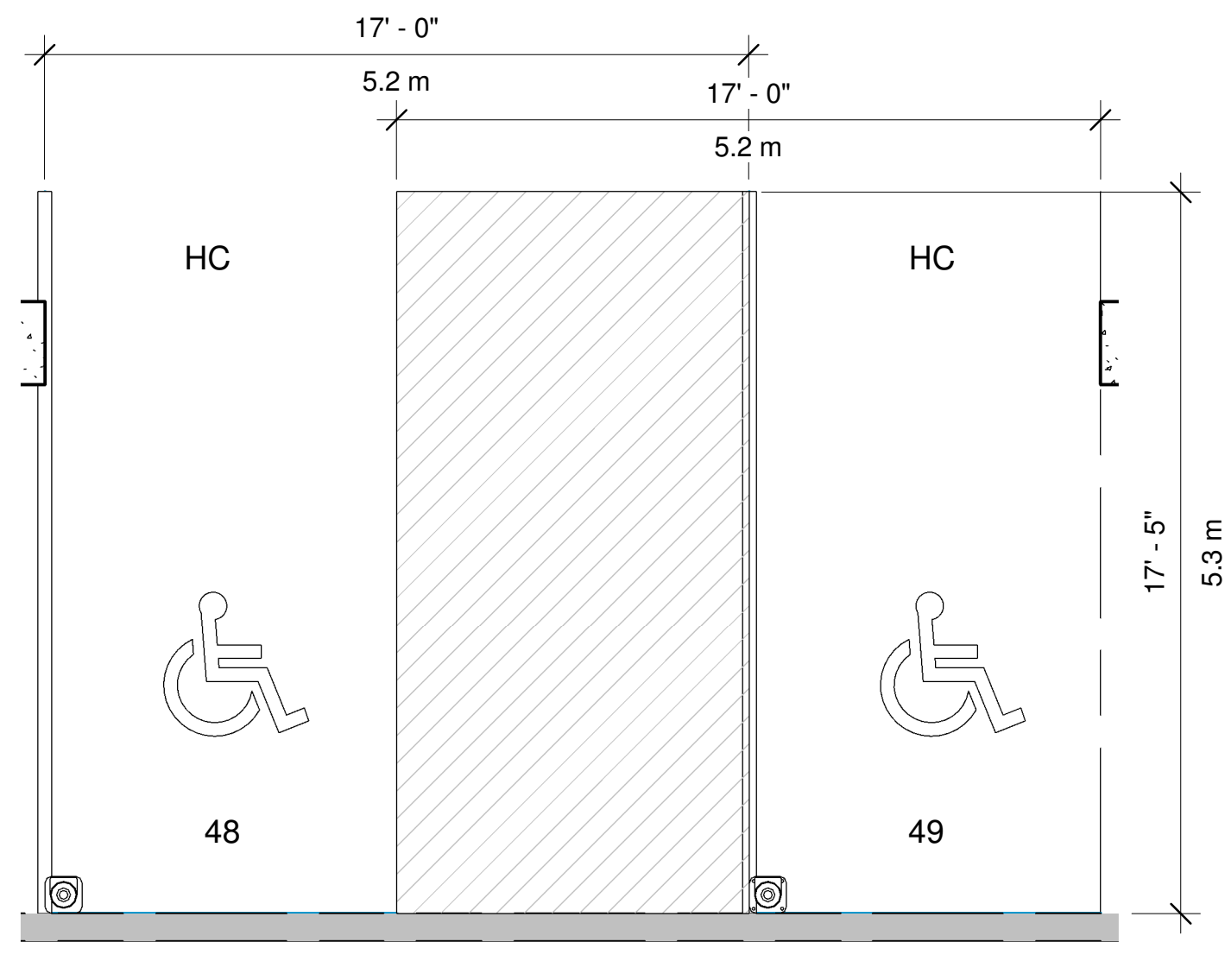
4 Parking 1 - Callout 1
1/4" = 1'-0"



5 Parking 1 - Callout 2
1/4" = 1'-0"



6 Parking 1 - Callout 3
1/4" = 1'-0"



7 Parking 2 - Callout 1
1/4" = 1'-0"



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



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

MATERIALS LEGEND	
Key Value	Keystone Text
01	ALUMINUM RAILINGS WITH GLASS PANELS - DARK GRAY BM DEEP CAVIAR 2130-20
02	METAL CLADDING - VERTICAL CORRUGATED - BONE WHITE FINISH
03	METAL CLADDING - HORIZONTAL CORRUGATED - WOODGRAIN FINISH
04	BRICK - MUTUAL MATERIALS - MIDNIGHT SKY
05	VINYL WINDOW FRAME - DARK GRAY BM DEEP CAVIAR 2130-20
07	CONCRETE WALL
08	METAL CLADDING - HORIZONTAL CORRUGATED - CHARCOAL FINISH
09	METAL CLADDING - HORIZONTAL CORRUGATED - WHITE FINISH
10	PREFINISHED METAL CLADDING - FLAT PROFILE - BM SILVER SPRING

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

Elevations (North / South)

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/20/19	

PROJECT NO. 1832	DRAWING NO. A3.0	REV 1
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1 EAST ELEVATION
1/8" = 1'-0"



2 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 - VERTICAL CORRUGATED - BONE WHITE FINISH
03	METAL CLADDING - HORIZONTAL CORRUGATED - WOODGRAIN FINISH
04	BRICK - MUTUAL MATERIALS - MIDNIGHT SKY
05	VINYL WINDOW FRAME - DARK GRAY BM DEEP CAVIAR 2130-20
07	CONCRETE WALL
08	METAL CLADDING - HORIZONTAL CORRUGATED - CHARCOAL FINISH
09	METAL CLADDING - HORIZONTAL CORRUGATED - WHITE FINISH
10	PREFINISHED METAL CLADDING - FLAT PROFILE - BM SILVER SPRING

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

Elavations (East / West)

