

# REPORT

## *Climate Action, Planning and Development*

**To:** Mayor Johnstone and Members of Council

**Date:** June 12, 2023

**From:** Jackie Teed  
Acting Director, Climate Action,  
Planning and Development

**File:** REZ00220  
DVP00697

**Item #:** 2023-398

**Subject:** Rezoning, Development Variance Permit and Development Permit: 114 and 118 Spruce Street – Comprehensive Report

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### **RECOMMENDATION**

**THAT** the application to rezone 114 and 118 Spruce Street be considered and no Public Hearing held, in accordance with the *Local Government Act*;

**THAT** notification be circulated in accordance with the *Local Government Act*; and

**THAT** Council provide notice that it will consider issuance of a Development Variance Permit (DVP00697) to vary the minimum permitted lot frontage for all ten proposed lots and vary the permitted height of the detached garages for Type B lots.

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### **PURPOSE**

To request that: 1) Council consider the application to rezone 114 and 118 Spruce Street and no Public Hearing held, in accordance with the Local Government Act; 2) notification be circulated in accordance with the Local Government Act; and 3) Council issue notice that it will consider issuance of Development Variance Permit (DVP00697) to reduce the minimum frontage requirements from 10% of the site perimeter to 9.1% for Type A lots and 8.7% for Type B lots; and increase the permitted height of the detached garages for Type B lots from 4.57 m (15 ft.) to 5.18 m (17 ft.).

### **EXECUTIVE SUMMARY**

Rezoning, Development Variance Permit, and Development Permit applications have been received to permit the development of 10 single-detached houses on compact lots for the properties located at 114 and 118 Spruce Street. The development is proposed to

consist of houses that are two storeys in height, measured from the flood construction level of 3.53 m (11.58 ft). Variances would be required for frontage width of all lot types and height of the garages for Type B houses. The proposed site plan would require the dedication of two new lanes, one east/west lane which will provide access to a new north/south lane. Parking for each lot would be provided in an enclosed garage at the rear of the site.

Per the City’s typical process, applicant-led and City-led public consultation has been undertaken for the project. Staff recommends that the application to rezone the property be considered, and no Public Hearing held, in accordance with the *Local Government Act*.

**BACKGROUND**

**Policy and Regulations**

The Official Community Plan (OCP) land use designation for the subject property is Residential – Compact Lot and zoned Queensborough Neighborhood Residential Dwelling Districts (RQ-1). A summary of these and other related City policies and regulations is included in Attachment 3.

**Local Government Act**

The Local Government Act (LGA) requires that a parcel created by subdivision fronting onto a street must have a minimum frontage of 10% of the lot perimeter. The LGA also contains a provision for Local Governments to exempt a parcel from this requirement. This means that Council must consider variances to the 10% lot perimeter requirement, unless delegated to the City’s Approving Officer. New Westminster has not yet delegated this power to the City’s Approving Officer; therefore, this Development Variance Permit (DVP) cannot be delegated to staff and must be considered by Council.

In the near future, to create efficiencies in the planning process, staff intend to bring forward a report to further delegate DVPs to staff, including lot frontage variances, for Council consideration.

**Variance Policy**

The proposed variances are subject to the Policy Approach to Considering Requests for Variances which was endorsed by Council on January 28, 2008. This is a policy based approach to the consideration of variance applications. This approach involves a set of questions against which the variance is analyzed for the purposes of clarifying the benefits and necessity of the variance. The evaluation criteria are included in Attachment 6.

**Site Characteristics and Context**

Bounded by Howes Street and Spruce Street within the Queensborough neighbourhood, the site is made up of two lots, 114 and 118 Spruce Street, with an approximate combined area of 3,436 sq. m (36,985 sq. ft). To the west of the site across Howes Street is a new subdivision with 18 single-detached homes. The north, east and south of the site are single-detached houses on similarly sized lots, which are zoned RQ-1 and designed Residential – Compact Lot. The site is located one block from Ryall Park, a prominent community park in Queensborough that offers a range of amenities including tennis courts, spray parks, and playgrounds. More detail on the site characteristics and context is included in Attachment 3.

**PROJECT DESCRIPTION**

The proposed development consists of 10 single-detached houses on compact lots; five houses are proposed to front onto Howes Street and five onto Spruce Street. A rezoning from the existing Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) zone to Single Detached Dwelling Districts (Compact Lots) (RT-2D) zone would be required to permit this development. The houses would be two storeys in height measured from the flood construction level of 3.53 m (11.58 ft) and would consist of four bedrooms.

The proposed site plan would require the dedication of two new lanes, one east/west lane which will provide access to the new north/south lane. Parking for both lot types would be provided at the rear of the lot in an enclosed garage. The applicant is proposing two different lot configurations to provide more flexibility in the housing form.

Type A (Lots 1 and 6)

The proposal includes two Type A lots. The principal house is proposed to be 175 sq. m. (1,885 sq. ft) with a site coverage of 35%. Single-storey flex space is proposed at the rear of the house, accessed via an enclosed corridor with the intention of providing private space for extended family or for a home office.

Type B (Lots 2-5, 7-10)

The proposal includes eight Type B lots. The principal house is proposed to be 157 sq. m. (1,691 sq. ft) with a site coverage of 27%. Single-storey flex space is proposed above the double garage, accessed from the backyard, with views to the lane and the main house. The RT-2D zone allows for space above a garage but secondary suites are not permitted. As such, a Section 219 Covenant will be registered over all lots to prohibit the conversion of flex space to separate dwelling units.

The applicant’s drawings are included in Attachment 2 and project statistics in Attachment 3.

**PUBLIC CONSULTATION**

**Applicant-led Consultation**

The applicant-led consultation took place from November 29 to December 20, 2022. The applicant hosted an in-person open house on December 13, 2022 and created a project website with a comment feature to gather public feedback. Notification included placing two notices in the local newspaper, sending notices to properties located within 100 metres of the site, and emailing the Queensborough Residents Association.

Twenty three community members signed into the open house event, thirty seven survey responses were received (four at the open house event on thirty three from the online survey), as well as one phone call. Feedback was focused on: support for diversity of single-detached housing options in the community; support for the proposed variances; and, consideration of construction traffic. Attachment 4 includes a description of the consultation process and feedback received.

**City-led Consultation**

City-led consultation included a project website and online survey, published on Be Heard New West and open between April 5 and April 26. Residents within 100 metres of the project were notified of the survey, and an invitation to participate was posted in one issue of the New West Record. Feedback was focused on: roads and transportation infrastructure capacity in Queensborough; construction noise and disruption in the neighborhood; potential loss of wildlife habitat. Feedback from the city-led consultation is included in Attachment 5.

**DISCUSSION**

**Trees and Assessment of Breeding Bird and Nesting Activity**

The applicant has submitted an arborist report in support of a Tree Permit application. The report indicates that 19 trees and one hedge are present on-site, one hedge is on City land and four trees are located offsite; all trees and hedges are proposed to be removed to facilitate the development. The trees that would be lost on these properties are not considered high-value in terms of ecosystem benefits and are not ideal candidates for long-term retention due to their age, species traits and existing condition (mature, declining fruit trees for the most part). The project proposes 18 replacement trees which would not meet the replacement requirements in the bylaw, and the City would take cash in lieu for the shortfall which would be used to support the planting of City trees in the Queensborough community. The City arborist has indicated that the number and species of proposed on-site replacement trees are appropriate for this design.

Staff received community feedback pertaining to concerns around the potential loss of habitat due to tree removal on these sites. As such, staff requested that an assessment be undertaken by a qualified environmental professional to ensure no evidence of



5. Council consideration of First, Second and Third Readings of the Rezoning Bylaw following issuance of Notice of Public Hearing Not Held;
6. Completion of adoption requirements;
7. Council consideration of adoption of Zoning Bylaw Amendment; response to public notice provided and consideration of issuance of Development Variance Permit; and
8. Issuance of the Development Permit by the Director of Climate Action, Planning and Development.

As the form of development is consistent with the OCP, and given the project’s small scale, the application was not forwarded to the New Westminster Design Panel or the Advisory Planning Commission for review or comment.

Staff has recommended that Council consider not holding a Public Hearing as the proposal is consistent with the City’s principles for determining when a project does not require a Public Hearing, as follows:

- The application is largely consistent with City policy and/or Council Strategic Priorities, and/or exceeds City policy in support of Council Strategic Priorities;
- The application responds to public and staff feedback, even if significant, to the satisfaction of the Director of Climate Action, Planning and Development; and,
- The application is consistent with the OCP, per provincially legislated requirements.

**Consultation**

Should Council issue notice that it will consider issuance of Development Variance Permit DVP00697, notices would be sent to surrounding residents by the Legislative Services Department to provide an opportunity for written feedback.

**FINAL ADOPTION REQUIREMENTS**

The following items will need to be addressed to the satisfaction of staff prior to the adoption of the proposed Zoning Bylaw Amendment:

- Registration of legal agreements to secure no separate dwelling units and the construction of a 3.0 m (9.8 ft.) lane.
- Payment of Voluntary Amenity Contribution of \$10,000.

**FINANCIAL CONSIDERATIONS**

As a condition of adoption, this project would contribute a Voluntary Amenity Contribution in the sum of \$10,000. This amenity contribution is intended to help fund capital investments required to accommodate a growing population and economy.

**INTERDEPARTMENTAL LIAISON**

The City has a team-based approach for reviewing development applications. The project is being reviewed by staff from various departments, including Climate Action, Planning and Development; Engineering; Parks and Recreation; and Electrical Utility.

**OPTIONS**

The following options are available for Council’s consideration:

- 1. That the application to rezone 114 and 118 Spruce Street be considered and no Public Hearing held, in accordance with the *Local Government Act*;
- 2. That notification be circulated in accordance with the *Local Government Act*.
- 3. That Council provide notice that it will consider issuance of a Development Variance Permit (DVP00697) to vary the minimum permitted lot frontage for all ten proposed lots” and vary the permitted height of the detached garages for Type B lots.
- 4. That Council provide staff with an alternative direction.

Staff recommends Options 1, 2, and 3.

**ATTACHMENTS**

- Attachment 1: Zoning Amendment Bylaw (114 and 118 Spruce Street) No. 8387, 2023
- Attachment 2: Applicant’s Drawing Package
- Attachment 3: Background Information
- Attachment 4: Applicant-led Consultation Summary
- Attachment 5: City-led Consultation Summary
- Attachment 6: Policy Approach to Considering Requests for Variances
- Attachment 7: Engineering Servicing Memo
- Attachment 8: General Environmental Overview Report

**APPROVALS**

This report was prepared by:  
Amanda Mackaay, Development Planner

This report was reviewed by:  
Mike Watson, Acting Manager, Development Planning  
Lynn Roxburgh, Acting Manager of Planning

This report was approved by:  
Jackie Teed, Acting Director of Climate Action, Planning and Development  
Lisa Leblanc, Acting Chief Administrative Officer

## Attachment 1

### *Zoning Amendment Bylaw (114 and 118 Spruce Street) No. 8387, 2023*

CORPORATION OF THE CITY OF NEW WESTMINSTER  
ZONING AMENDMENT BYLAW (114 & 118 Spruce Street) No. 8387, 2023

A Bylaw to Zoning Bylaw No. 6680, 2001

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WHEREAS the Local government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning,

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the *Local Government Act*, and wishes to amend the bylaw,

THE CITY COUNCIL of the Corporation of the City of New Westminster, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (114 & 118 Spruce Street) No. 8387, 2023”.
2. The Lands that are the subject of this bylaw are shown as outlined in bold on the map attached to this bylaw as Schedule A, and are referred to in this bylaw as the “Subject Lands”,
3. Zoning Bylaw No. 6680, 2001 is amended by:
  - a) Changing the zoning designation of the Subject Lands from “Queensborough Neighborhood Residential Dwelling Districts (RQ-1)” to “Single Detached Dwelling Districts (Compact Lots) (RT-2D)”; and,
  - b) Updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record this zoning change.

Public Hearing not held, notice published \_\_\_\_\_ and \_\_\_\_\_, 2023.

GIVEN FIRST READING this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GIVEN SECOND READING this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

GIVEN THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

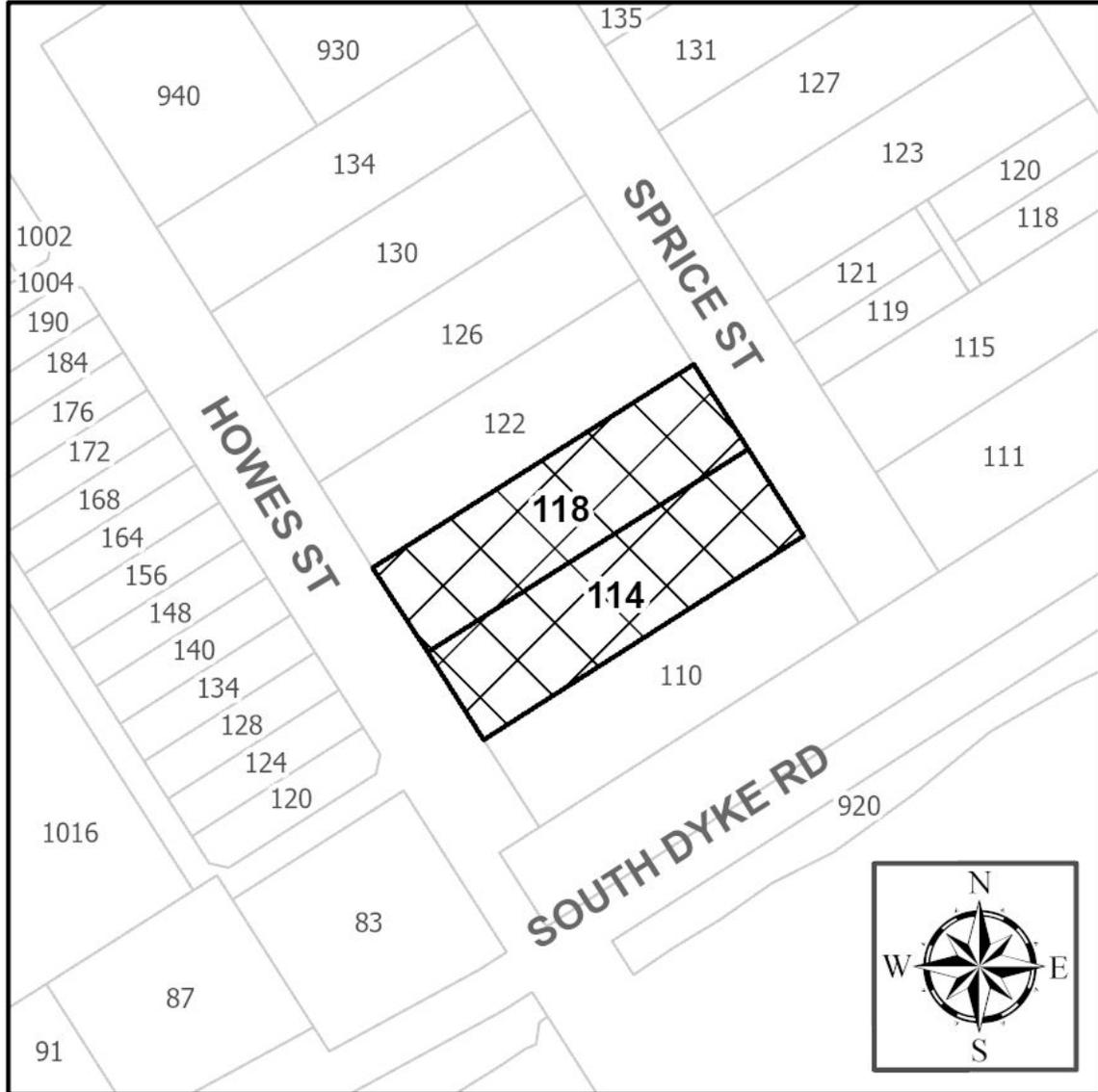
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR PATRICK JOHNSTONE

Schedule A to Zoning Amendment Bylaw No 8387, 2023

Area to be Rezoned to Single Detached Dwelling Districts (Compact Lots) (RT-2D)

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Attachment 2  
*Applicant's Drawing Package*



**STATISTICS :**

CIVIC ADDRESS : HOWE STREET & SPRICE STREET  
 LEGAL : LOTS 114 and 118, ALL OF DISTRICT LOT 757, GROUP 1. NEW WESTMINSTER DISTRICT PLAN 21376  
 CURRENT ZONING : RQ-1  
 PROPOSED ZONING : RT-2D

	future Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10
Site Area	3060 sf. 284.27 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.	3168 sf. 294.27 sm.	3060 sf. 284.36 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.	3168 sf. 294.31 sm.
Site Frontage ( min. 10% of perimeter )	25.83 ft. (9.1 %) 7.87 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.83 ft. (9.0 %) 7.87 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *	25.92 ft. (8.7 %) 7.90 m. *			
Unit Type	A	B	B	B	B	A	B	B	B	B
Site Coverage - Principle Building ( 35% max. allowable )	1071 sf. - 35% 99.5 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	1071 sf. - 35% 99.5 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.	869 sf. - 27.43% 80.73 sm.
Site Coverage - Attached Accessory ( 10% max. allowable )	293.5 sf. - 9.6% 27.27 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	293.5 sf. - 9.6% 27.27 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.	316.5 sf. - 10% 29.4 sm.
Site Coverage - Detached Accessory ( greater of 15% or 400 sf )	242 sf. - 7.9% 22.5 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	242 sf. - 7.9% 22.5 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.	440 sf. - 13.9% 40.87 sm.
Impervious Surfaces in % ( total area )	1382 sf. - 45.2% 128.4 sm.	1464 sf. - 46.2% 136.0 sm.	1382 sf. - 45.2% 128.4 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.	1464 sf. - 46.2% 136.0 sm.			
Average Grade / Crawl Space Height to U/S Structure	7.75 ft. / 3.75 ft. 2.36 m. / 1.24 m.	7.42 ft. / 4.08 ft. 2.26 m. / 1.24 m.	7.16 ft. / 4.33 ft. 2.18 m. / 1.32 m.	6.92 ft. / 4.58 ft. 2.11 m. / 1.40 m.	6.75 ft. / 4.75 ft. 2.06 m. / 1.44 m.	6.0 ft. / 4.92 ft. 1.82 m. / 1.50 m.	5.83 ft. / 4.92 ft. 1.78 m. / 1.50 m.	5.67 ft. / 4.92 ft. 1.72 m. / 1.50 m.	5.58 ft. / 4.92 ft. 1.70 m. / 1.50 m.	5.42 ft. / 4.92 ft. 1.65 m. / 1.50 m.
Detached Accessory - Min. Distance From Lane - 22.0 ft. - 19.67 ft. (Lane) = 2.33 ft.	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)	2.5 ft. (0.76 m.)				

\* Variance Permit required      \*\* Mid-point of roof is calculated between Roof Peak and average of the underside of Eaves

UNIT BREAKDOWN :	Type A	Type B
Main Floor Area :	1065 sf. (98.9 sm.)	855 sf. (79.4 sm.)
Upper Floor Area :	820 sf. (76.2 sm.)	836 sf. (77.7 sm.)
Total Floor Area :	1885 sf. (175.1 sm.)	1691 sf. (157.0 sm.)

SETBACKS :	Type A	Type B
Min. Front Yard - 10'-0"	17.58 ft. (5.36 m.)	16.75 ft. (5.10 m.)
Min. Rear Yard - 20% (24.44 ft.)	36.38 ft. (11.09 m.)	58.13 ft. (17.72 m.)
Min. Side Yard - 7.0 ft. total	7.0 ft. (2.13 m.)	7.08 ft. (2.16 m.)

BUILDING HEIGHT :	Type A	Type B
Max. 25.0 ft. allowable from Geodetic Elev. - 11.58 ft. to mid-point of sloped roofs **	19.83 ft. (6.04 m.)	19.83 ft. (6.04 m.)

Type A - Garage	Type B - Garage / Studio
Max. 15.0 ft. allowable for flat roofs	10.0 ft. (3.05 m.)
Max. 15.0 ft. allowable to mid-point of sloped roofs **	16.75 ft. * (5.18 m.)

STUDIO BREAKDOWN - TYPE B :	Type A	Type B
Main Floor Garage Area :	440 sf. (40.9 sm.)	Detached Accessory Building to Principal Building - Min. 10.0 ft.
Upper Floor Studio Area :	440 sf. (40.9 sm.)	Proposed 12.88 ft. (3.92 m.)

OFF-STREET PARKING:	Min. Required	Proposed
Type A	1	1
Type B	1	2

**DRAWING LIST:**

**Architecture:**

- DP0.01 Cover / Stats
- DP1.01 Overall Site Plan w/ No Build Covenant on Lot 1
- DP1.02 Floor & Roof Plans - Type A
- DP1.03 Building Elevations - Type A
- DP1.04 Floor & Roof Plans - Type B
- DP1.05 Building Elevations - Type B
- DP1.06 Building Sections - Type A, B
- DP1.07 Studio/Garage - w/ Height Variance
- DP1.08 Material and Colour Combinations
- DP1.09 Overall Site Plan - Ultimate Build Out
- DP1.10 Context Street Elevations
- DP1.11 Illustrations / 3D Views
- DP1.12 Illustrations / 3D Views
- DP1.13 Illustrations / 3D Views

BUILDING HEIGHT ELEVATIONS :	
Type A & B Houses Roof Peak = 34'-0" Ave. of Eaves = 28'-11" Mid-point = 31'-5" Height = 19.83' from G.E. 11.58'	Type B - Garage / Studio Roof Peak = 27'-2" Ave. of Eaves = 19'-4" Mid-point = 23'-3" Height = 16.75' from finish floor

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CLIENT:  
**Gilhurst Developments**  
 9708 Gilhurst Crescent  
 Richmond, BC V7A 1P2

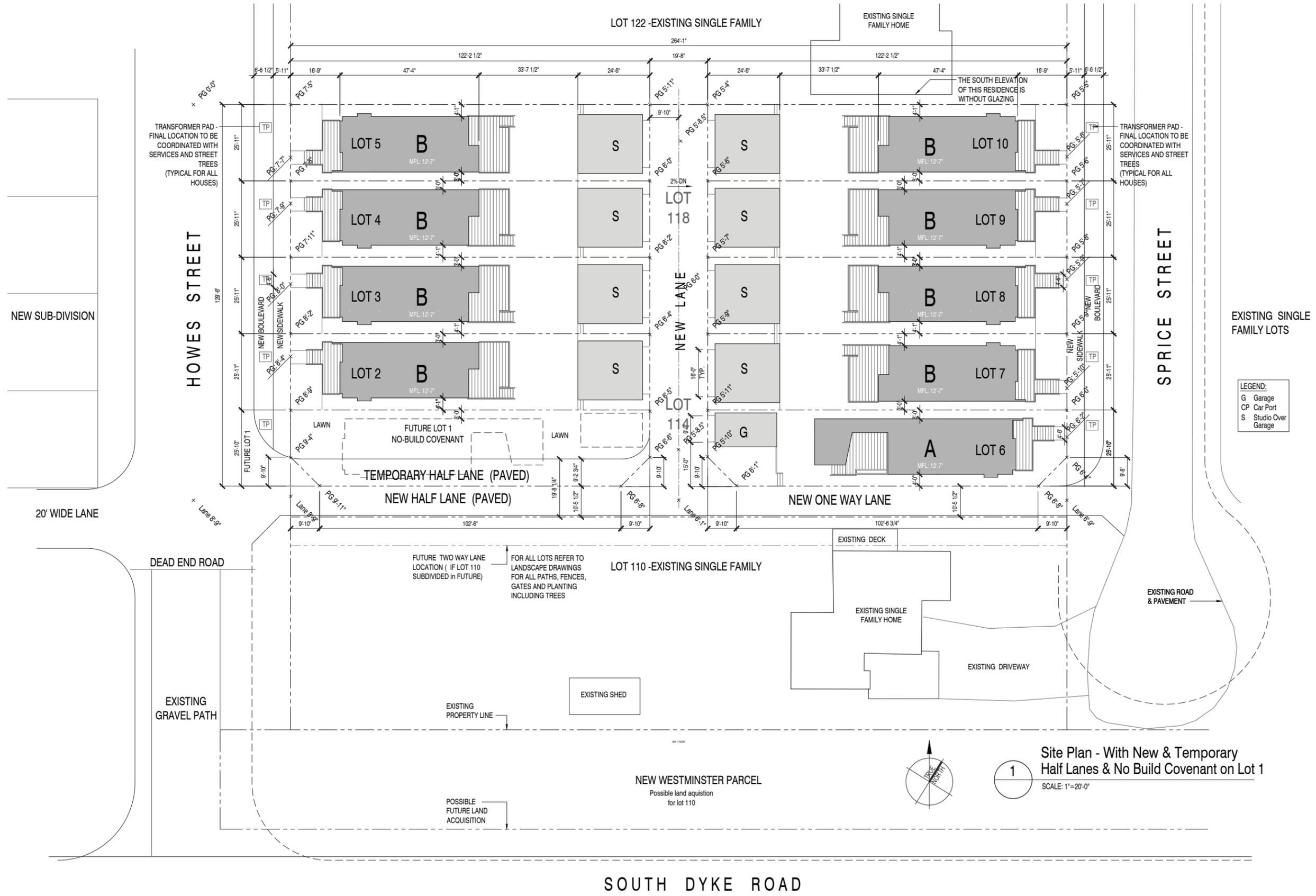
NO.	ISSUED FOR:	DATE ISSUED	BY
1	Rezoning/DP for planning comments	2021.04.19	DDR
2	RE-ZONING & DP	2021.10.28	DDR
3	RE-ISSUED FOR REZONING & DP	2022.06.22	DDR
4	RE-ISSUED FOR REZONING & DP	2022.08.26	DDR
5	RE-ISSUED FOR REZONING & DP	2023.04.24	CB
6	RE-ISSUED FOR REZONING & DP	2023.05.12	CB
7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