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

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

Sections

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/8" = 1'-0"	
DATE	06/30/20	

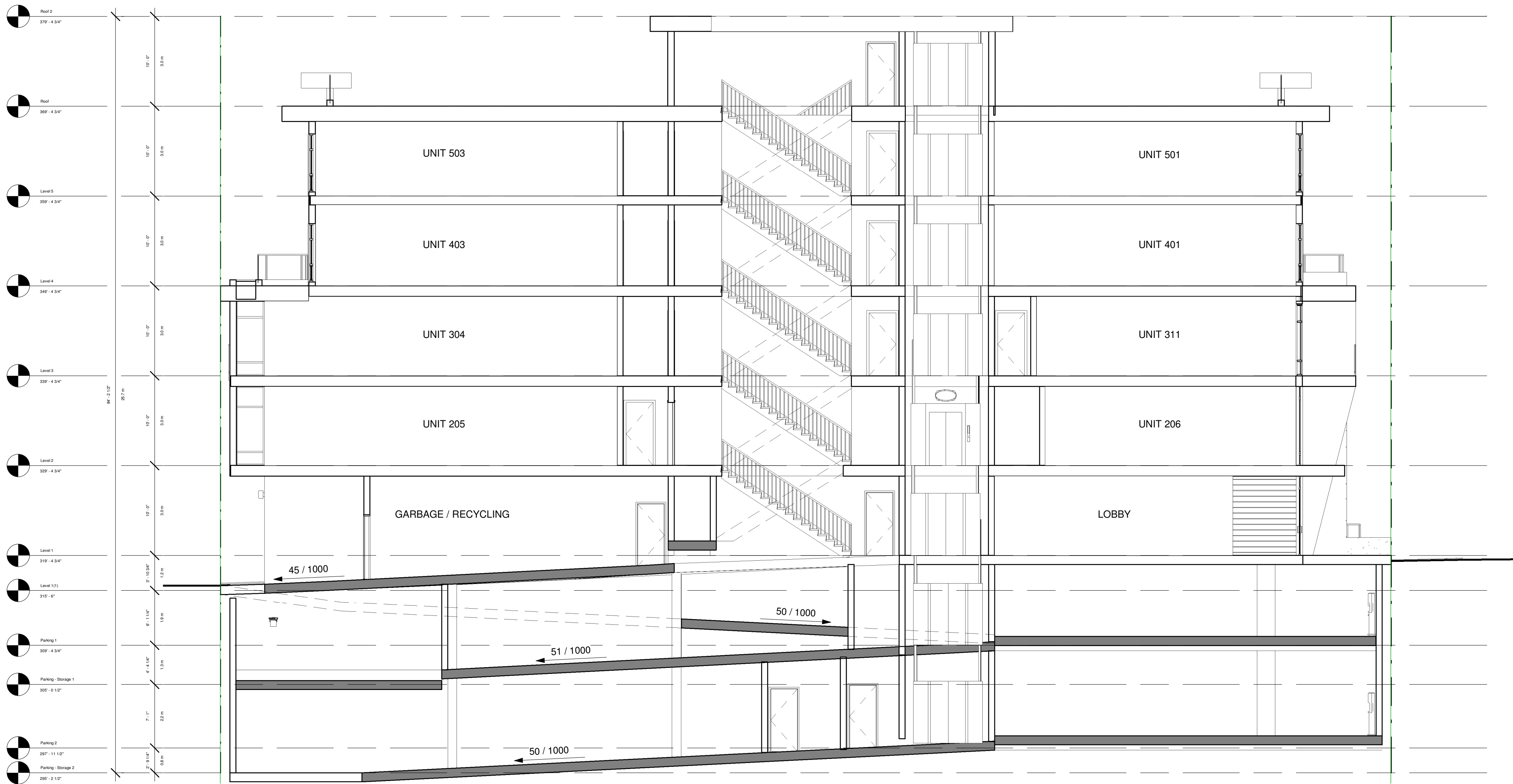
PROJECT NO.
1832

DRAWING NO.
A4.0

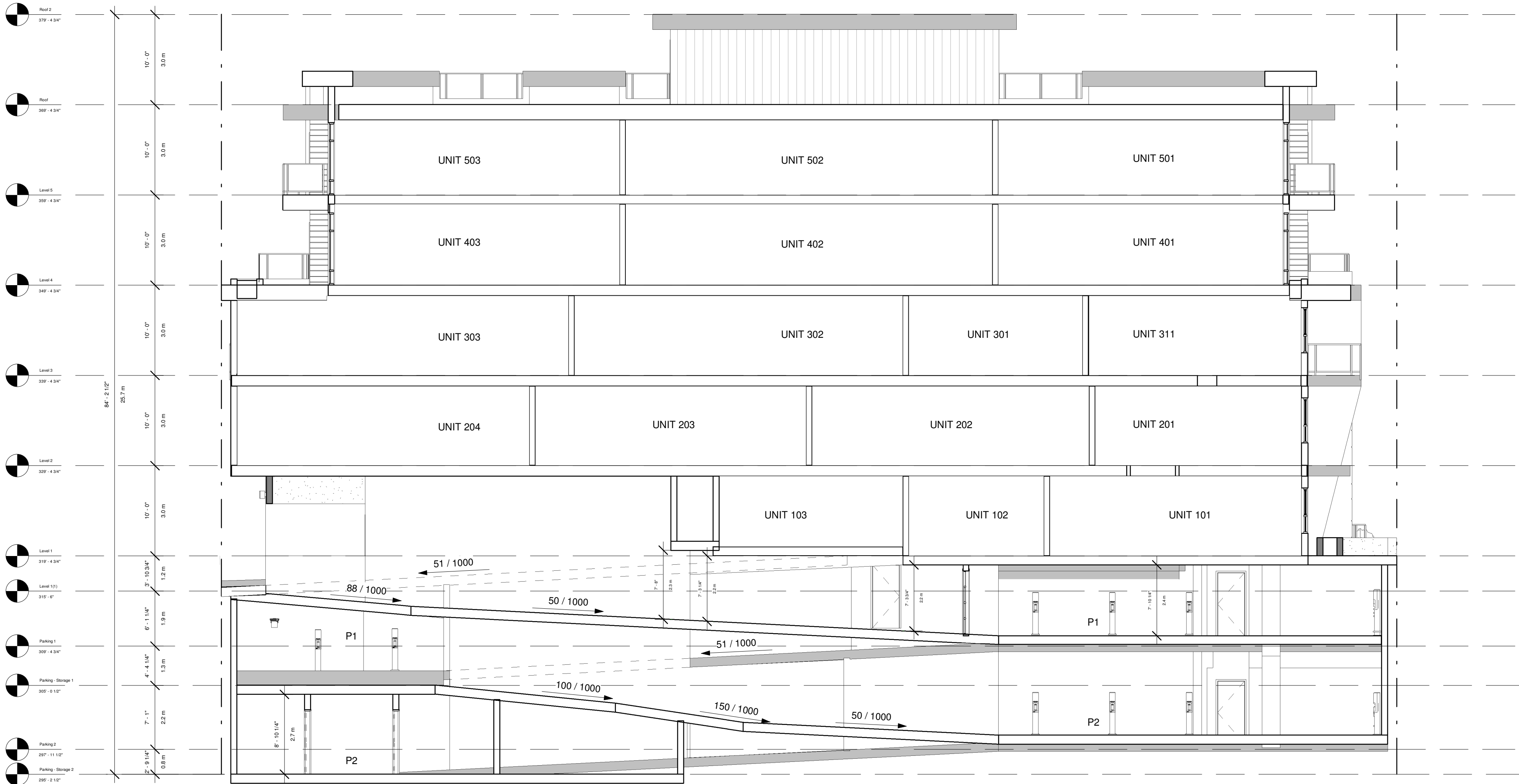


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DRAWINGS BEARING PREVIOUS
REVISION LETTER

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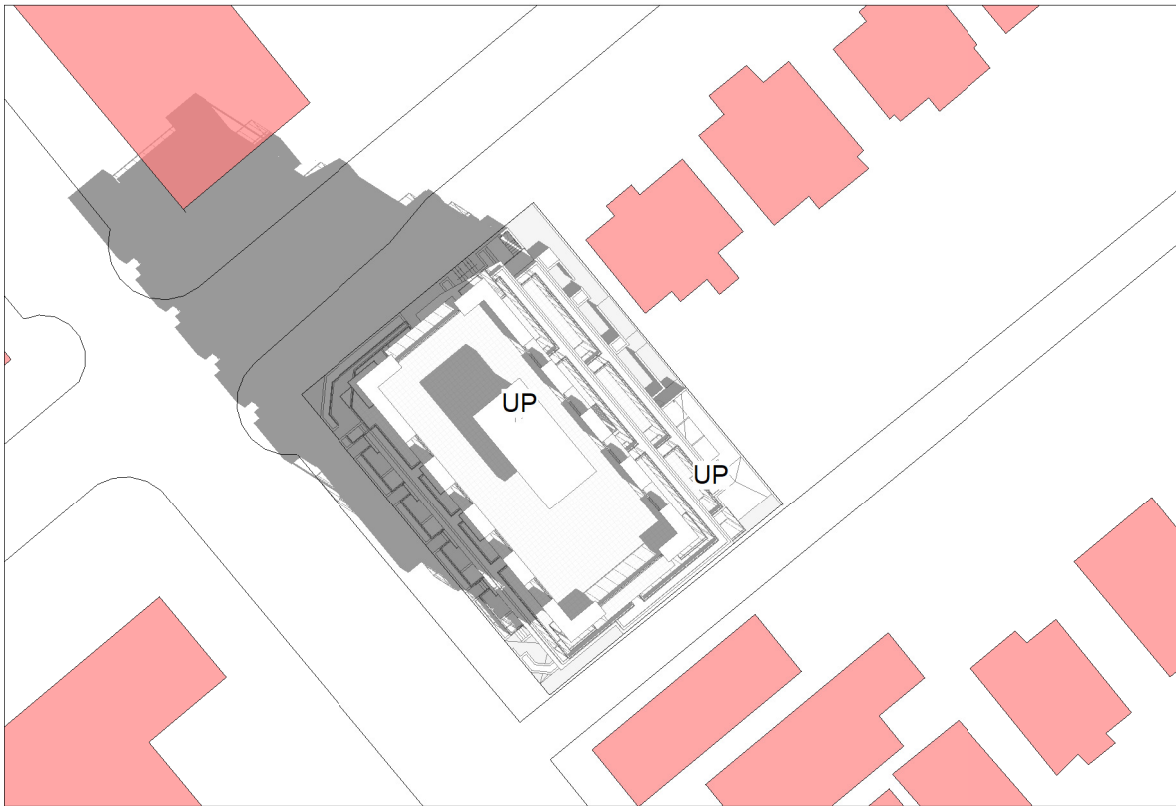


Section A
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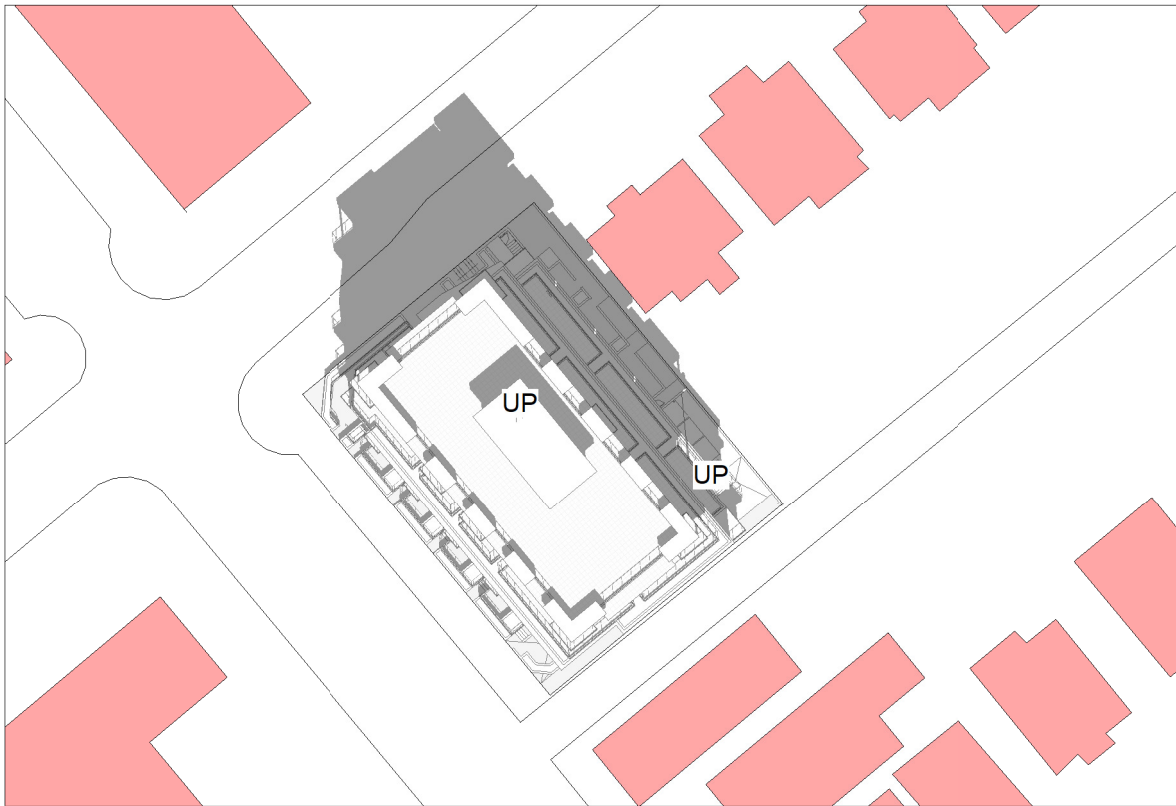


Section B
1/8" = 1'-0"