PROJECT TITLE:  
**Sprice Street Flexible Family Housing**  
 114 & 118 Sprice Street  
 Queensborough, NW

DRAWING TITLE:  
 Cover Page  
 Statistics / Drawing List

SCALE: \_\_\_\_\_ SHEET NO.: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 FILE NAME: \_\_\_\_\_

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Site Plan - With New & Temporary Half Lanes & No Build Covenant on Lot 1  
 SCALE: 1"=20'-0"

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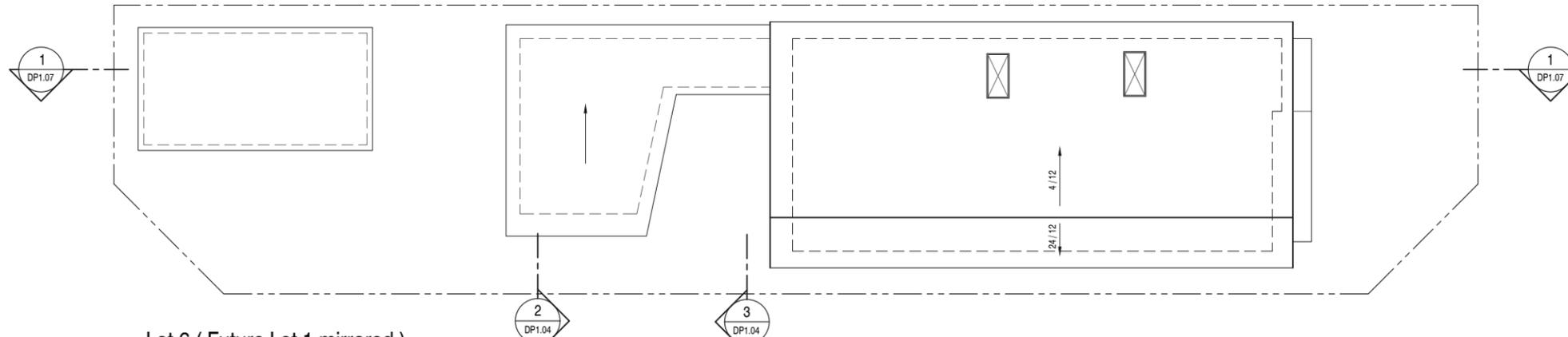
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6	RE-ISSUED FOR REZONING & DP	2023.05.12	CB
7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

PROJECT TITLE:  
**Spruce Street Flexible Family Housing**  
 114 & 118 Spruce Street  
 Queensborough, NW

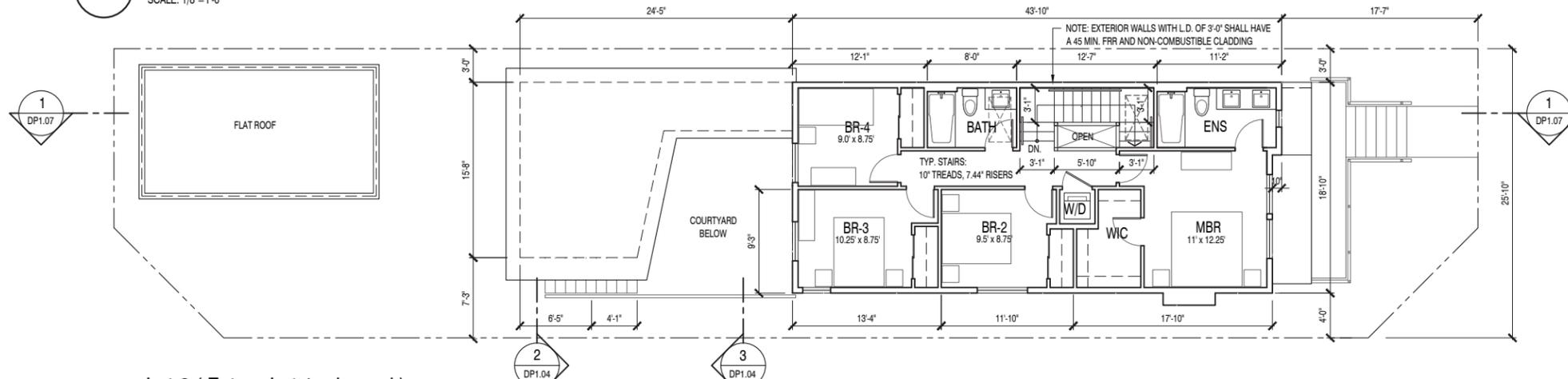
DRAWING TITLE:  
**Overall Site Plan - With No Build Covenant on Lot 1**

SCALE: ---  
 DRAWN BY: ---  
 FILE NAME: ---

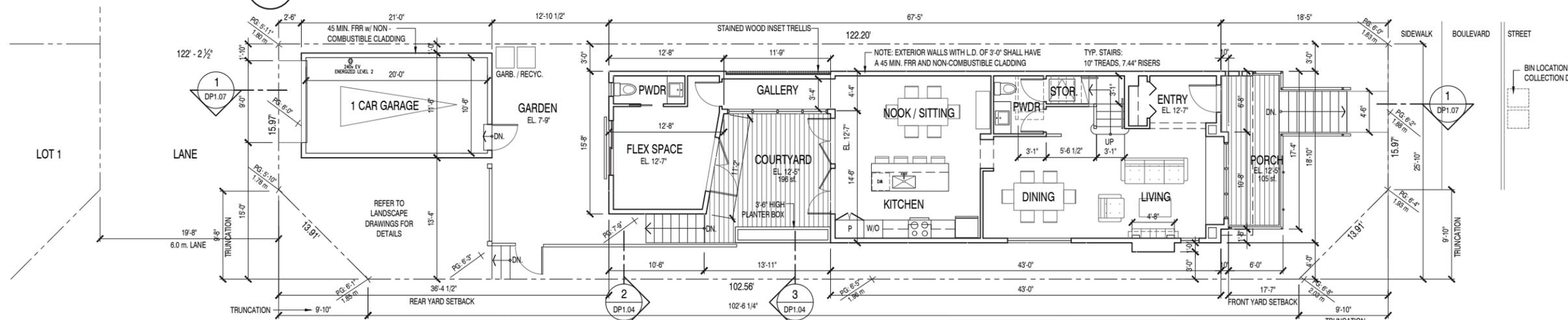
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3 Lot 6 ( Future Lot 1 mirrored )  
Roof Plan - Corner House with Flex Space + Garage - Type A  
SCALE: 1/8"=1'-0"



2 Lot 6 ( Future Lot 1 mirrored )  
Upper Floor Plan - Corner House with Flex Space + Garage - Type A  
SCALE: 1/8"=1'-0"  
820 sf



1 Lot 6 ( Future Lot 1 mirrored )  
Main Floor Plan - Corner House with Flex Space + Garage/Carport - Type A  
SCALE: 1/8"=1'-0"  
1065 sf

NOTE: GRADES AND FLOOR ELEVATIONS BASED ON LOT 6. ADJUST NO. OF STEPS AS PER INDIVIDUAL LOTS AS REQUIRED.

REFER TO LANDSCAPE DRAWINGS FOR ALL PATHS, FENCES, GATES AND PLANTING INCLUDING TREES



CLIENT:  
**Gilhurst Developments**  
9708 Gilhurst Crescent  
Richmond, BC V7A 1P2

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7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

SEAL:

PROJECT TITLE:  
**Splice Street  
Flexible Family Housing**  
114 & 118 Splice Street  
Queensborough, NW

DRAWING TITLE:  
**Floor & Roof Plans  
Type A**

SCALE:  
DRAWN BY: ---  
FILE NAME: ---

SHEET NO.:  
**DP1.02**

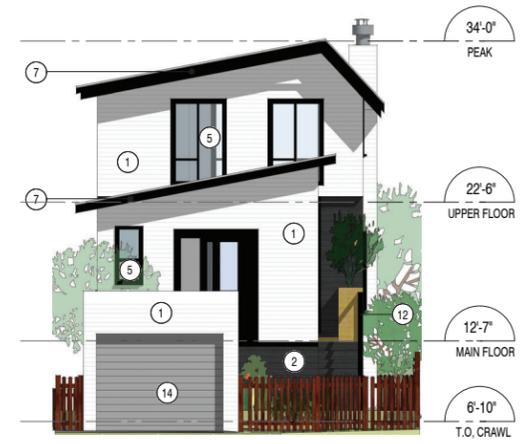
\* MID-POINT OF ROOF IS CALCULATED BETWEEN ROOF PEAK AND AVERAGE OF U/S OF EAVES



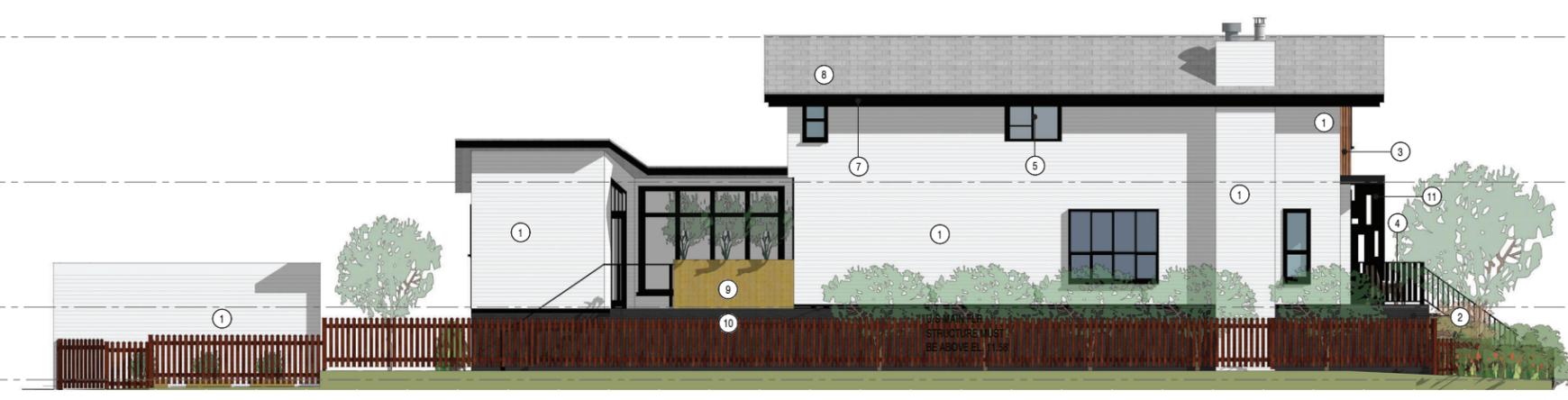
**1 Street Elevation**  
SCALE: 1/8"=1'-0"



**2 Side Elevation**  
SCALE: 1/8"=1'-0"



**3 Rear Elevation**  
SCALE: 1/8"=1'-0"



**4 Side Elevation @ Lane**  
SCALE: 1/8"=1'-0"

NOTE: LANDSCAPING SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO LANDSCAPE DRAWINGS FOR DETAILED DESIGN.

NOTE: COLOURS AND MATERIALS ARE FOR ILLUSTRATIVE PURPOSES TO DEMONSTRATE AN OVERALL INTENTION. REFER TO DP. 1.08 FOR SPECIFIC COLOUR AND MATERIALS FOR EACH LOT.