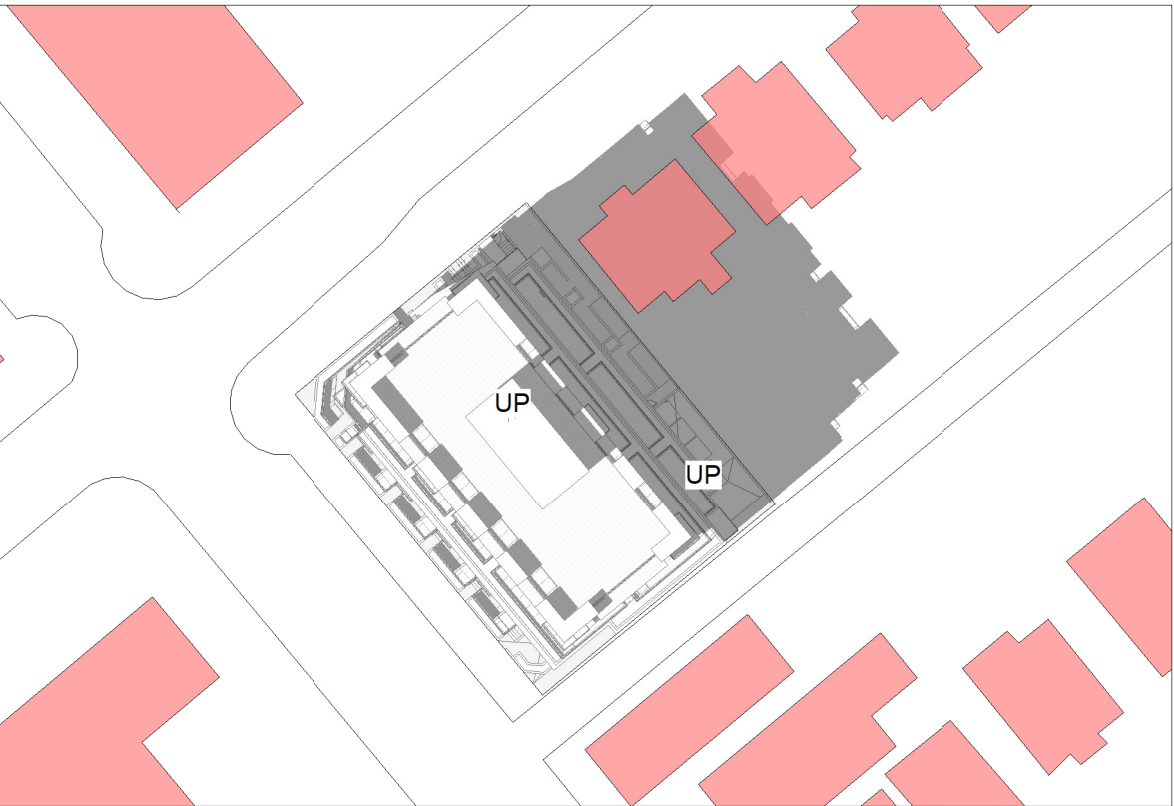
MAR. 21



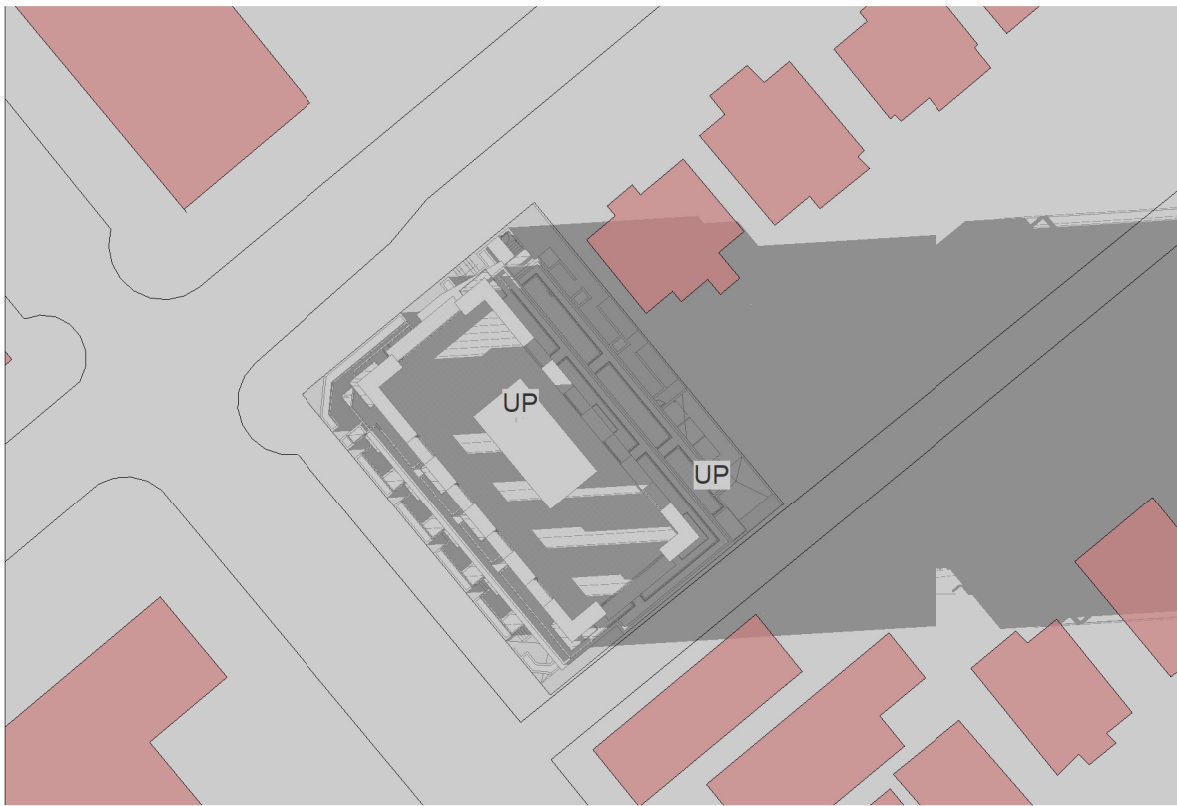
12:00 PM



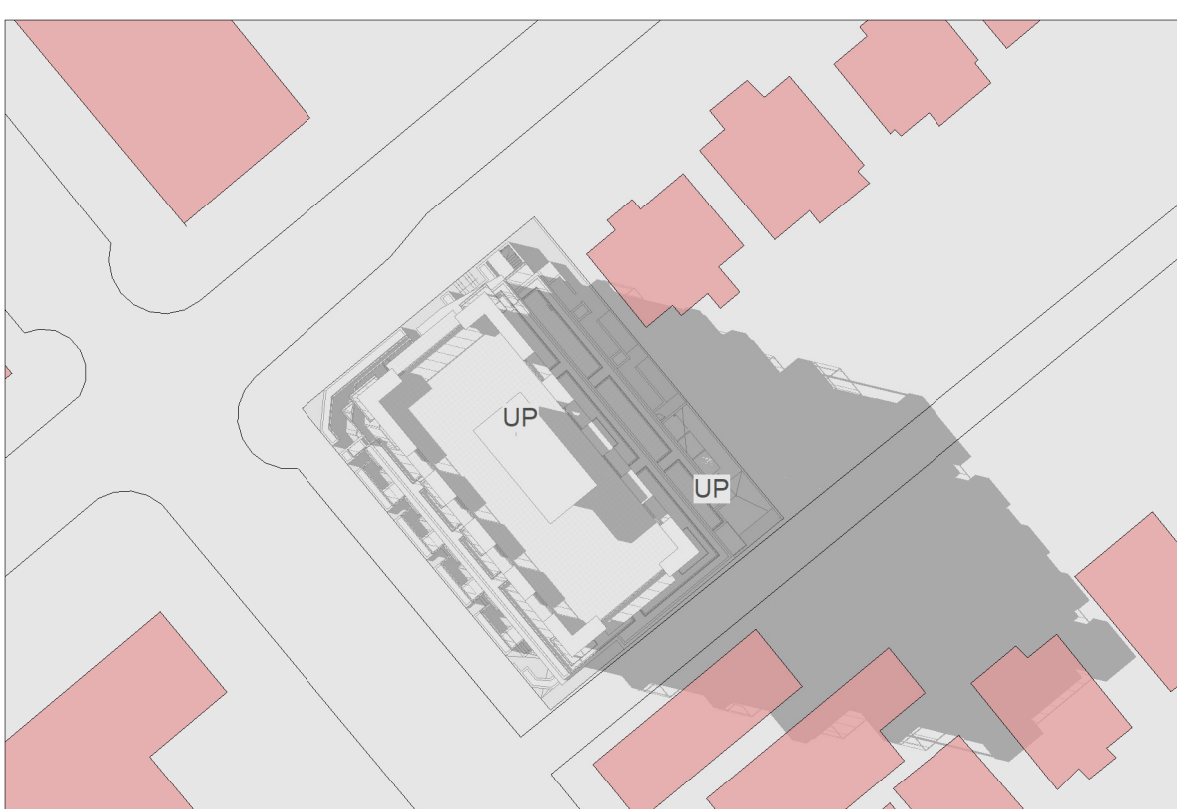
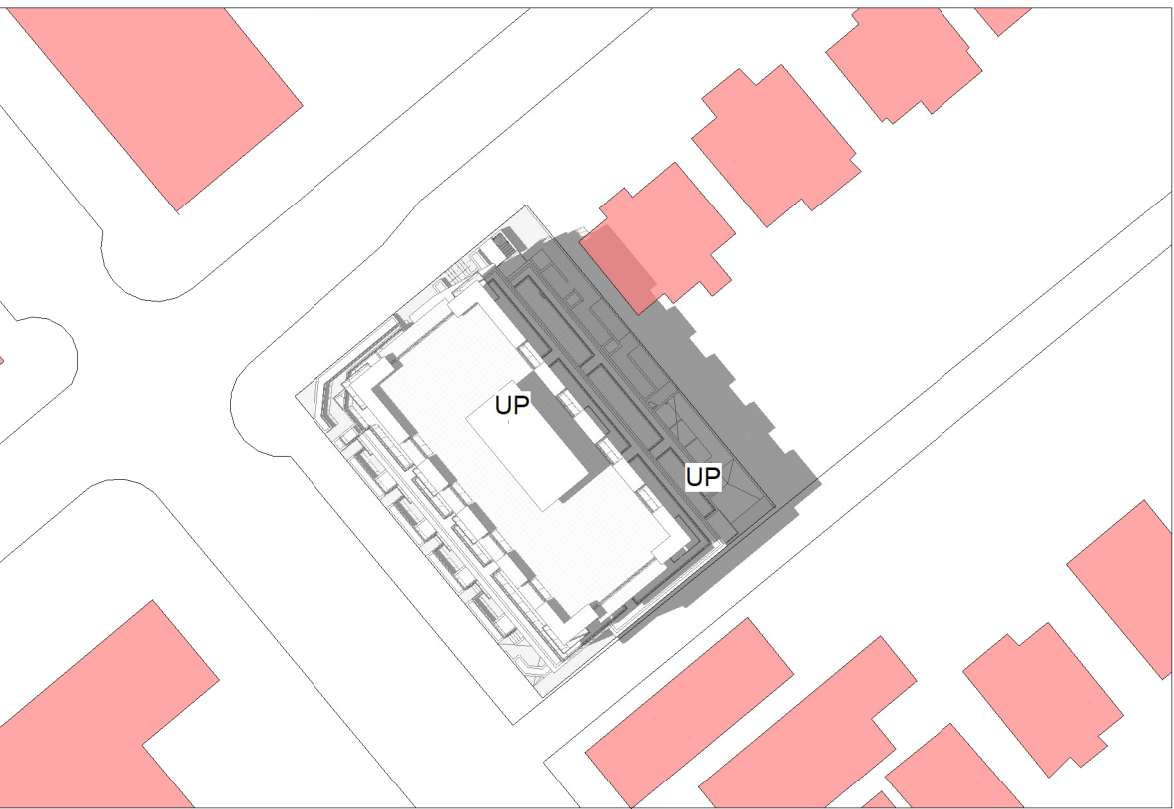
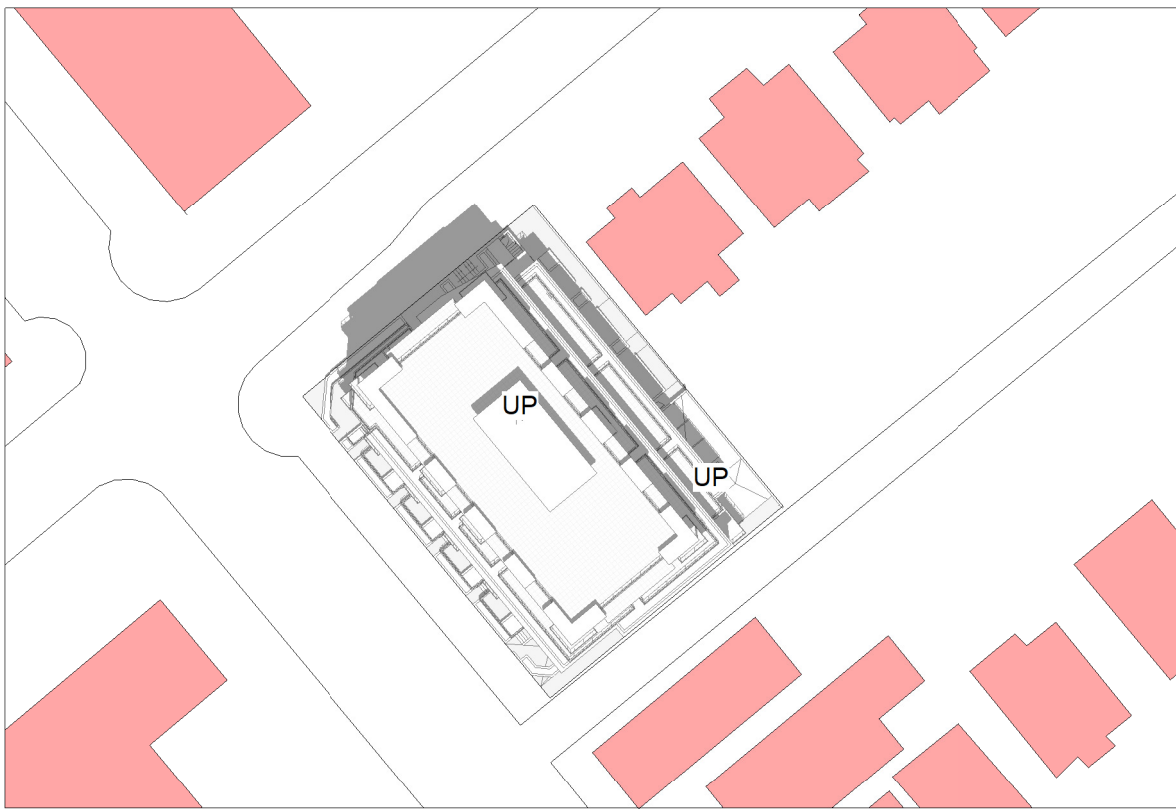
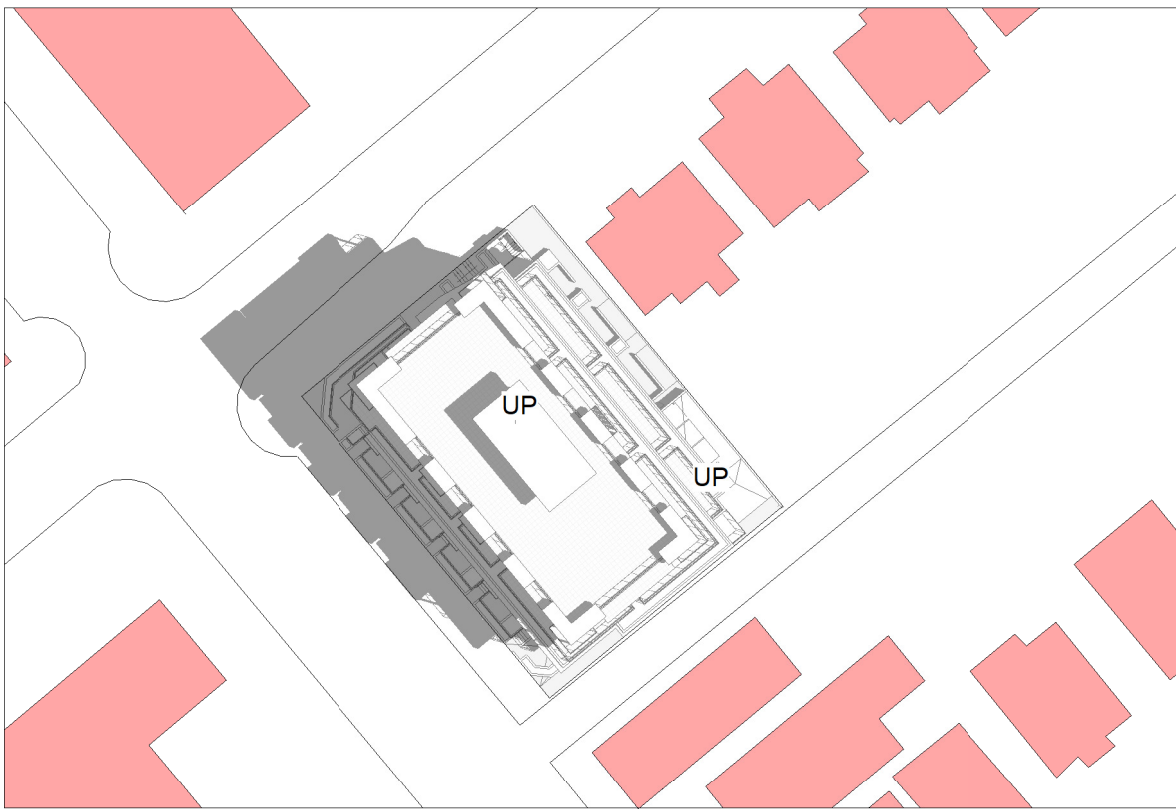
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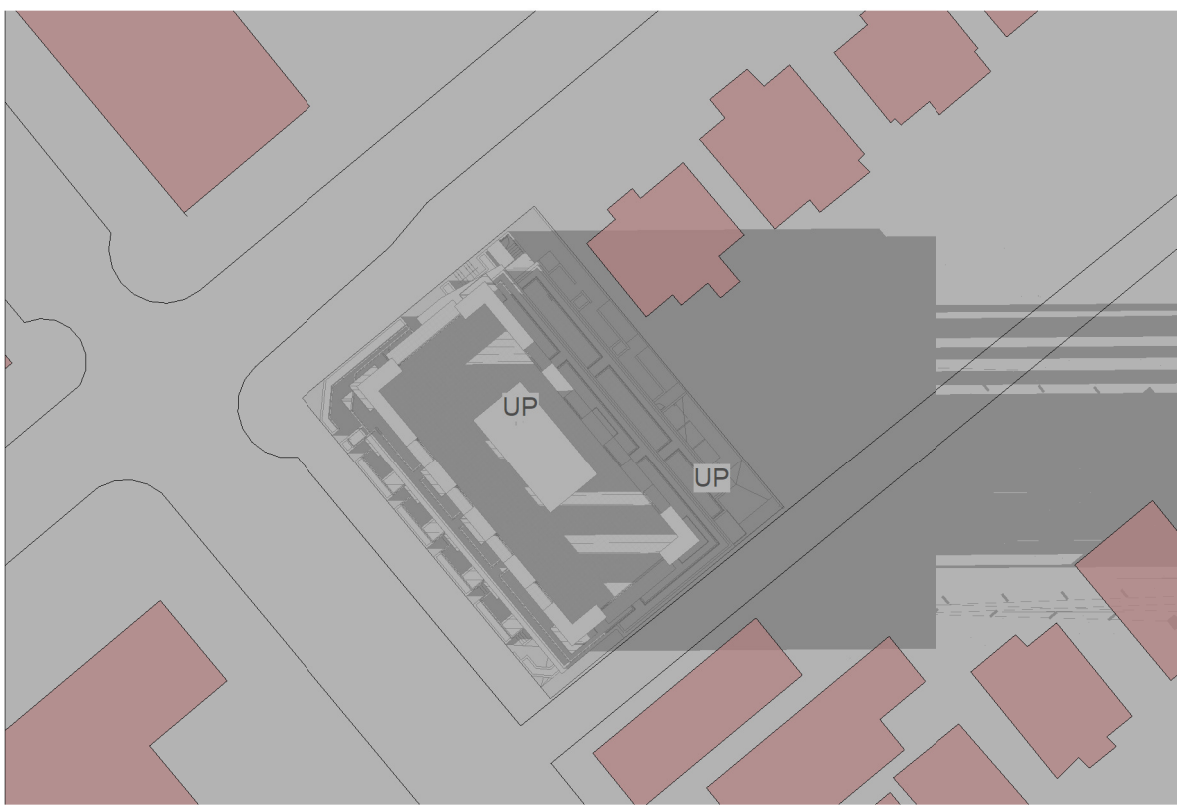