- MATERIAL LEGEND:**
- ① WHITE HORIZONTAL SIDING
  - ② CHARCOAL HORIZONTAL SIDING
  - ③ \*ACCENT SIDING (REFER TO DP 1.08)
  - ④ \*PAINTED WOOD PICKETS, RAILINGS AND POSTS W/ CAPS
  - ⑤ \*VINYL WINDOWS
  - ⑥ \*PAINTED OR STAINED WOOD DOOR W/ TRANSOM
  - ⑦ 2x8 BLACK PAINTED FASCIA
  - ⑧ GREY ASPHALT SHINGLES
  - ⑨ STAINED WOOD PLANTER
  - ⑩ 2X8 PAINTED WOOD HORIZONTAL TRIM
  - ⑪ DECORATIVE PAINTED WOOD ENTRY SURROUND
  - ⑫ POWDER COATED BLACK METAL RAILINGS
  - ⑬ STAINED WOOD TRELLIS
  - ⑭ PAINTED METAL OVERHEAD DOOR
- \* INDICATES MATERIALS SPECIFIC TO THE 5 COLOUR AND MATERIAL COMBINATIONS OUTLINES IN DP 1.08

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1	Rezoning/DP for planning comments	2021.04.19	DDR
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7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

SEAL:

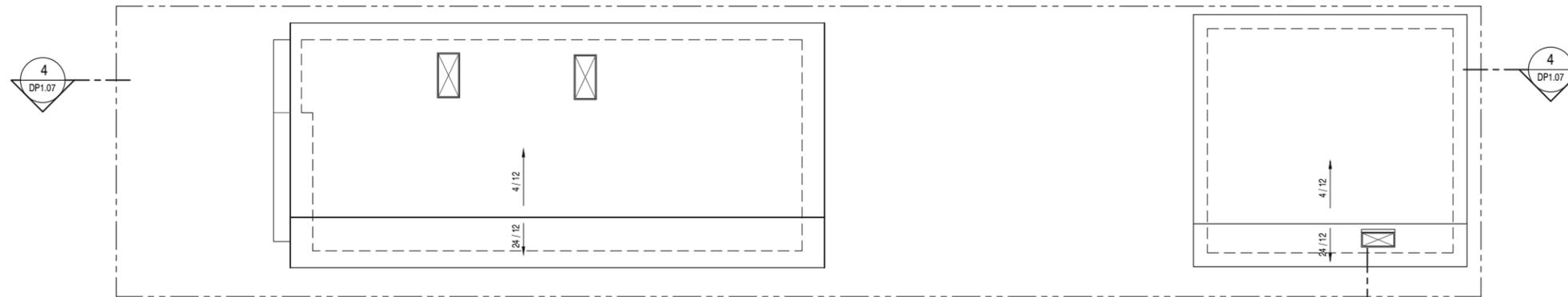
PROJECT TITLE:  
**Spruce Street Flexible Family Housing**  
114 & 118 Spruce Street  
Queensborough, NW

DRAWING TITLE:  
**Exterior Elevations Type A  
Corner House + Flex Space and Garage/Carport**

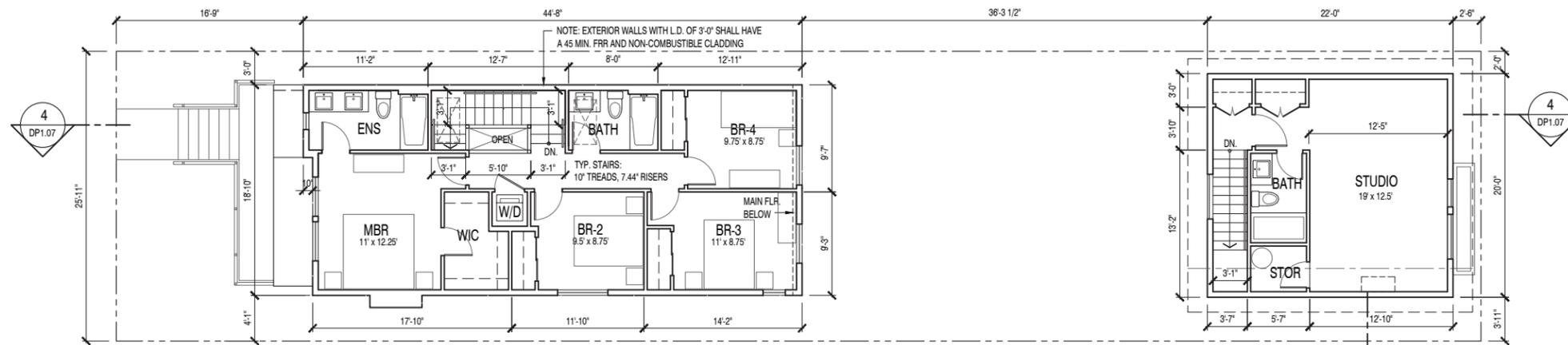
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SHEET NO.: **DP1.03**

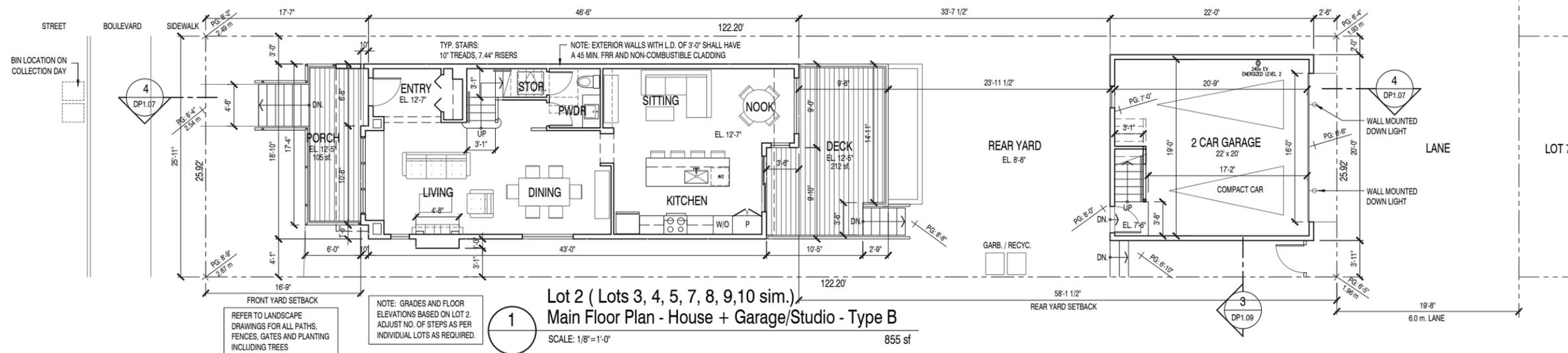
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**3** Lots 2 (Lots 3,4,5,7,8,9,10 sim.)  
Roof Plans - House + Garage/Studio - Type B  
SCALE: 1/8"=1'-0"



**2** Lots 2 (Lots 3, 4, 5, 7, 8, 9, 10 sim.)  
Upper Floor Plans - House + Garage/Studio - Type B  
SCALE: 1/8"=1'-0" 836 sf + (Studio) 440 sf = 1276 sf

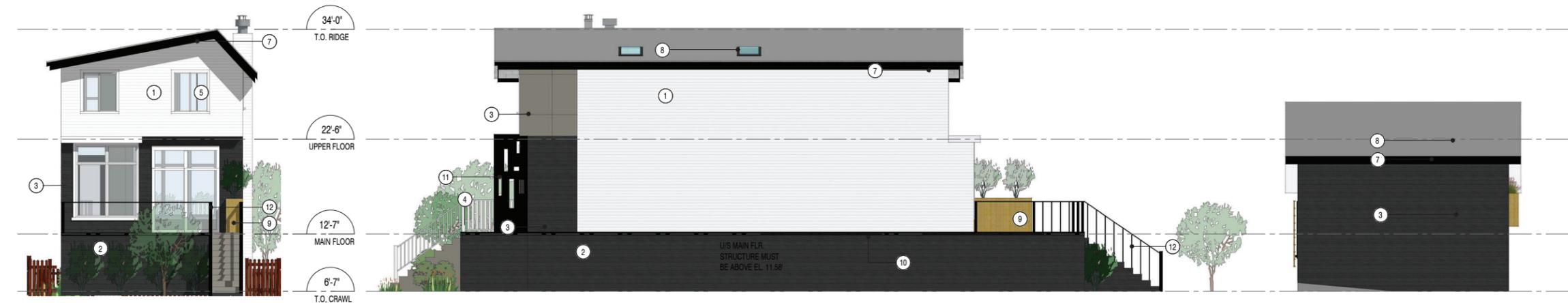


**1** Lot 2 (Lots 3, 4, 5, 7, 8, 9, 10 sim.)  
Main Floor Plan - House + Garage/Studio - Type B  
SCALE: 1/8"=1'-0" 855 sf



**1 Street Elevation**  
SCALE: 1/8"=1'-0"

**2 Side Elevation**  
SCALE: 1/8"=1'-0"



**3 Rear Elevation**  
SCALE: 1/8"=1'-0"

**4 Side Elevation**  
SCALE: 1/8"=1'-0"

NOTE: LANDSCAPING SHOWN HERE IS FOR ILLUSTRATIVE PURPOSES ONLY. PLEASE REFER TO LANDSCAPE DRAWINGS FOR DETAILED DESIGN.

NOTE: COLOURS AND MATERIALS ARE FOR ILLUSTRATIVE PURPOSES TO DEMONSTRATE AN OVERALL INTENTION. REFER TO DP 1.08 FOR SPECIFIC COLOUR AND MATERIALS FOR EACH LOT.

**MATERIAL LEGEND:**

- ① WHITE HORIZONTAL SIDING
- ② CHARCOAL HORIZONTAL SIDING
- ③ \*ACCENT SIDING (REFER TO DP 1.08)
- ④ \*PAINTED WOOD PICKETS, RAILINGS AND POSTS W/ CAPS
- ⑤ \*VINYL WINDOWS
- ⑥ \*PAINTED OR STAINED WOOD DOOR W/ TRANSOM
- ⑦ 2x8 BLACK PAINTED FASCIA
- ⑧ GREY ASPHALT SHINGLES
- ⑨ STAINED WOOD PLANTER
- ⑩ 2X8 PAINTED WOOD HORIZONTAL TRIM
- ⑪ DECORATIVE PAINTED WOOD ENTRY SURROUND
- ⑫ POWDER COATED BLACK METAL RAILINGS

\* INDICATES MATERIALS SPECIFIC TO THE 5 COLOUR AND MATERIAL COMBINATIONS OUTLINES IN DP 1.08

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7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

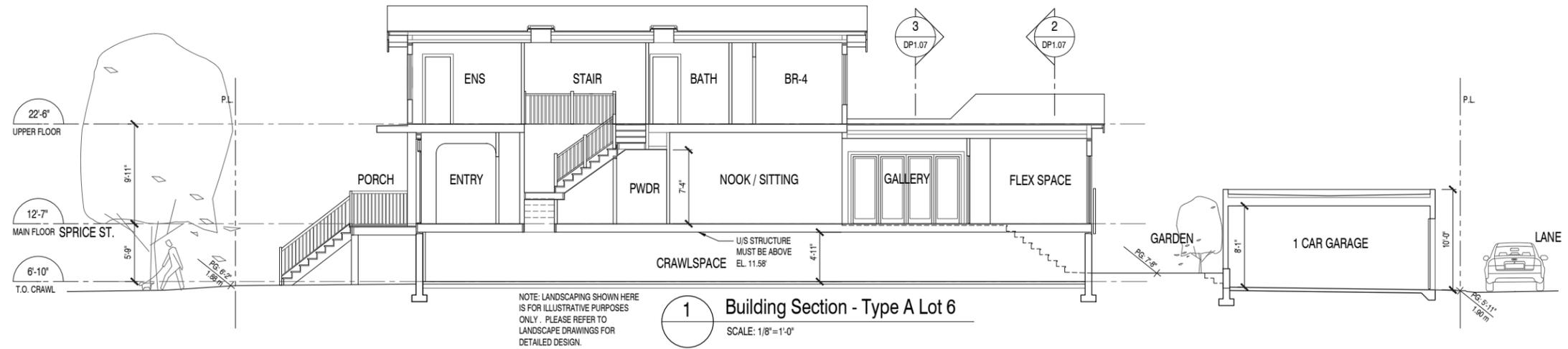
PROJECT TITLE:  
**Spruce Street Flexible Family Housing**  
114 & 118 Spruce Street  
Queensborough, NW

DRAWING TITLE:  
**Exterior Elevations Type B House + Studio/Garage**

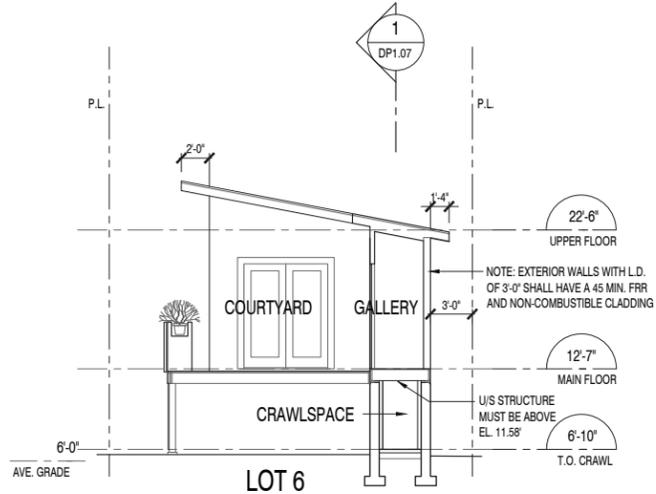
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SHEET NO.:  
**DP1.05**