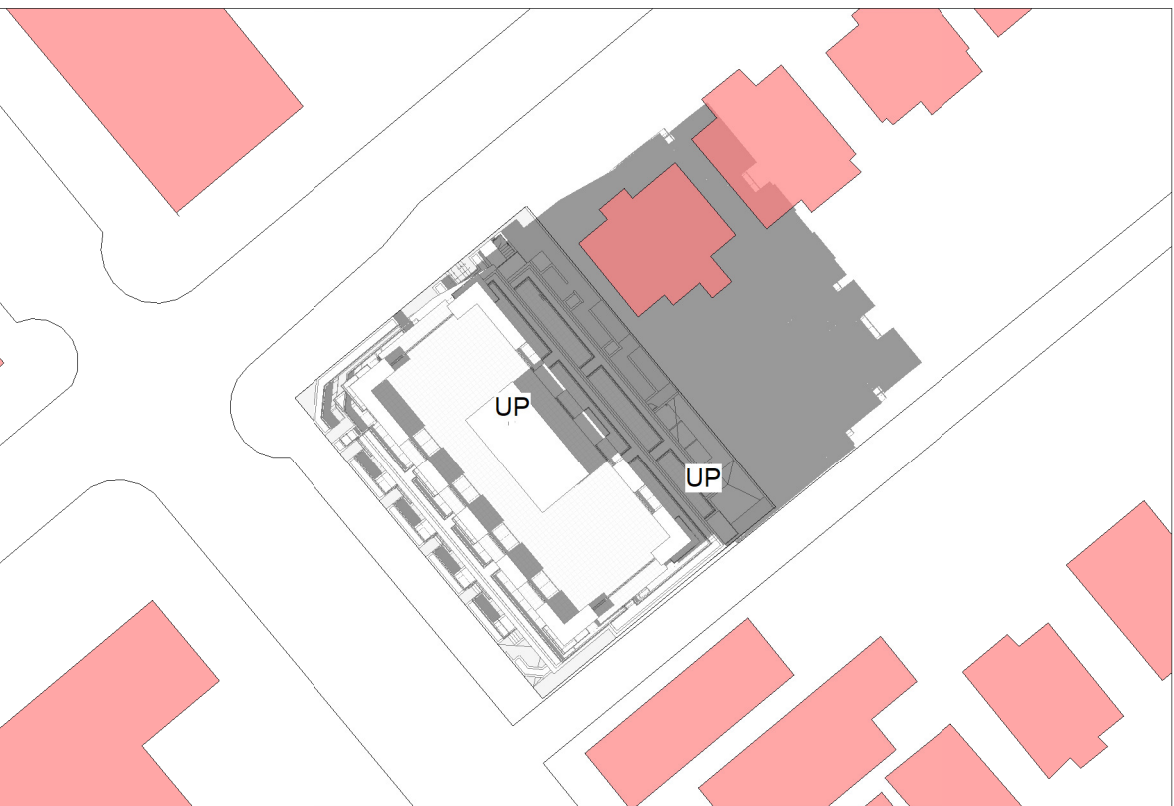
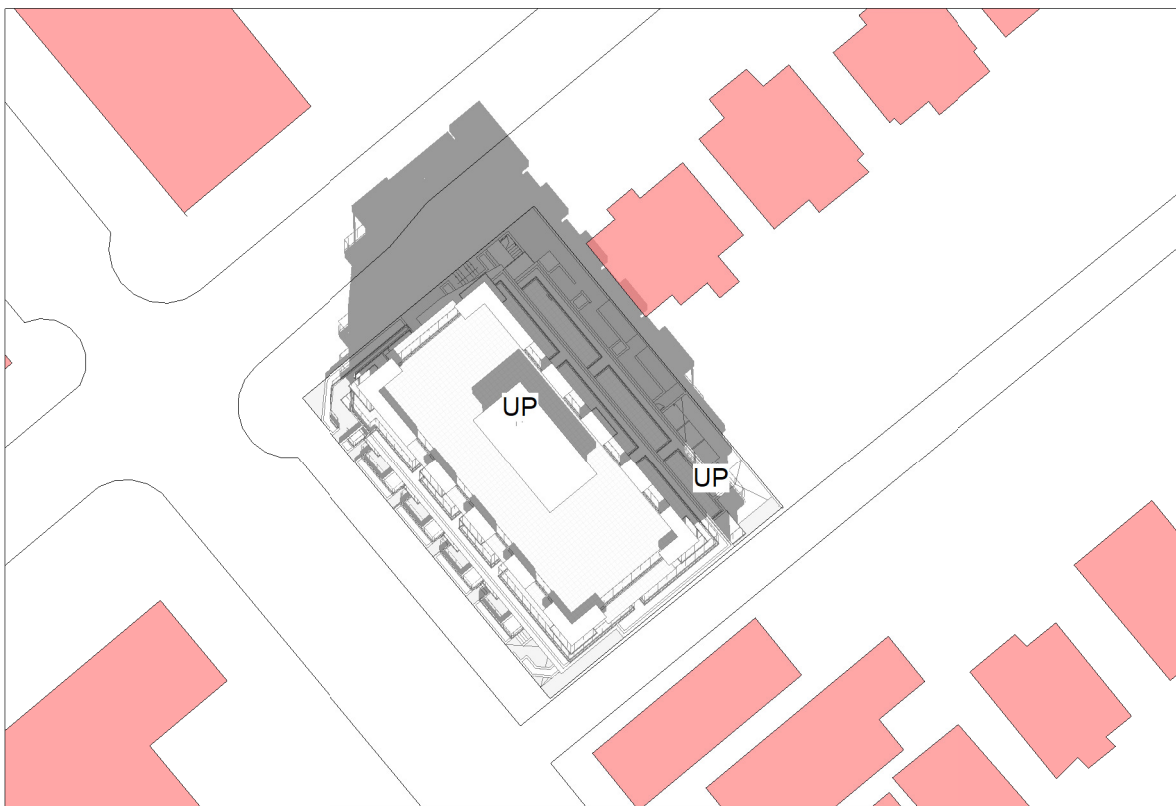
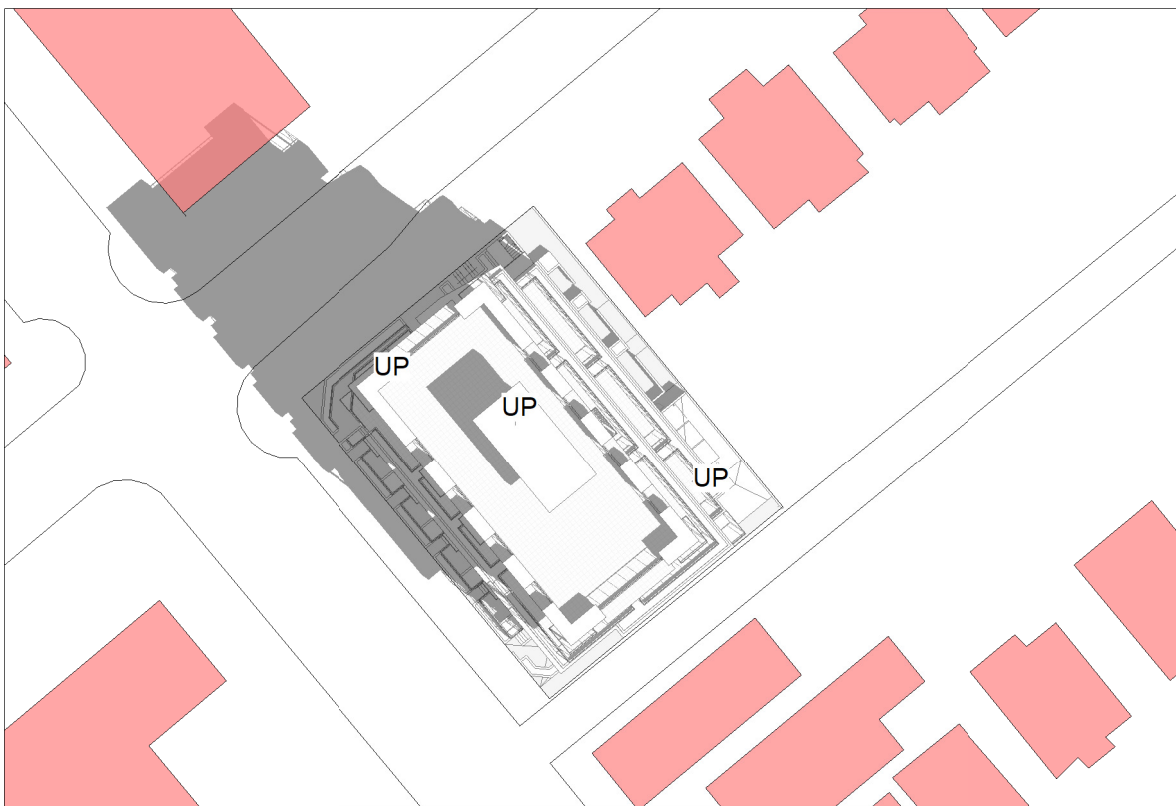
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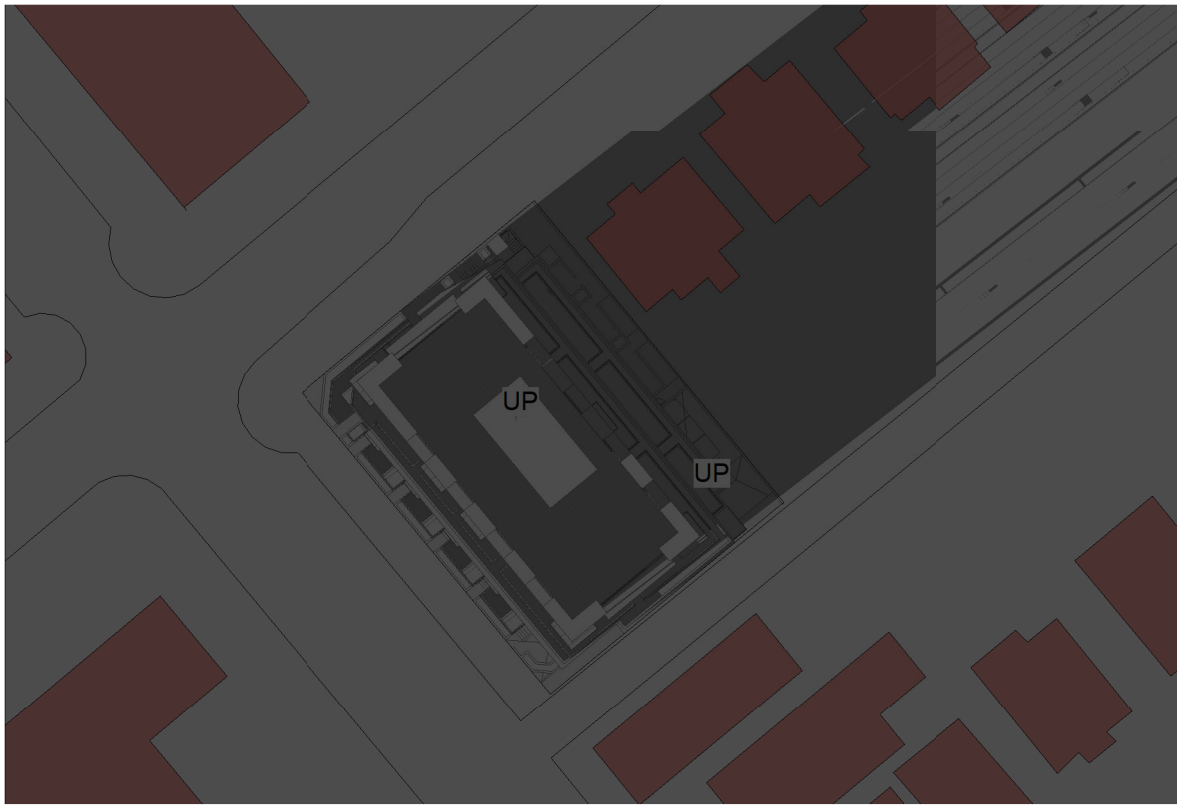
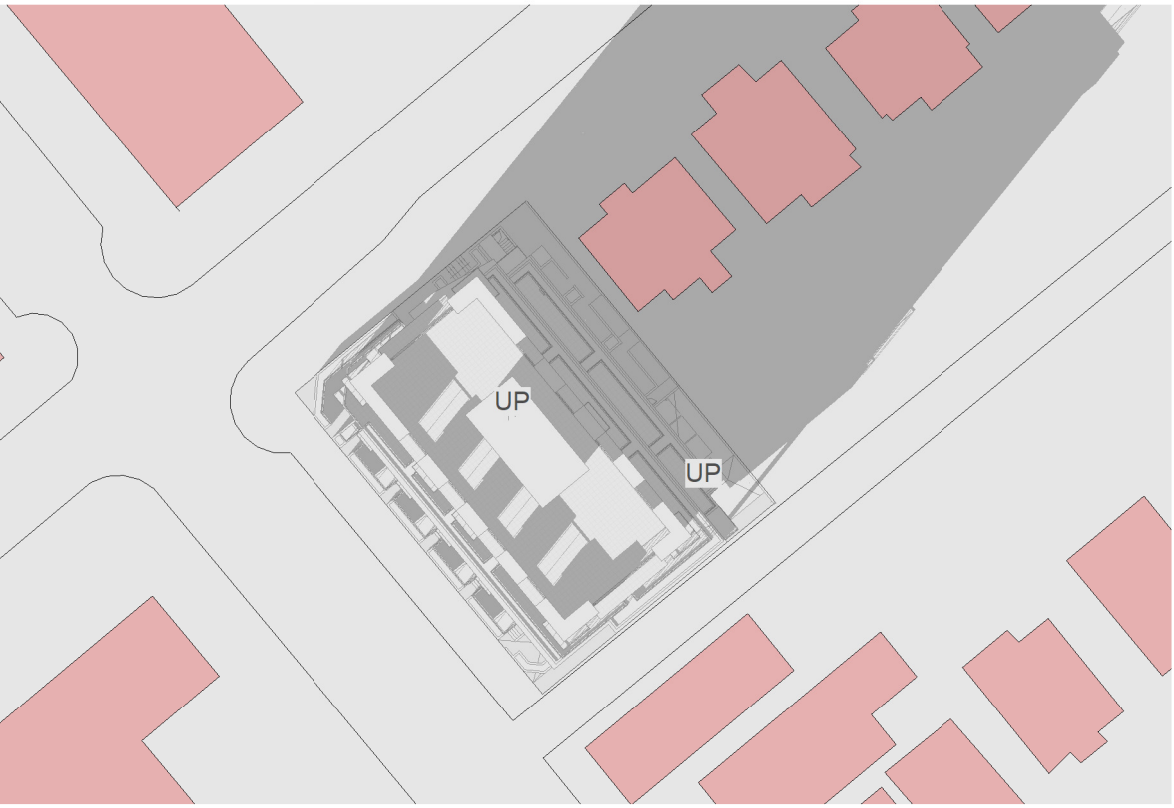
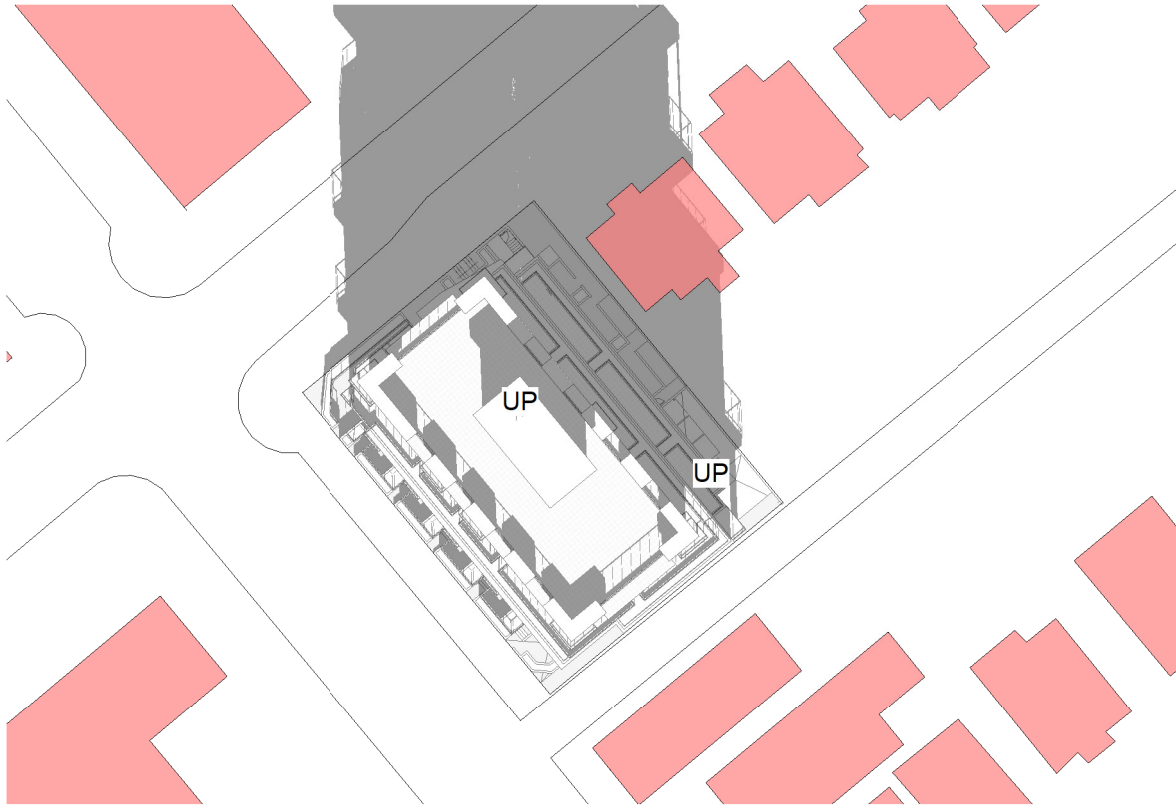
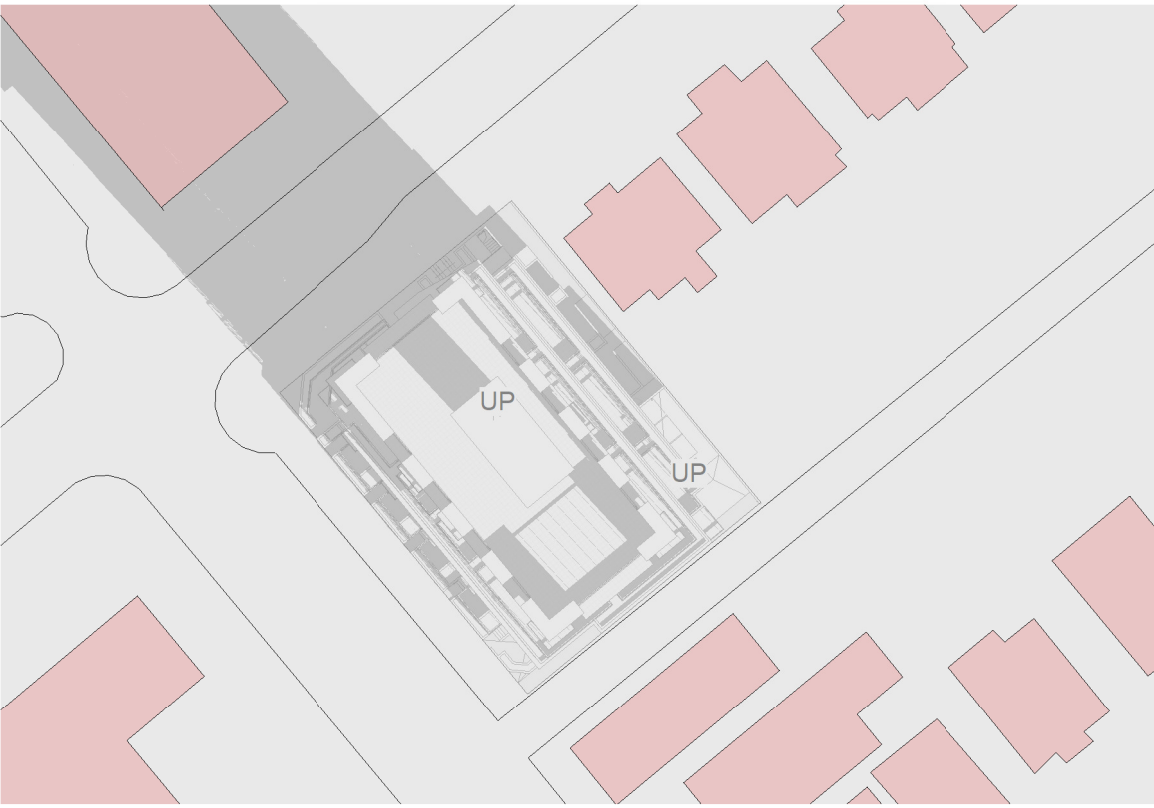
JUNE. 21