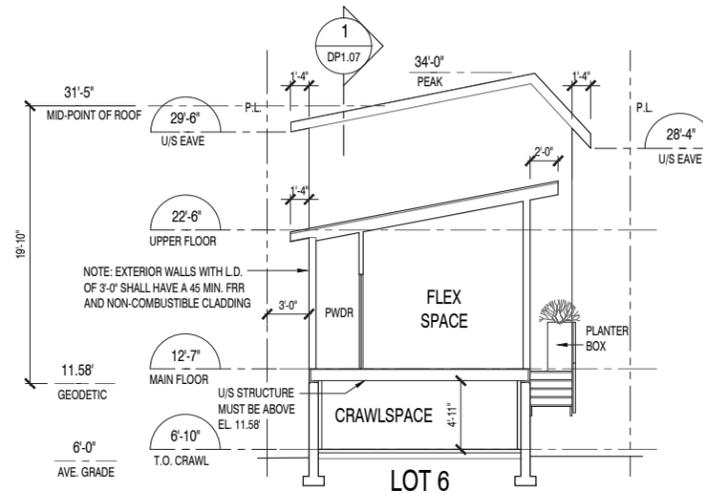
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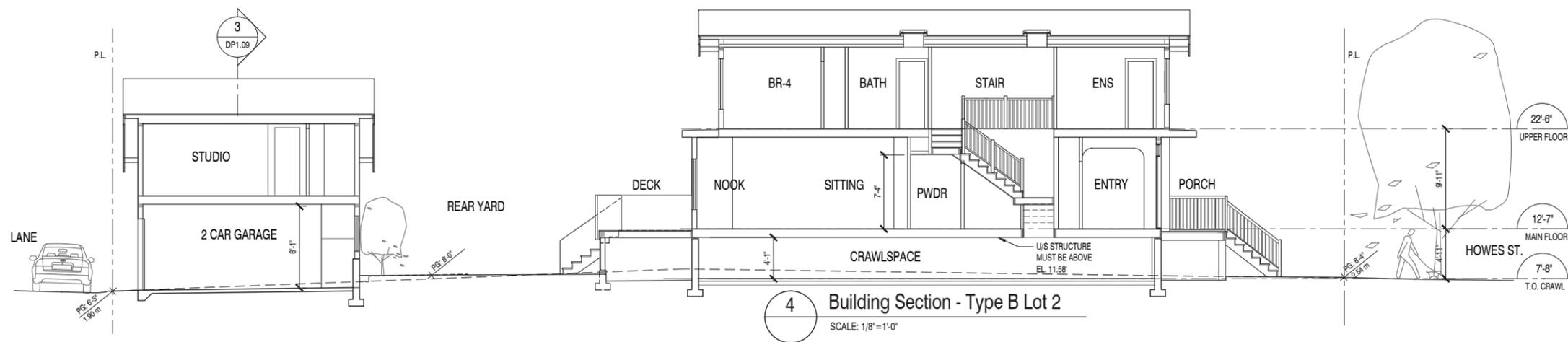
**1 Building Section - Type A Lot 6**  
SCALE: 1/8"=1'-0"



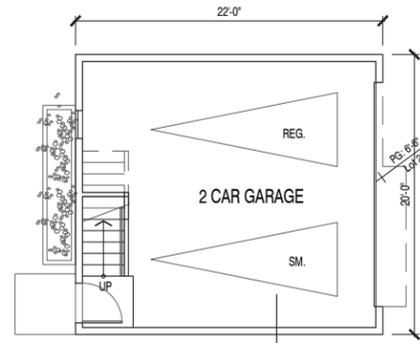
**3 Cross Section - Type A**  
SCALE: 1/8"=1'-0"



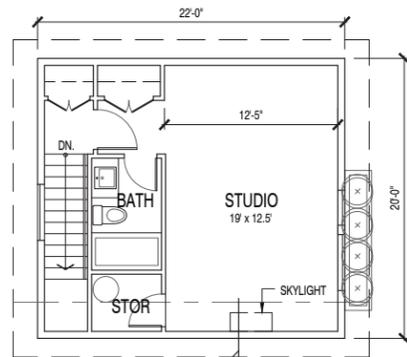
**2 Cross Section - Type A**  
SCALE: 1/8"=1'-0"



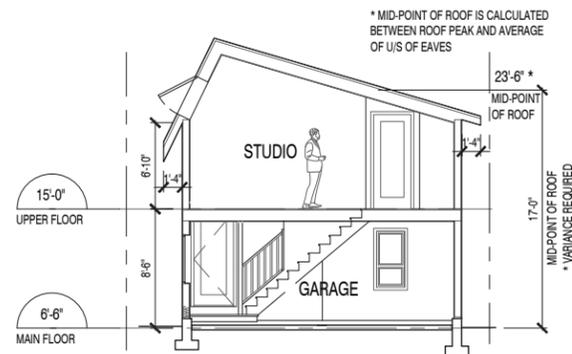
**4 Building Section - Type B Lot 2**  
SCALE: 1/8"=1'-0"



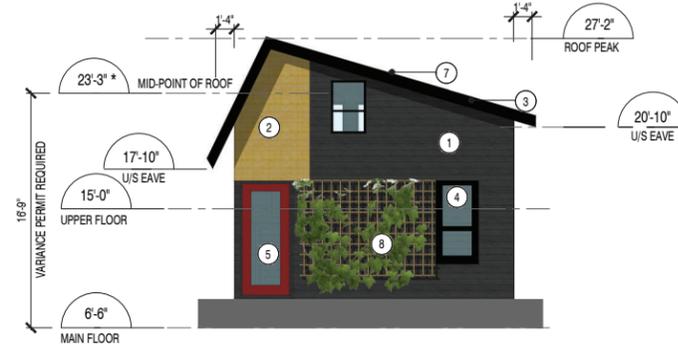
**1 Main Floor / Garage Plan**  
SCALE: 1/8"=1'-0" 440 sf



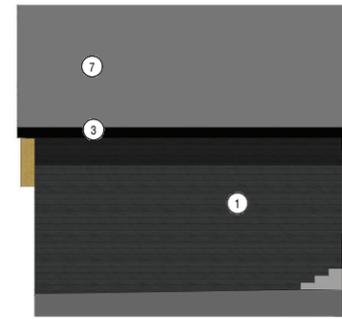
**2 Upper Floor / Studio Plan**  
SCALE: 1/8"=1'-0" 440 sf



**3 Section**  
SCALE: 1/8"=1'-0"

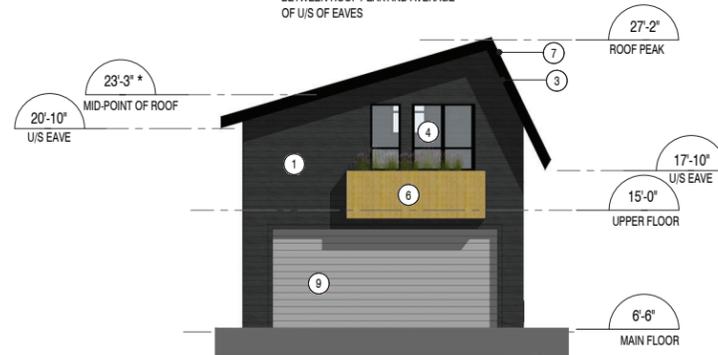


**4 Front Elevation**  
SCALE: 1/8"=1'-0"

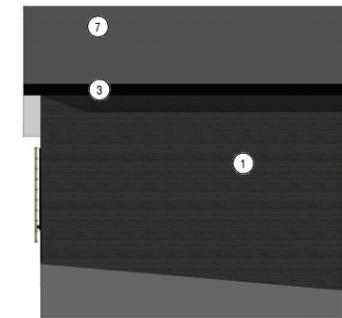


**5 Side Elevation**  
SCALE: 1/8"=1'-0"

\* MID-POINT OF ROOF IS CALCULATED BETWEEN ROOF PEAK AND AVERAGE OF U/S OF EAVES



**6 Rear Elevation**  
SCALE: 1/8"=1'-0"



**7 Side Elevation**  
SCALE: 1/8"=1'-0"

- MATERIAL LEGEND:**
- ① \*HORIZONTAL SIDING - 1X6 LAPPED COMPOSITE BOARD
  - ② STAINED WOOD PANELLING
  - ③ 2x8 FASCIA
  - ④ \*VINYL WINDOWS
  - ⑤ RED GLAZED DOOR
  - ⑥ STAINED WOOD PLANTER
  - ⑦ GREY ASPHALT SHINGLES
  - ⑧ STAINED WOOD TRELLIS
  - ⑨ PAINTED METAL OVERHEAD DOOR

**NOTE:**  
CLADDING AND WINDOW FRAME COLOURS VARY WITH THE COLOUR COMBINATIONS NOTED WITH AN \* - REFER TO DP 1.09 FOR DETAILS ON COLOUR AND MATERIAL COMBINATIONS

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7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

SEAL:

PROJECT TITLE:  
**Sprice Street  
Flexible Family Housing**  
114 & 118 Sprice Street  
Queensborough, NW

DRAWING TITLE:  
**Studio/Garage - w/ Height Variance  
Plans, Section, Elevations**

SCALE: --- SHEET NO.:  
DRAWN BY: ---  
FILE NAME: ---

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- |  |  |  |   |  |
|--|--|--|---|--|
| <p>COMBINATION 1 - ALL TYPE A UNITS</p> <ul style="list-style-type: none"> <li>• STAINED WOOD BATTENS ON COMPOSITE BOARD</li> <li>• WHITE HORIZONTAL SIDING</li> <li>• BLACK VINYL WINDOW FRAMES</li> <li>• BLACK PAINTED WOOD RAILINGS</li> <li>• BLACK PAINTED WOOD PORCH FASCIA</li> <li>• DECORATIVE BLACK PAINTED WOOD FRONT ENTRY SURROUND</li> <li>• CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL</li> <li>• CHARCOAL STAINED WOOD DOOR W/ VERTICAL GLAZING</li> <li>• GARAGE - WHITE HORIZONTAL SIDING</li> </ul> | <p>COMBINATION 2</p> <ul style="list-style-type: none"> <li>• LIGHT GREY COMPOSITE BOARD WITH BATTENS</li> <li>• WHITE HORIZONTAL SIDING</li> <li>• CHARCOAL HORIZONTAL SIDING</li> <li>• WHITE VINYL WINDOW FRAMES</li> <li>• WHITE PAINTED WOOD RAILINGS</li> <li>• BLACK PAINTED WOOD PORCH FASCIA</li> <li>• DECORATIVE BLACK PAINTED WOOD FRONT ENTRY SURROUND</li> <li>• CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL</li> <li>• RED PAINTED WOOD DOOR W/ GLAZING</li> <li>• GARAGE - CHARCOAL HORIZONTAL SIDING</li> </ul> | <p>COMBINATION 3</p> <ul style="list-style-type: none"> <li>• LIGHT GREY COMPOSITE BOARD WITH BATTENS</li> <li>• WHITE HORIZONTAL SIDING</li> <li>• STAINED WOOD BATTENS ON COMPOSITE BOARD</li> <li>• BLACK VINYL WINDOW FRAMES</li> <li>• BLACK PAINTED WOOD RAILINGS</li> <li>• BLACK PAINTED WOOD PORCH FASCIA</li> <li>• DECORATIVE BLACK PAINTED WOOD FRONT ENTRY SURROUND</li> <li>• CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL</li> <li>• CHARCOAL PAINTED WOOD DOOR W/ GLAZING</li> <li>• GARAGE - CHARCOAL HORIZONTAL SIDING</li> </ul> | <p>COMBINATION 4</p> <ul style="list-style-type: none"> <li>• CHARCOAL HORIZONTAL SIDING</li> <li>• WHITE HORIZONTAL SIDING</li> <li>• STAINED WOOD BATTENS ON COMPOSITE BOARD</li> <li>• BLACK VINYL WINDOW FRAMES</li> <li>• WHITE PAINTED WOOD RAILINGS</li> <li>• WHITE PAINTED WOOD PORCH FASCIA</li> <li>• DECORATIVE BLACK PAINTED WOOD FRONT ENTRY SURROUND</li> <li>• CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL</li> <li>• TEAL PAINTED WOOD DOOR W/ VERTICAL GLAZING</li> <li>• GARAGE - WHITE HORIZONTAL SIDING</li> </ul> | <p>COMBINATIONS</p> <ul style="list-style-type: none"> <li>• DARK GREY COMPOSITE BOARD WITH BATTENS</li> <li>• WHITE HORIZONTAL SIDING</li> <li>• BLACK WINDOW FRAMES</li> <li>• BLACK PAINTED RAILINGS</li> <li>• BLACK PAINTED PORCH FASCIA</li> <li>• DECORATIVE BLACK PAINTED WOODFRONT ENTRY SURROUND</li> <li>• CHARCOAL HORIZONTAL SIDING BELOW MAIN FLOOR LEVEL</li> <li>• NATURAL STAINED WOOD DOOR W/ VERTICAL GLAZING</li> <li>• GARAGE - CHARCOAL HORIZONTAL SIDING</li> </ul> |
|--|--|--|---|--|

- MATERIAL AND COLOUR LEGEND DETAILS:**
- ① WHITE HORIZONTAL SIDING - 1X6 LAPPED COMPOSITE BOARD
  - ② CHARCOAL HORIZONTAL SIDING - 1X6 LAPPED COMPOSITE BOARD
  - ③ LIGHT GREY COMPOSITE PANEL W/ BATTENS ALIGNED WITH WINDOW FRAMES
  - ④ DARK GREY COMPOSITE PANEL W/ BATTENS ALIGNED WITH WINDOW FRAMES
  - ⑤ 1X4 STAINED WOOD BATTENS ON THE FLAT @ 4.5" CENTRES ON COMPOSITE PANEL

- NOTE:**
- MATERIAL 1 IS THE BASE MATERIAL AND IS NOT LABELLED BELOW - ONLY THE "ACCENT" MATERIALS AND COLOURS 2-5 ARE INDICATED
  - MATERIALS 2-5 ILLUSTRATED ON THE FRONT ELEVATIONS BELOW EXTEND 6 FT AROUND THE SIDE ELEVATIONS

**NOTE:**

THESE 5 COLOUR AND MATERIAL COMBINATIONS WILL BE DEVELOPED ON THE SPRICE AND HOWES STREETSCAPES. THE IMAGE ABOVE DEMONSTRATES THEIR USE ON SPRICE STREET. HOWES STREET WILL BE DEVELOPED WITH A "MIRRORED" VERSION OF THE ABOVE.