SEP. 21



DEC. 21



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

Shadow Study

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE	1/64" = 1'-0"	
DATE	06/30/20	

PROJECT NO.	DRAWING NO.	REV
1832	A5.0	△



NORTH-WEST TO SOUTH-EAST VIEW



SOUTH-WEST TO NORTH-EAST VIEW



SOUTH TO NORTH VIEW



NORTH TO SOUTH VIEW

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

3D Studies

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE		
DATE	06/30/20	

PROJECT NO.
1832

DRAWING NO.
A5.1





NORTH-WEST TO SOUTH-EAST VIEW



SOUTH SIDE FACING 12TH STREET

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

3D Studies

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE		
DATE	06/30/20	

PROJECT NO.
1832

DRAWING NO.
A5.2





SOUTH-EAST TO NORTH-WEST VIEW



MAIN ENTRANCE VIEW



NORTH-WEST TO SOUTH-EAST VIEW



NORTH-WEST TO SOUTH-EAST VIEW

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

3D Studies

DESIGNED	RS / BP	SEAL
DRAWN	BP	
SCALE		
DATE	06/30/20	

PROJECT NO. 1832	DRAWING NO. A5.3	REV △
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CLEAN UP BY HAND AND ADD 6" GROWING MEDIUM TO BE SUPERVISED BY THE PROJECT ARBORIST LAURA LEIGH 6044996568

TO BE INSTALLED OVER EXISTING GRADE ANY MECHANICAL COMPACTION TO BE SUPERVISED BY THE PROJECT ARBORIST LAURA LEIGH 6044996568

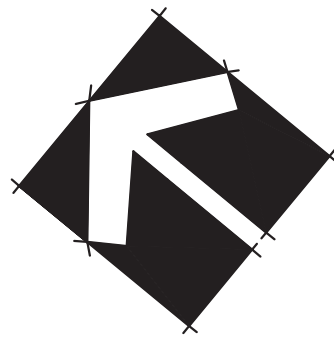
LONDON STREET

STREET TREE TO BE CONFIRMED IN CONSULTATION WITH CITY AND IN CO-ORDINATION WITH CIVIL ENG.