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8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

PROJECT TITLE:  
**Sprice Street Flexible Family Housing**  
 114 & 118 Sprice Street  
 Queensborough, NW

DRAWING TITLE:  
**Material and Colour Combinations**

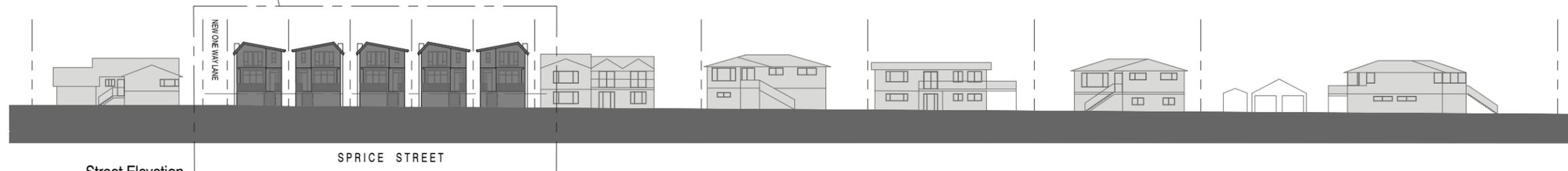
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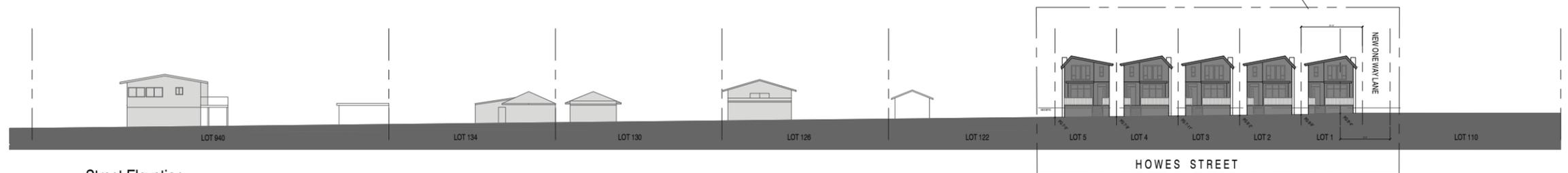
1 Street Elevation Spruce Street  
SCALE: 1/16"=1'-0"



2 Street Elevation Spruce Street  
SCALE: 1/32"=1'-0"



3 Street Elevation Howes Street  
SCALE: 1/16"=1'-0"



4 Street Elevation Howes Street  
SCALE: 1/32"=1'-0"

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7	RE-ISSUED FOR REZONING & DP	2023.05.25	CB
8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

SEAL:

PROJECT TITLE: Spruce Street Flexible Family Housing  
114 & 118 Spruce Street Queensborough, NW

DRAWING TITLE: Context Street Elevations

SCALE: SHEET NO.:  
DRAWN BY: ---  
FILE NAME: ---

DP1.10

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Bird's Eye

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8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

SEAL:

PROJECT TITLE:  
**Spruce Street Flexible Family Housing**  
 114 & 118 Spruce Street  
 Queensborough, NW

DRAWING TITLE:  
 Illustrations - 3d Views

SCALE: —  
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 FILE NAME: —

SHEET NO.: **DP1.11** Page 1101 of 1622

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View Into Lane



Street Level View



View Into Back Yards

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8	RE-ISSUED FOR REZONING & DP	2023.05.31	CB

SEAL:

PROJECT TITLE:  
**Spruce Street  
 Flexible Family Housing**  
 114 & 118 Spruce Street  
 Queensborough, NW

DRAWING TITLE:  
 Illustrations - 3d Views

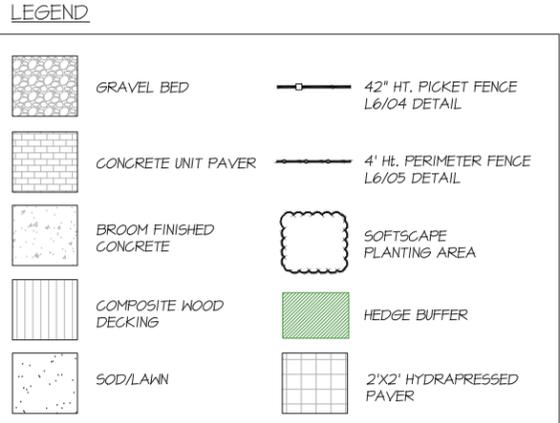
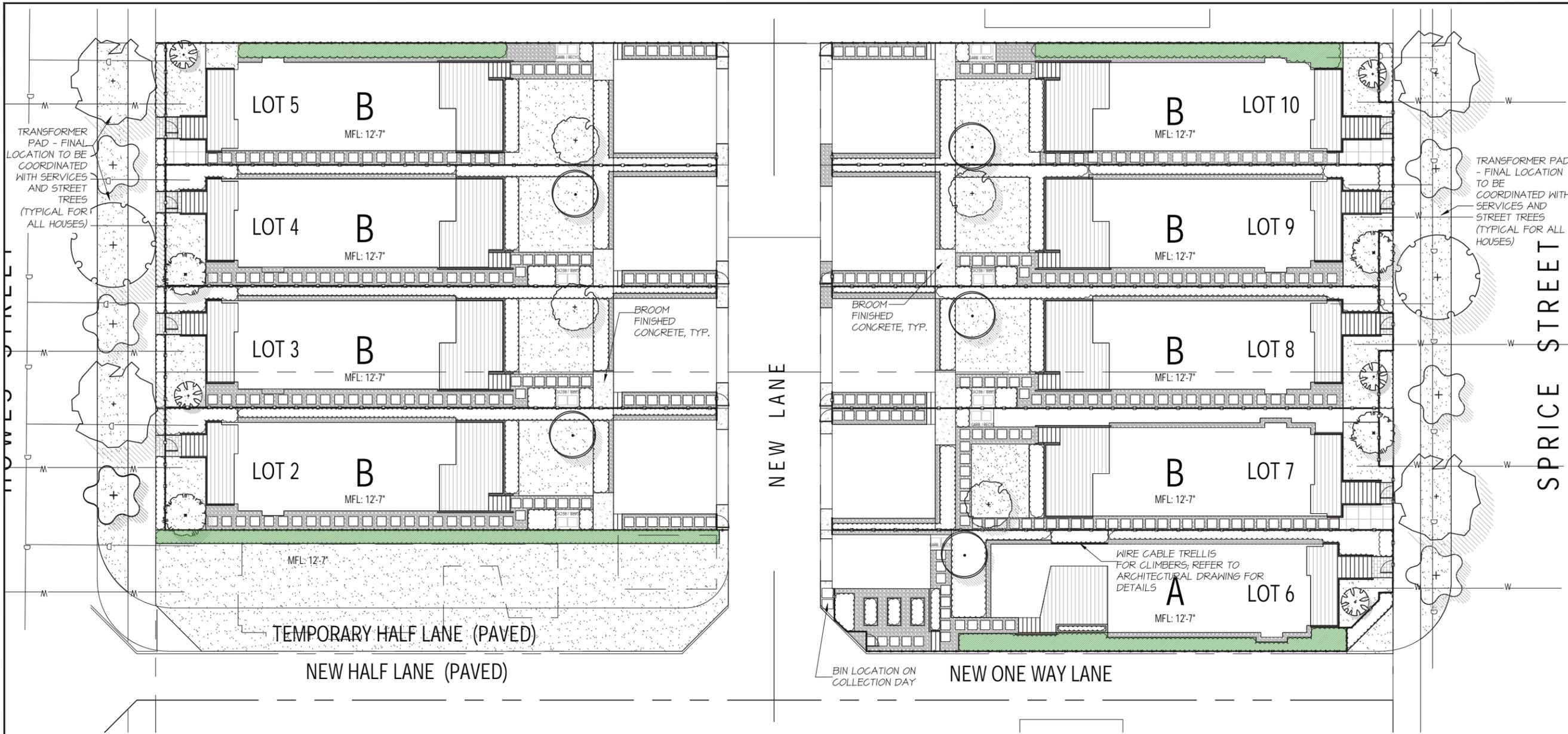
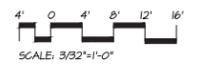
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 FILE NAME: \_\_\_\_\_

SHEET NO.:  
**DP1.13**

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Fax: 604.553.0045  
Email: office@m2la.com



PLANT SCHEDULE		M2 JOB NUMBER: 21-026	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>ONSITE TREES AND OTHER LANDSCAPE AREAS</b>			
4	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL; B&B
5	ACER RUBRUM 'BONHALL'	COLUMNAR BONHALL MAPLE	6CM CAL; B&B
5	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	5CM CAL; B&B
4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; B&B
	HEDGE BUFFER		
<b>STREET TREES</b>			
4	CORNUS EDDIE'S 'WHITE WONDER'	WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
2	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD	5CM CAL; B&B
5	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	3M HT; B&B; STD 1.5M

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**

NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 20, 2025	ISSUED FOR DP	GL
5	MAY 20, 2025	ISSUED FOR DP	GL
4	MAY 20, 2025	ISSUED FOR DP	GL
3	APR 28, 2025	ISSUED FOR DP	GL
2	JUL 25, 2022	ISSUED FOR DP	GL
1	JUL 21, 2022	ISSUED FOR DP	GL

SEAL:

PROJECT:  
**SINGLE FAMILY RT-2D,  
OFF-SITE&ON-SITE LANDSCAPE  
HOWES STREET & SPRUCE STREET,  
NEW WESTMINSTER, BC**

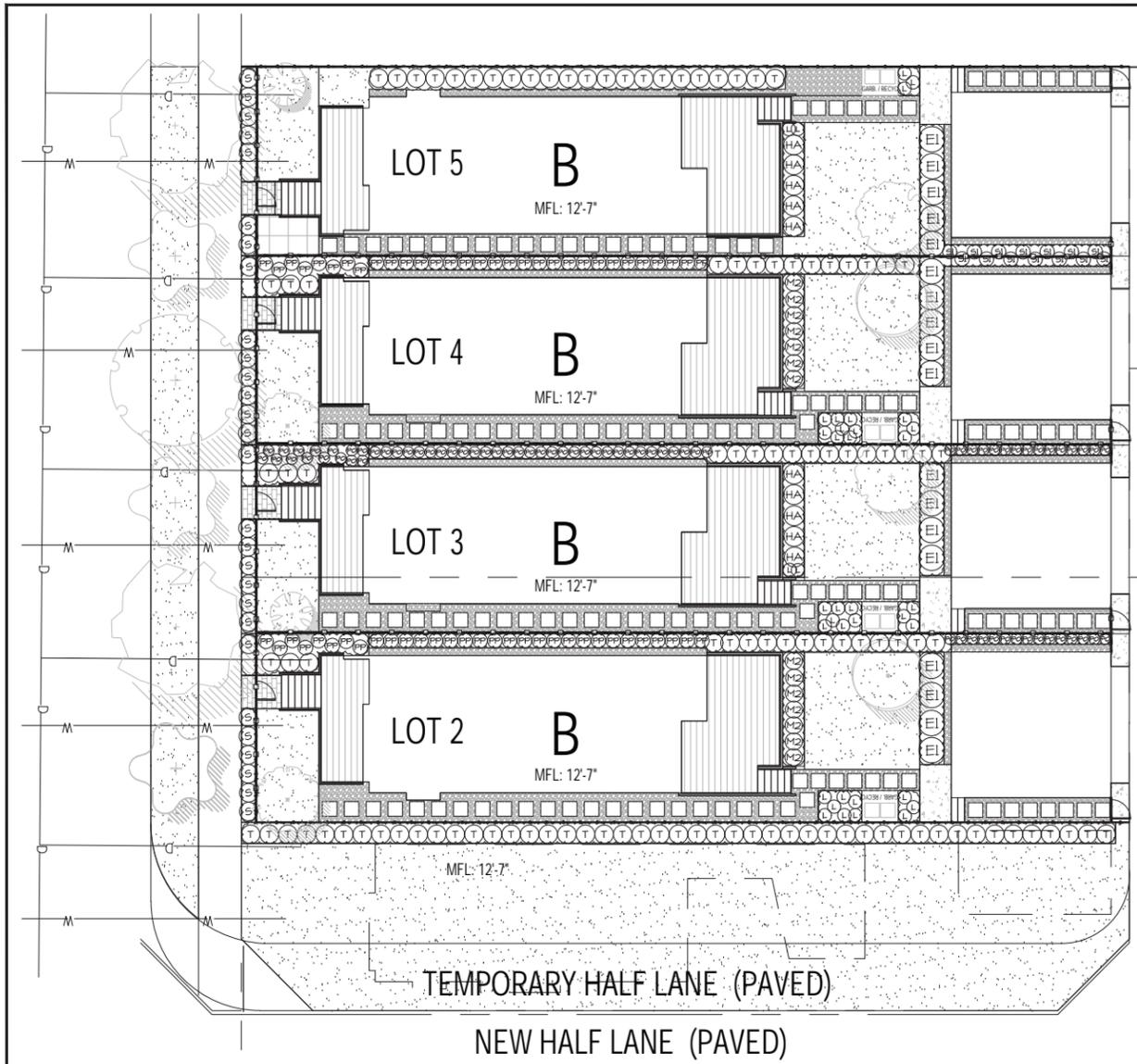
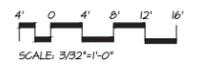
DRAWING TITLE:  
**TREE  
PLAN**

DATE: JULY 21, 22	DRAWING NUMBER:
SCALE: 1" = 3/32"	<b>L1</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	
M2LA PROJECT NUMBER: 21-026	

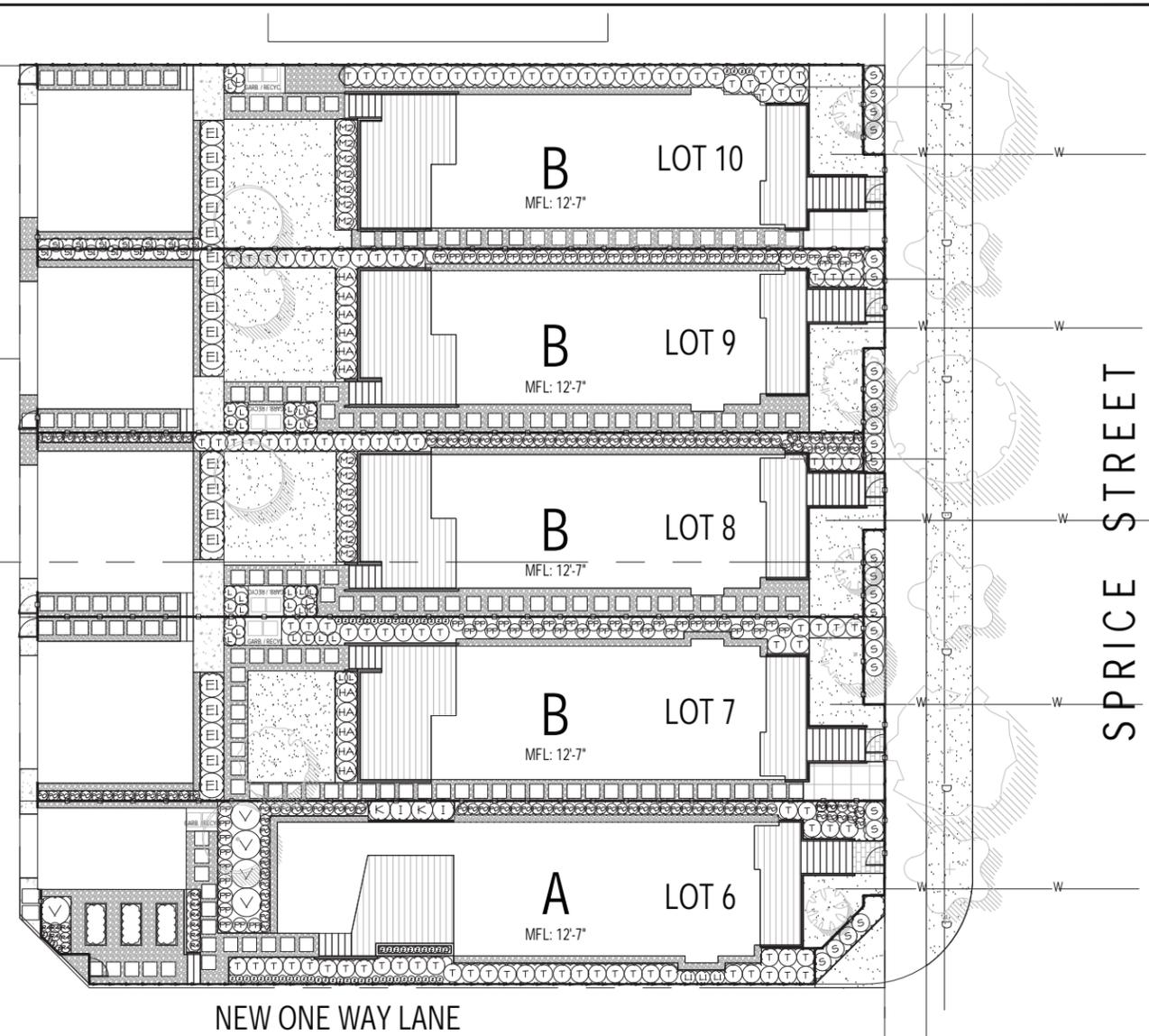


LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
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Fax: 604.553.0045  
Email: office@m2la.com



NEW LANE



SPRICE STREET

TEMPORARY HALF LANE (PAVED)

NEW HALF LANE (PAVED)

NEW ONE WAY LANE

**PLANT SCHEDULE** M2 JOB NUMBER: 21-026

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
(HA)	21	HYDRANGEA PANICULATA 'GRANDIFLORA'	SNOWHILL HYDRANGEA	#3 POT; 80CM
(LI)	3	LONICERA NITIDA	BOX HONEYSUCKLE	#1 POT
(I)	2	LONICERA XYLOSTEOIDES 'CLAVEY'S DWARF'	CLAVEY'S DWARF HONEYSUCKLE	#1 POT; 20CM
(M2)	28	MAHONIA CHARITY	PALM MAHONIA	#2 POT
(EI)	37	RHODODENDRON 'MAY DAY'	RHODODENDRON; RED; MAY	#2 POT
(SI)	28	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT
(S)	53	SPIRAEA X BUMALDA 'ANTHONY WATERER'	JAPANESE SPIRAEA	#2 POT
(T)	227	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5 M B&B
(V)	5	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
<b>GRASS</b>				
(Z)	64	PENNISETUM ALOPECUROIDES 'HADELIN'	DWARF FOUNTAIN GRASS	#1 POT
<b>VINE</b>				
(K)	2	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	#2 POT; 60CM; STAKED
<b>PERENNIAL</b>				
(L)	71	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
(R4)	18	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILOCK'	RUDBECKIA	#1 POT
<b>GC</b>				
(FO)	204	BLECHNUM SPICANT	DEER FERN	#1 POT; 25CM
(FP)	133	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT; 40CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

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NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 20 2025	ISSUED FOR DP	GL
5	MAY 20 2025	ISSUED FOR DP	GL
4	MAY 20 2025	ISSUED FOR DP	GL
3	APR 26 2025	ISSUED FOR DP	GL
2	JUL 25 2022	ISSUED FOR DP	GL
1	JUL 21 2022	ISSUED FOR DP	GL

SEAL:

PROJECT:  
**SINGLE FAMILY RT-2D,  
OFF-SITE&ON-SITE LANDSCAPE  
HOWES STREET & SPRICE STREET,  
NEW WESTMINSTER, BC**

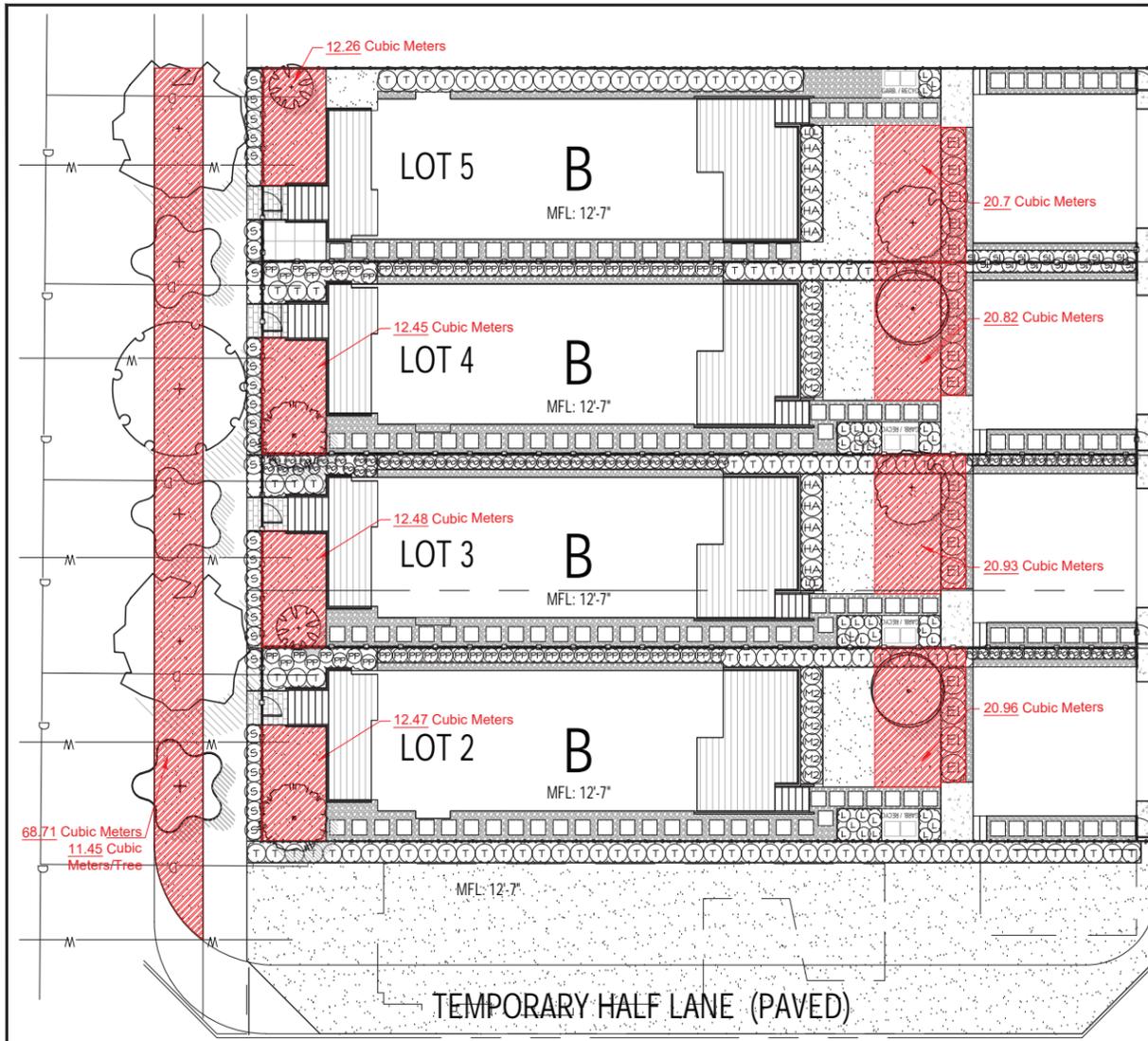
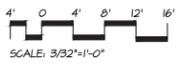
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**SHRUB  
PLAN**

DATE: JULY 21 22	DRAWING NUMBER:
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DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	
M2LA PROJECT NUMBER:	21-026