SOD BOULEVARD WITH CONTINUOUS SOIL CHANNEL, 0.75M DEEP, 3:1 SIDE SLOPES TO EDGES

CORNER TRUNCATION

EXISTING SIDEWALK



FURNITURE



MAGLIMAGLIN BIKE RACK MBR400-7-S, BLACK COLOR

PAVERS



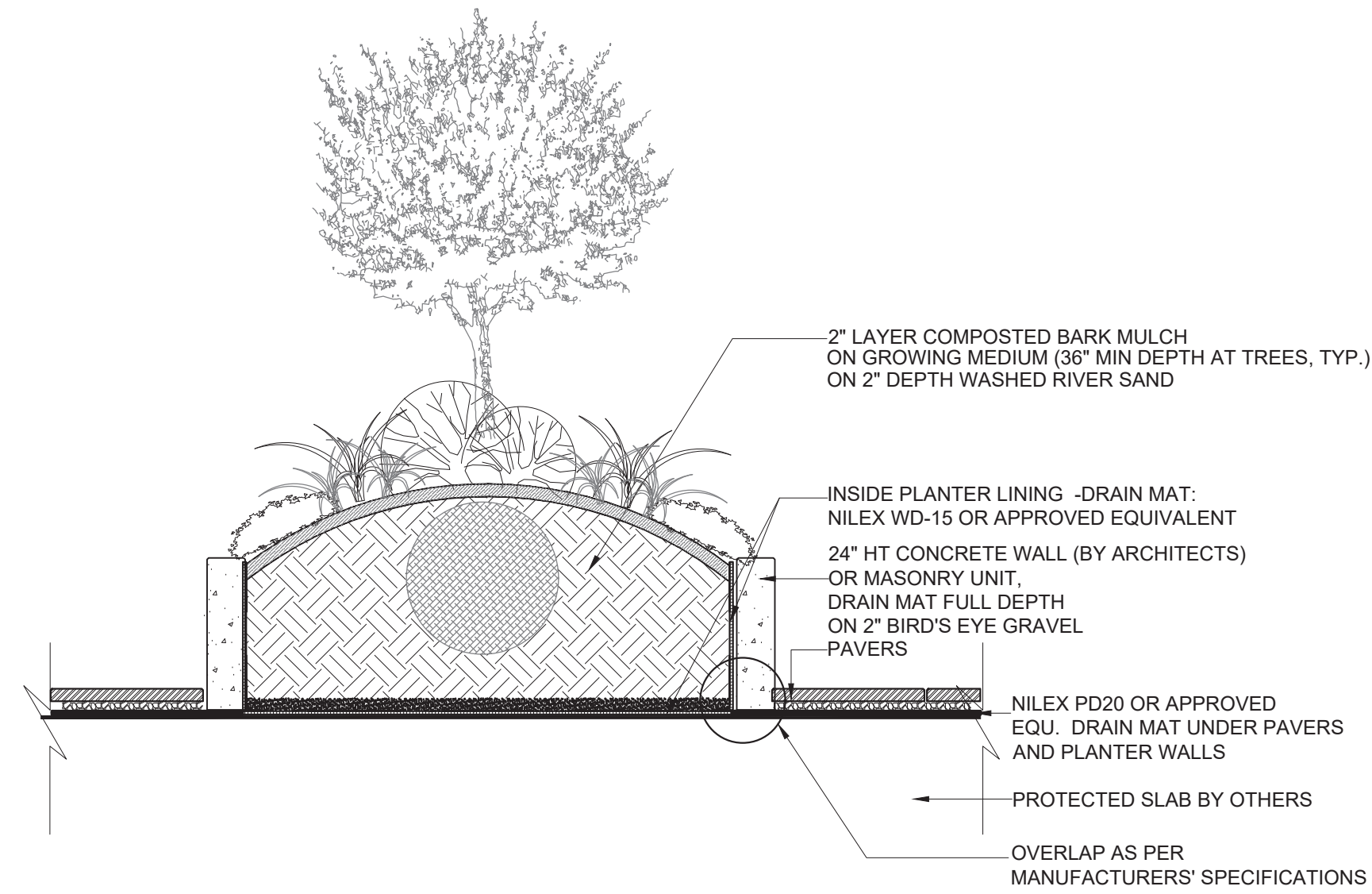
CONCRETE SLAB by Mutual Materials; Vancouver Bay; Gray Color; 2' x 2'

BARKMAN BROADWAY 300X150X65MM PATTERN: RUNNING BOND; COLOUR: NATURAL

PLANT SCHEDULE-Ground floor

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	PYRUS CALLERYANA 'CAPITAL'	CALLERY PEAR	6CM CAL; 1.8M STD; B&B
SRUB	3	STREET TREE	TYPE AND LOCATION BY CITY	6CM CAL; 2M STD; B&B
SRUB	47	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
SRUB	9	ROSA MEIDLAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
SRUB	16	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREeping ROSEMARY	
SRUB	52	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.2M B&B
GRASS	72	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
GRASS	22	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GRASS	55	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	
PERENNIAL	6	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT; 20CM
GC	19	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
GC	6	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
GC	16	LONGICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
GC	12	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.



1 LANDSCAPE ON SLAB

1/2"=1'-0"

NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS PAVERS NOT TO BE CUT MORE THAN HALF SIZE ALL PAVERS TO BE DIAMOND CUT ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE

DO NOT INFILL AND SWEEP SAND BETWEEN PAVERS THAT ARE ON TOP OF SLAB. IE COURTYARD AND PRIVATE PATIO AREAS

CONCRETE PAVERS AS PER LANDSCAPE PLAN

2" BIRD'S EYE GRAVEL- NILEX PD20 OR APPROVED EQUI. DRAIN MAT PROTECTED SLAB BY OTHERS

2 HYDRAPRESSED SLABS ON SLAB

1/2"=1'-0"

PAVERS AS PER PLAN 1" BEDDING SAND 4" COMPACTED GRANULAR FILL

CONCRETE EDGE TENSAR BX GEOGRID REMOVE GRASS LAYER 50 MM MAX UNDISTURBED EXISTING SUBGRADE DO NOT CUT TREE ROOTS

ALL WORK WITHIN THE PROTECTED ROOT ZONES OF TREES MUST BE UNDER THE SUPERVISION OF THE PROJECT ARBORIST

3 PAVER DETAIL THROUGH ROOT ZONE

1/2"=1'-0"

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEALED



2	20.JUN.22	NEW SITE PLAN	DO
1	20.JUN.15	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

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 5

p m g
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022



CLIENT:

PROJECT:

**LONDON 5-STOREY
RESIDENTIAL BUILDING**

**909 – 915 12TH STREET
NEW WESTMINSTER**

DRAWING TITLE:

**LEVEL 1
GRADING PLAN**

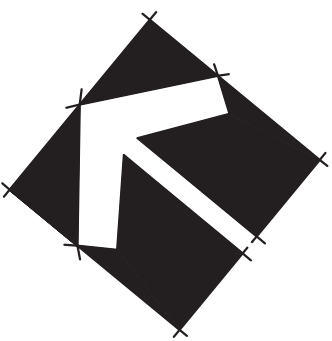
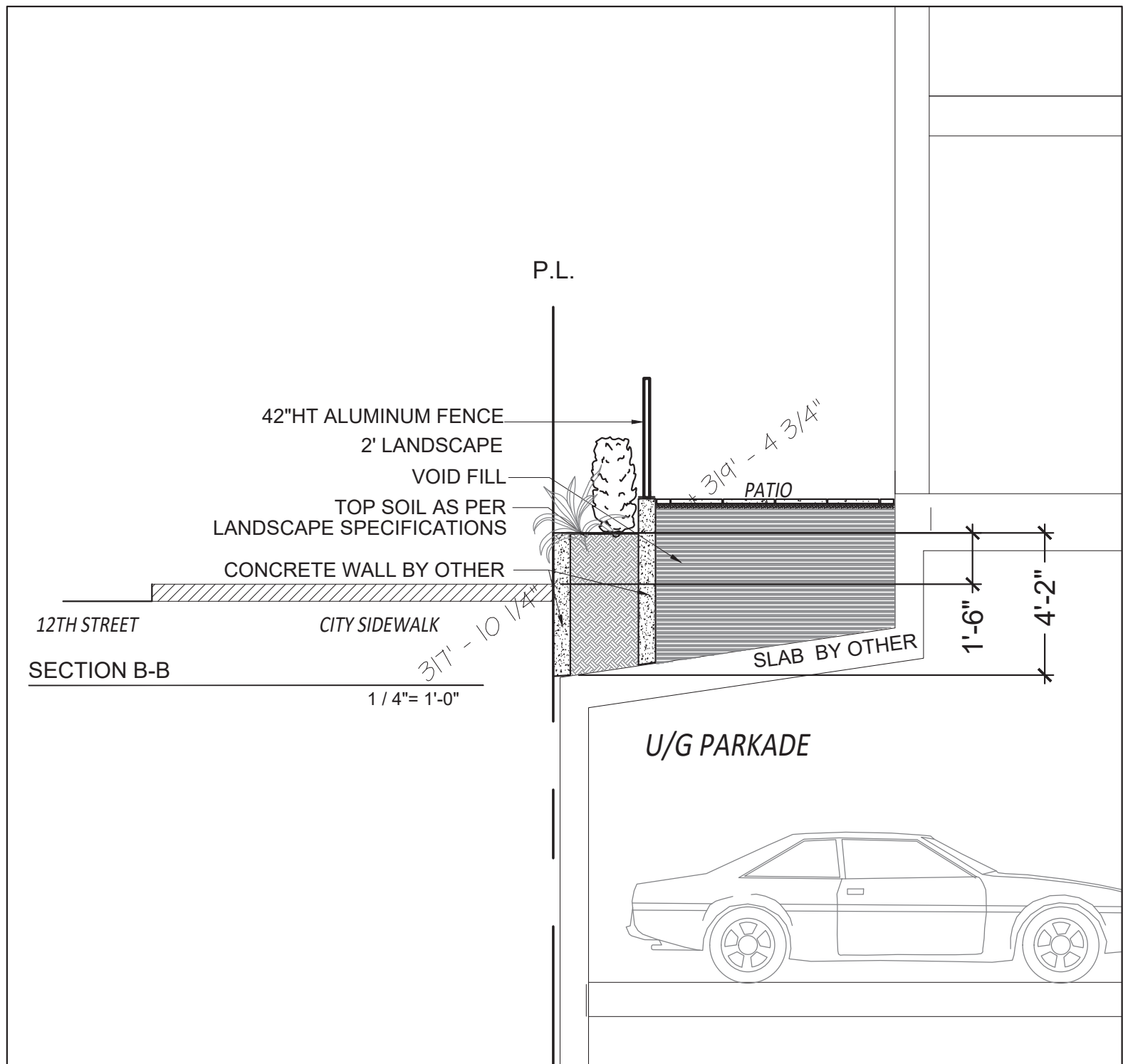
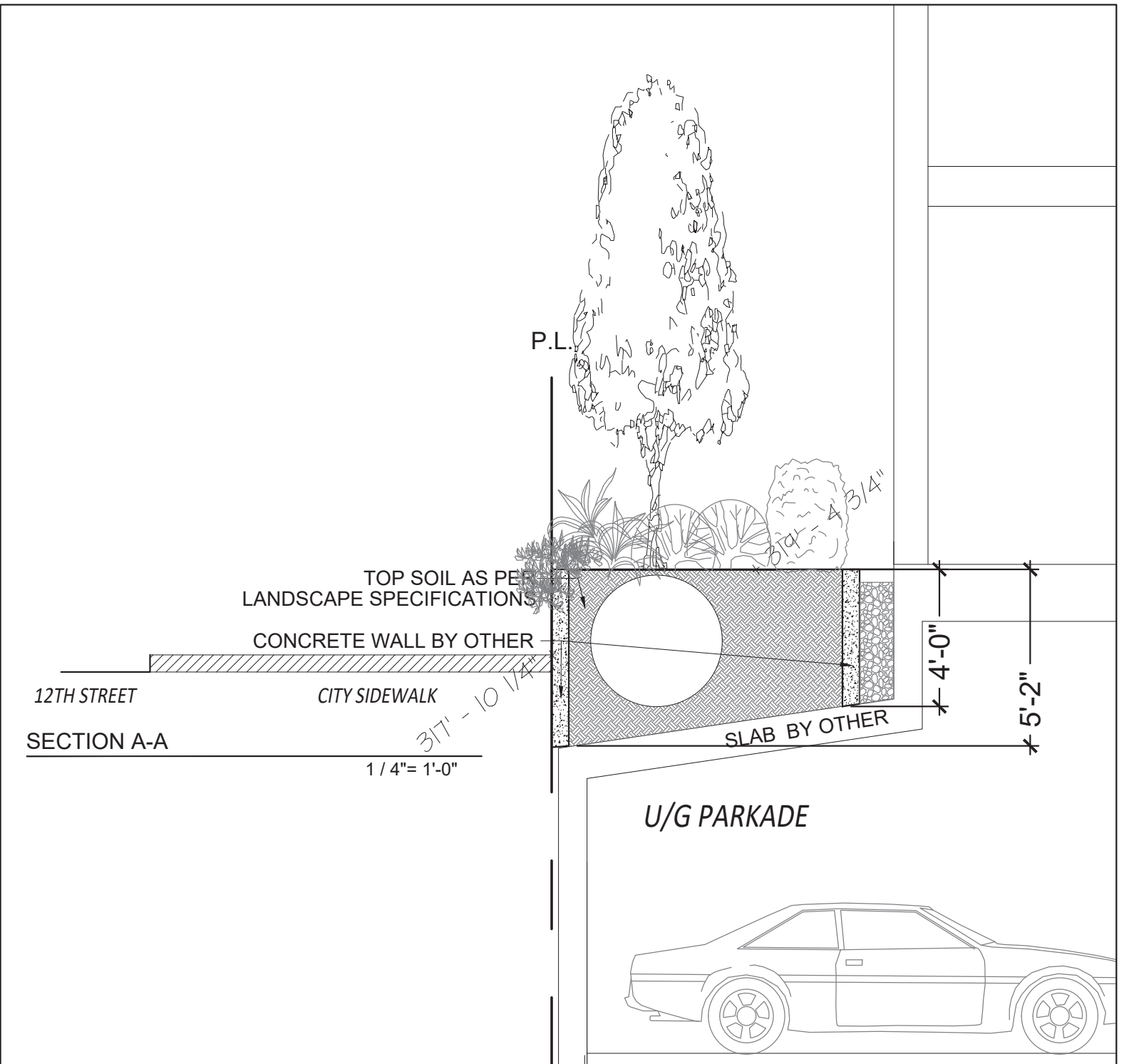
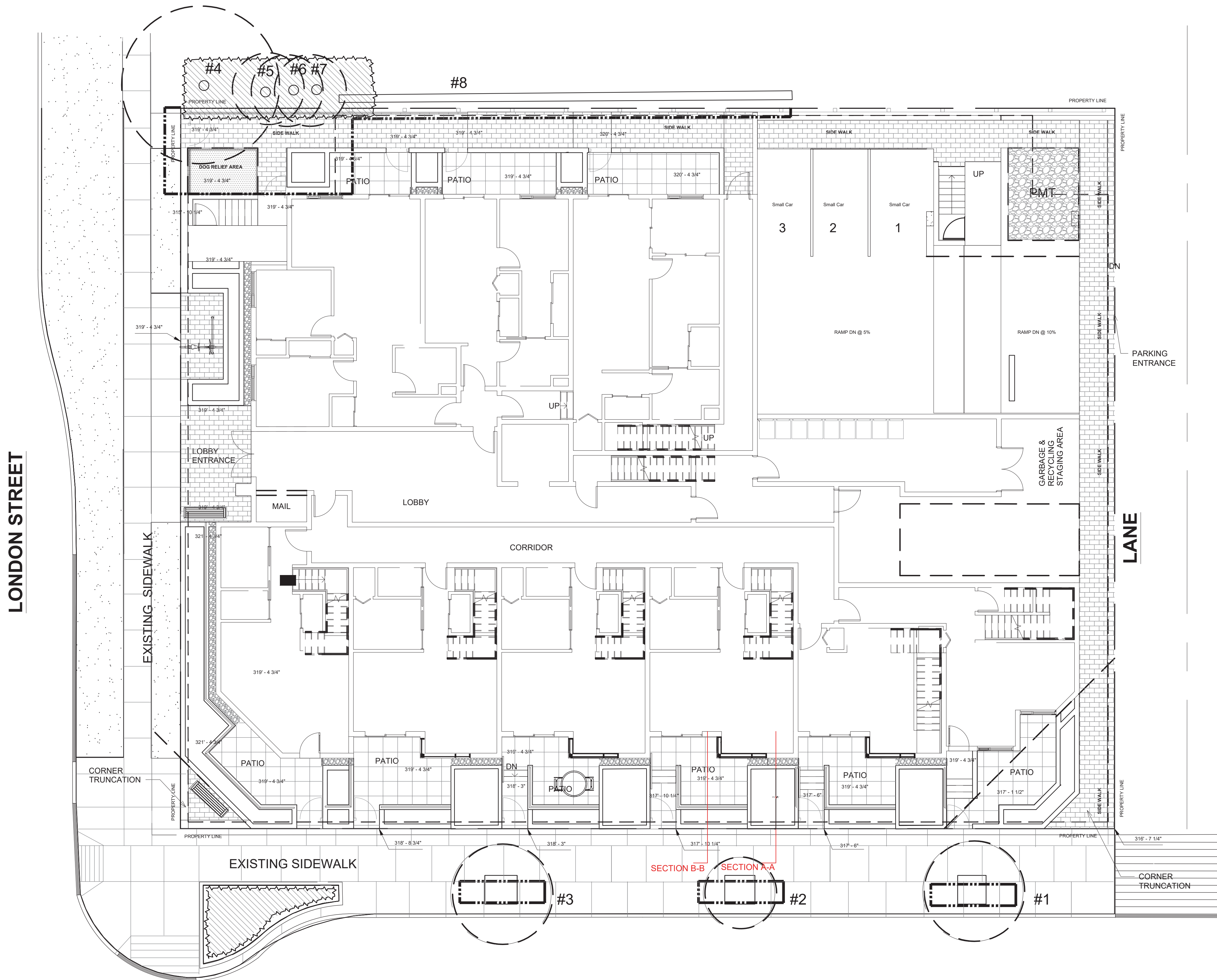
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SCALE:	1/8"=1"-0'		
DRAWN:	RJ		
DESIGN:	RJ		
CHK'D:	PCM		

L2

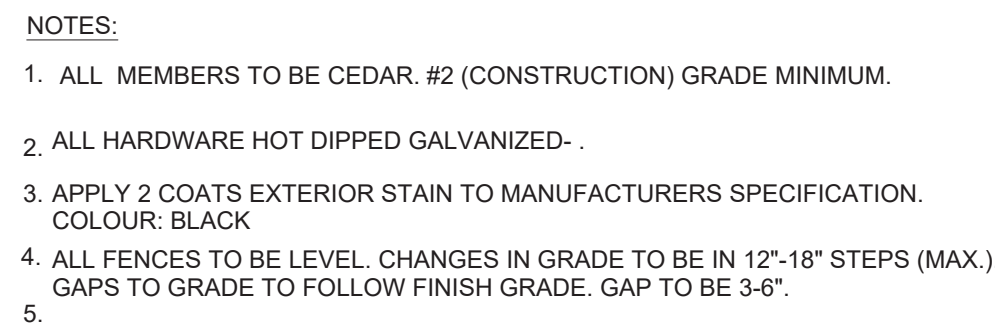
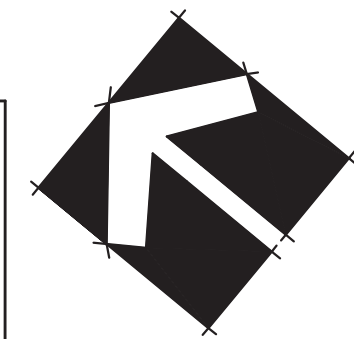
OF 5

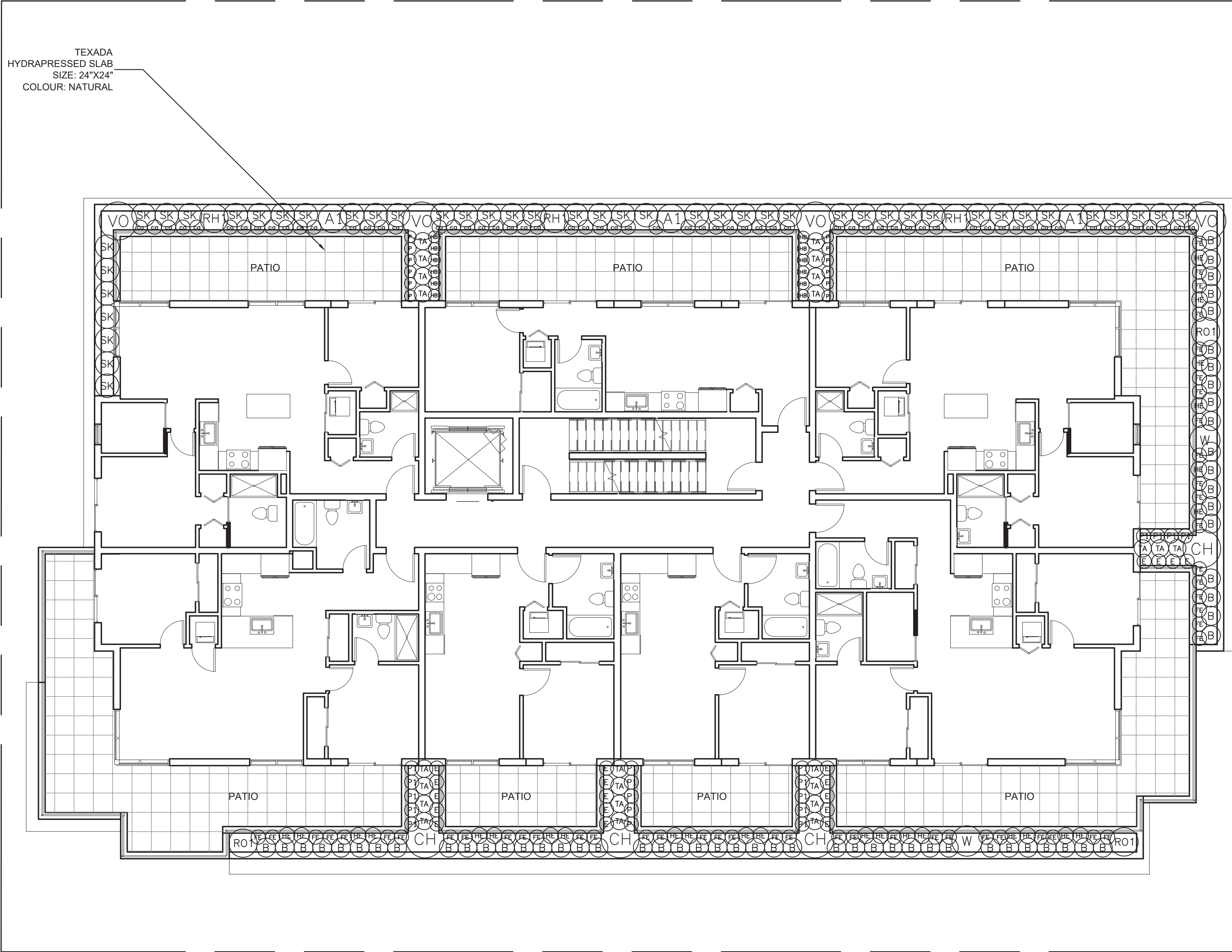
PMG PROJECT NUMBER: 19-132

Page 89 of 94



p m g
LANDSCAPE
ARCHITECTS





PLANT SCHEDULE				PMG PROJECT NUMBER: 19-132
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(A1)	3	AZALEA JAPONICA 'GIRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM
(B)	59	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
(CH)	4	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
(RH1)	3	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
(RO1)	3	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
(SK)	45	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(TA)	23	TAXUS X MEDIA 'HILLI'	HILLI YEW	1.2M B&B
(VO)	4	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
(W)	2	WEIGELA FLORIDA 'PURPUREA'	PURPLE WEIGELA	#3 POT; 60CM
GRASS				
(CO)	62	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
(FE)	50	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	#1 POT
(P1)	19	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
(HB)	12	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
(HE)	26	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY, WHITE	#1 POT; 20CM
(GC)				
(E)	19	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
(P)	12	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.				

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p: 604 294-0011 ; f: 604 294-0022

SEAL:



2	20.JUN.22	NEW SITE PLAN	DD
1	20.JUN.15	NEW SITE PLAN	DD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

LONDON 5-STOREY
RESIDENTIAL BUILDING

909 – 915 12TH STREET
NEW WESTMINSTER

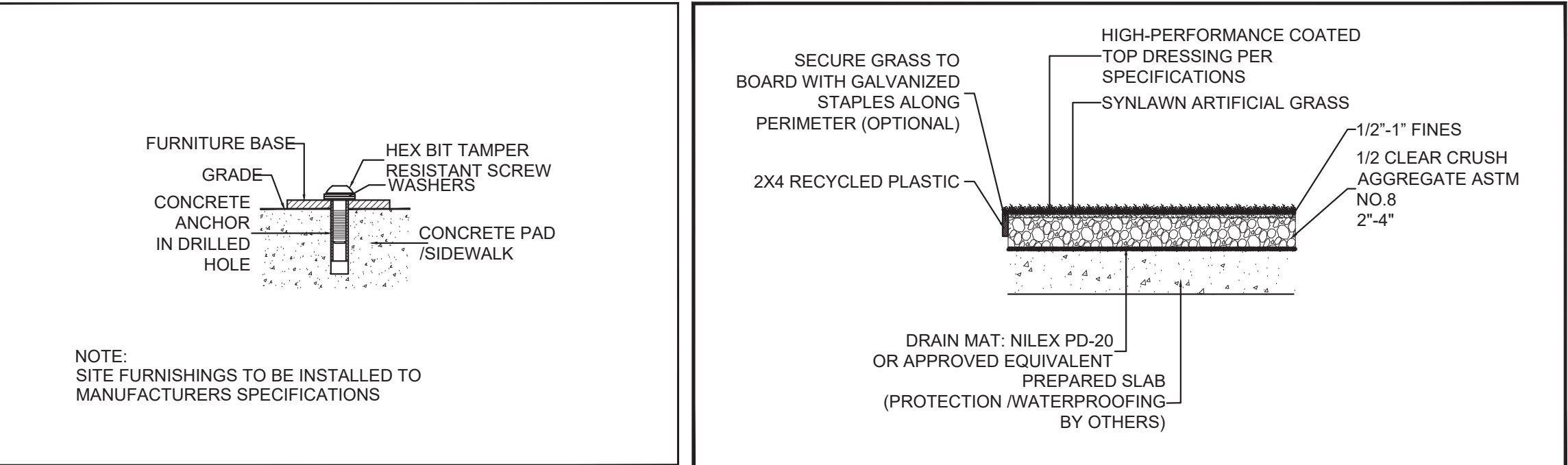
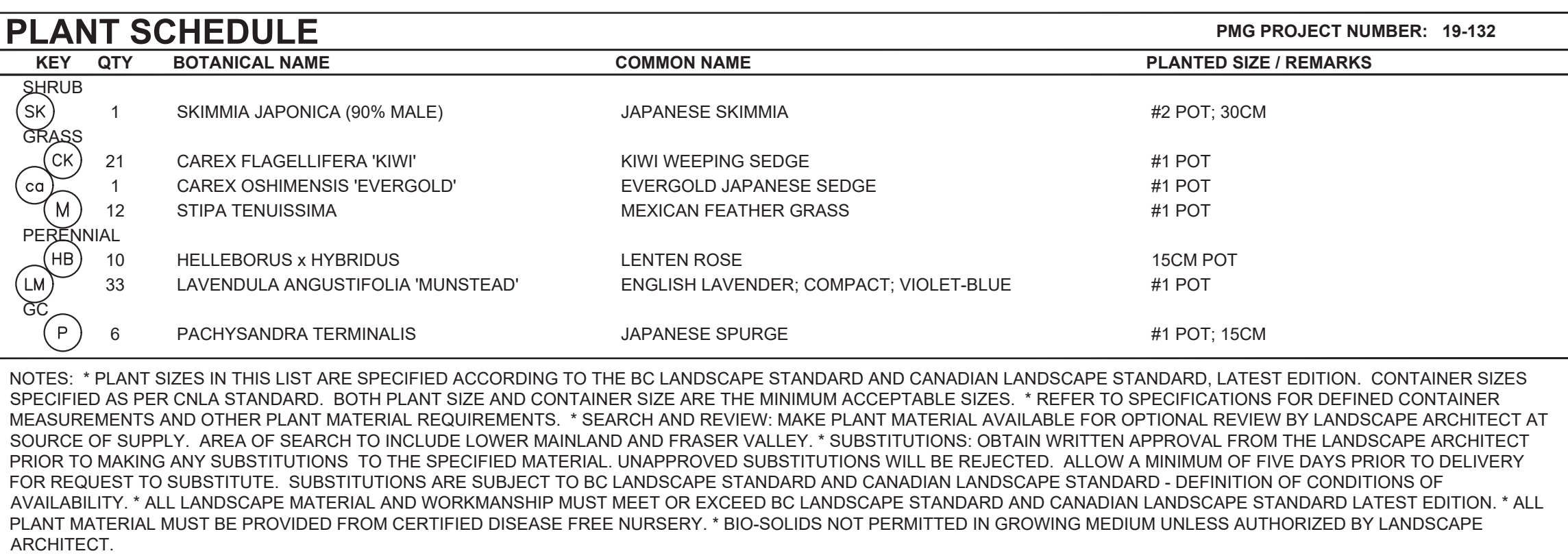
DRAWING TITLE:

LEVEL 4
LANDSCAPE PLAN

DATE: 19.SEP.27 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

L4

OF 5



1 SITE FURNITURE MOUNTING

2 **ARTIFICIAL TURF ON SLAB**
L5 1/2"=1'-0"

NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE

3 HYDRAPRESSED SLABS ON SLAB

MAGLIN BENCH MLB720B-W



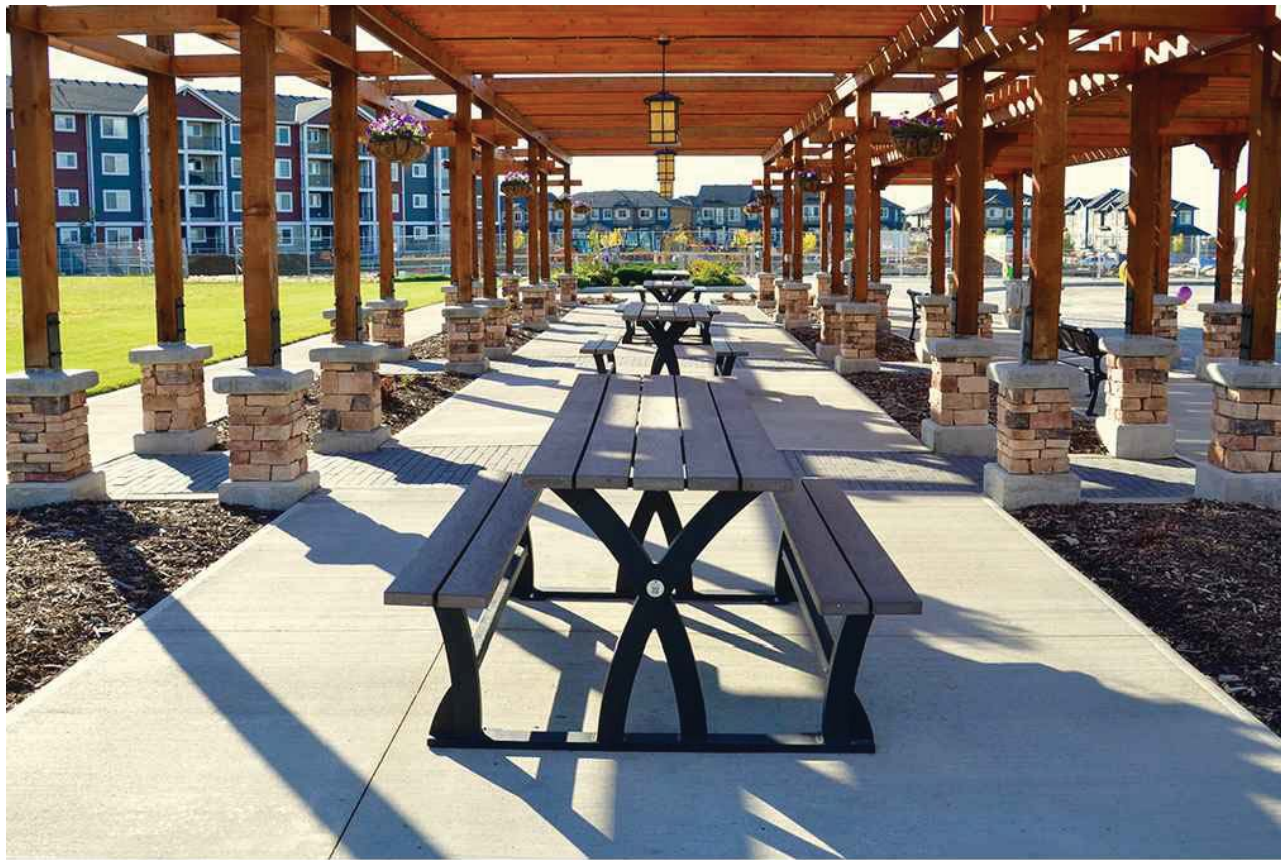
MAGLIN MCL720 CHAISE LOUNGE



LANDSCAPE FORMS URBAN EDGE



LIFESPACE SELF-WATERING PLANTER



WISHBONE BAYVIEW PICNIC TABLE



LANDSCAPE FORMS ROSA PLANTER



LANDSCAPE FORMS TABLE



SUNCAST 50 GALLON DECK BOX



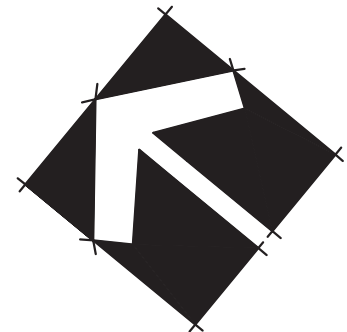
CEDARSHED POTTING BENCH



GORIC HALF BALL



CEDARSHED WOOD LEAN TO SHED KITS



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Burnaby, British Columbia, V5C 6G9
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SEAL



2	20.JUN.22	NEW SITE PLAN	DD
1	20.JUN.15	NEW SITE PLAN	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

LONDON 5-STOREY RESIDENTIAL BUILDING

**909 – 915 12TH STREET
NEW WESTMINSTER**

DRAWING TITLE:

ROOFTOP LANDSCAPE PLAN

DATE: 19.SEP.27 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

L5

OF 5

PMG PROJECT NUMBER

19-132

October 09, 2018

Mike Watson
City of New Westminster
511 Royal Ave
New Westminster, BC V3L 1H9

909, 911 & 915- 12TH STREET and ADJACENT LANE, NEW WESTMINSTER, BC

The proposed development for properties at 909, 911 & 915 12th Street is a 5 level residential building aiming to fulfill requirements for Net Zero building or Step Code 4.

There are 3 commercial buildings built in 1947 & 1953 and these building are to be demolished. A portion of City owned lane is to be purchased by client to incorporate as part of Development area for this project.

The proposed development site incorporates City lane (right of way) behind lots 909 & 911, this is currently being used to access lot 915 from back, once the 3 lots are consolidated for development this portion of lane is no longer required

We proposed to rezoned from C2A to permit the development of five story residential building with 40 residential units including 6 townhouses and 34 condos, this is based on the city housing choices for the Upper Twelfth Street plan.

The Housing Choices for Upper Twelfth street plan indicates:

SITING

- The design incorporated a street wall that complements scale of adjacent building by step masses above three storey back a 3m on all sides from building edge. Back of building façade terraced down to transition-in height to face two level single residential building.
- Units on ground level will have primary entries that are oriented to the street.

CHARACTER

- Building designed to fit harmoniously with the existing context by creating a consistent visual rhythm.

MASSING + SETBACK

- The building mass designed to be virtually broken down using recesses and shifts in the massing.
- The building designed to be set back from the property line on the ground floor by 3m to provide private space for at-grade townhouses.
- The Building mass designed to be staggered across the side façade to ease the transition to single detached dwelling.
- Development site meet five storeys from condition by providing 1) two story family friendly, ground oriented townhouses at the base of the building. 2) Exceed the requirements of the family friendly housing policy by providing 30% of the total number of residential units include two bedrooms or more and at least 10% of the total number of residential units to include three or more bedrooms. Also 40% of one storey units are designed to be adaptable units.

VIEWS + SHADOWS

- The Building Entrances, Townhouses unit glazing and patios and above unit balconies designed to be ensure casual overlook of public spaces and streets.

FACADE

- Individual units designed to be differentiated with façade articulation, changes in color and material.

VEHICULAR ACCESS + PARKING

- Parking ramp designed to be positioned perpendicular to lane.
- Parking ramp designed to be within the building.
- The proposed density is 90 units per acre – site is 13,091 sq. ft. (0.30 acre) = 27 units per acre – proposed number of units is 40 units. Floor space ratio of 2.5. The proposed building height is 18.29 m and will have 2 levels of underground parking access from the existing lane and it will include 52 Parking stalls and 50 bicycle parking.

WASTE MANAGEMENT

- The Building designed to provide on-site recycling and waste receptacles with a direct access to lane.

Please review the documents submitted for the Rezoning Application and advise if you require additional information from us.

Sincerely,

Rosa Salcido
Architect AIBC, LEED AP (BD+C)
Vivid Green Architecture Inc.
rsalcido@vividgreenarchitecture.com