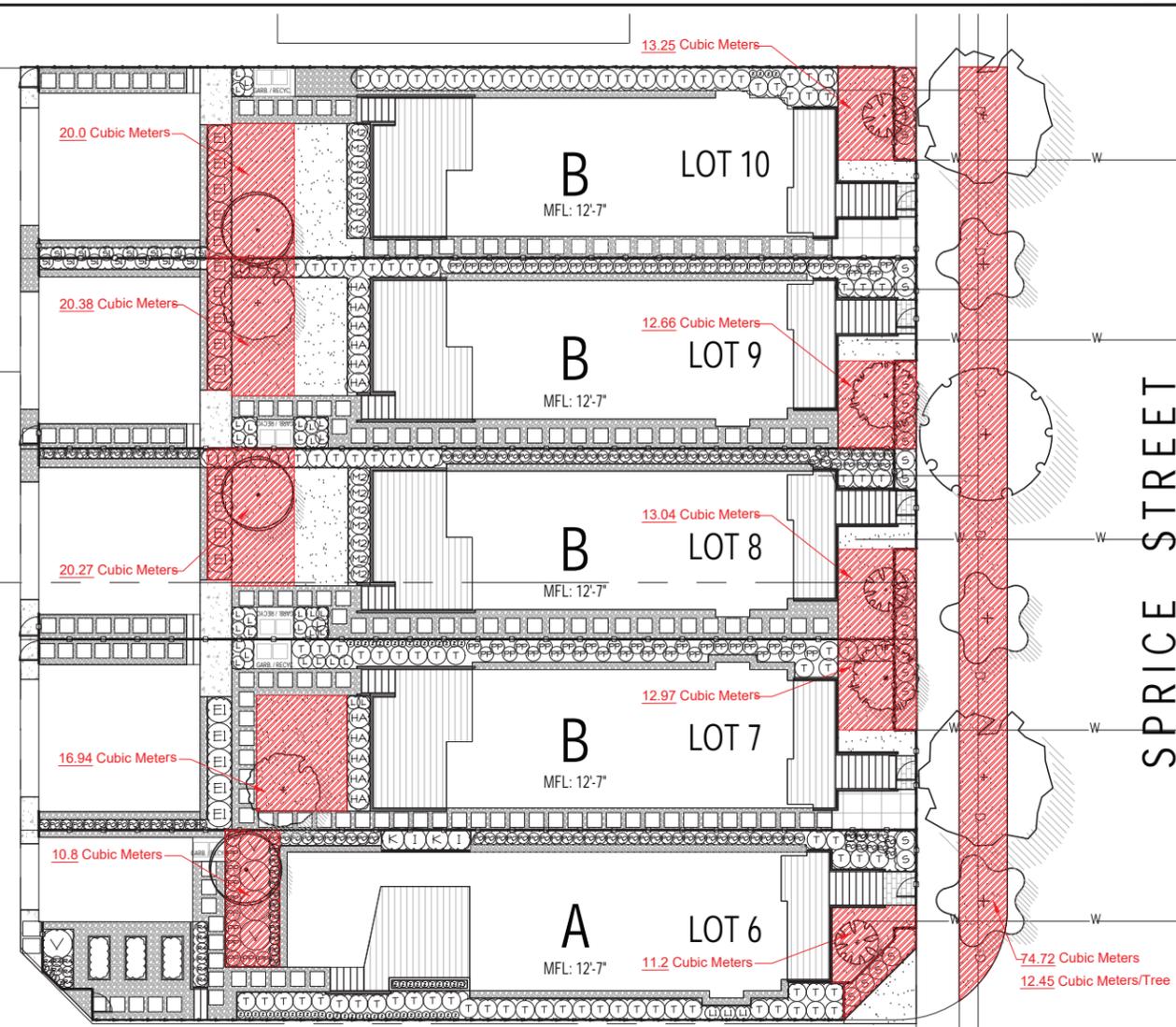


LANDSCAPE ARCHITECTURE

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 New Westminster, British Columbia  
 V3M 3L7  
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 Fax: 604.553.0045  
 Email: office@m2la.com



NEW LANE



SPRICE STREET

**NOTES:**

1. EACH TREE HAS MIN. 10 CUBIC METERS OF GROWN MEDIUM - SOIL VOLUME
2. STREET TREES ARE CONNECTED WITH CONTINUED SOIL TRENCH

NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 30, 2022	ISSUED FOR DP	GL
5	MAY 10, 2022	ISSUED FOR DP	GL
4	MAY 20, 2021	ISSUED FOR DP	GL
3	APR 28, 2021	ISSUED FOR DP	GL
2	JUL 25, 2022	ISSUED FOR DP	GL
1	JUL 21, 2022	ISSUED FOR DP	GL

SEAL:

PROJECT:  
 SINGLE FAMILY RT-2D,  
 OFF-SITE&ON-SITE LANDSCAPE  
 HOWES STREET & SPRICE STREET,  
 NEW WESTMINSTER, BC

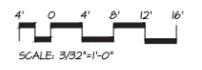
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**SOIL VOLUME  
 PLAN**

DATE: JULY 21, 22	DRAWING NUMBER:
SCALE: 1" = 3/32"	<b>L3</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	Page 1106 of 1622
M2LA PROJECT NUMBER:	21-026



M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
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 Fax: 604.553.0045  
 Email: office@m2la.com



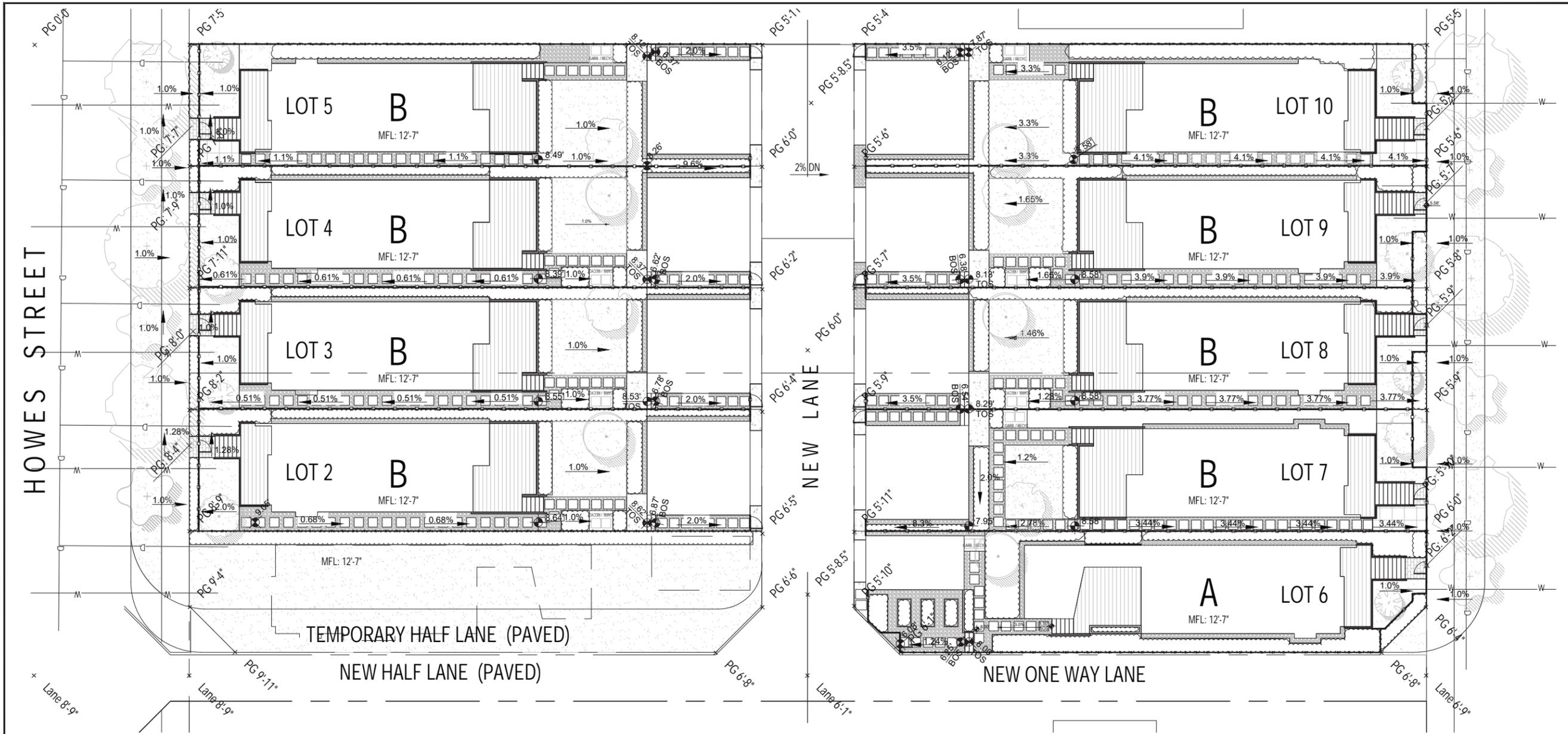
NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 2022	ISSUED FOR DP	GL
5	MAY 2022	ISSUED FOR DP	GL
4	MAY 2022	ISSUED FOR DP	GL
3	APR 28 2022	ISSUED FOR DP	GL
2	JUL 25 2022	ISSUED FOR DP	GL
1	JUL 21 2022	ISSUED FOR DP	GL

SEAL:

PROJECT:  
**SINGLE FAMILY RT-2D,  
 OFF-SITE&ON-SITE LANDSCAPE**  
 HOWES STREET & SPRICE STREET,  
 NEW WESTMINSTER, BC

DRAWING TITLE:  
**GRADING  
 PLAN**

DATE: JULY 21 22	DRAWING NUMBER:
SCALE: 1" = 3/32"	<b>L4</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	Page 1107 of 1622
M2LA PROJECT NUMBER:	21-026



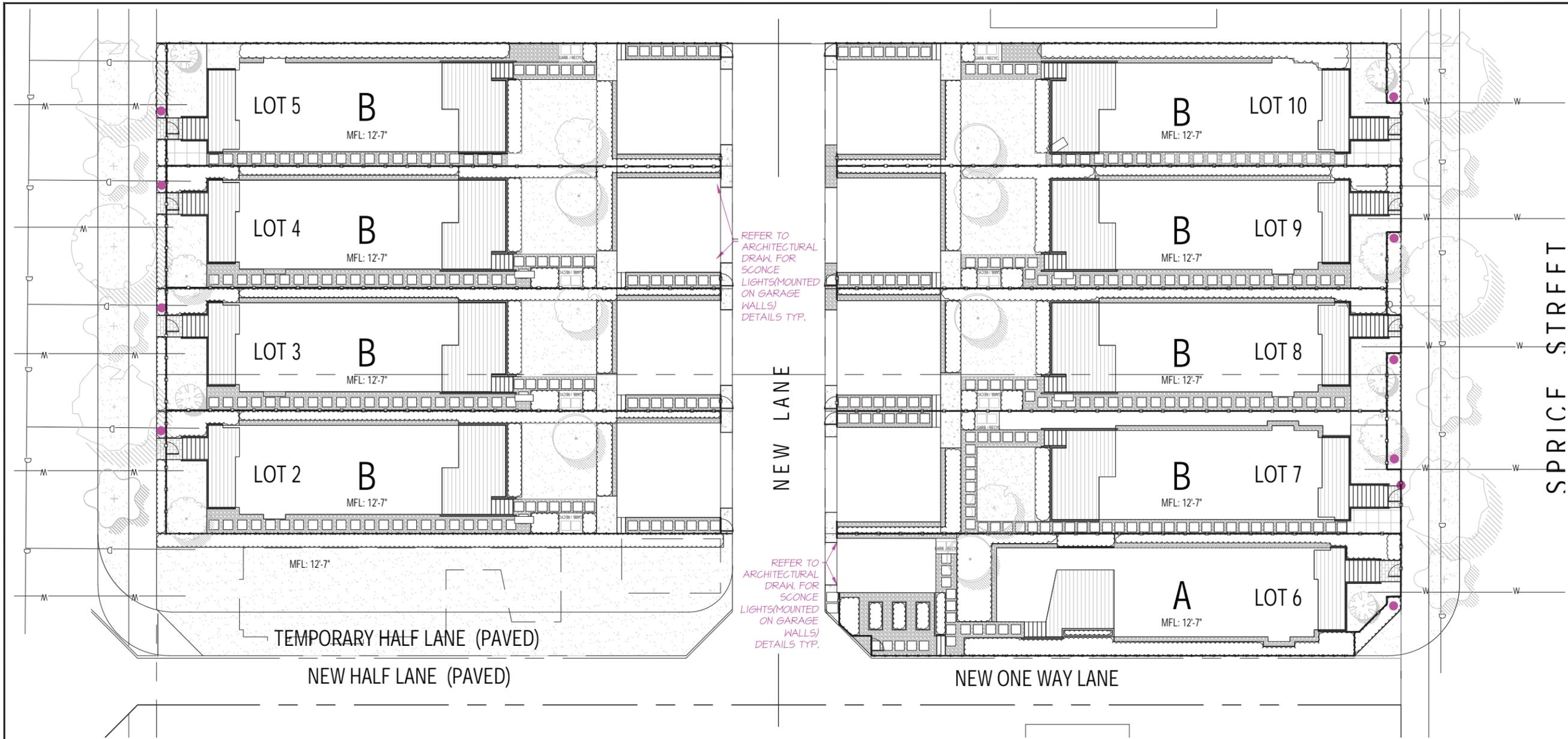
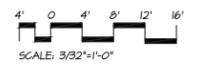
**GRADING LEGEND**

- 4.00% → PERCENTAGE OF SLOPE
- 6.50' BOS ↓ BOTTOM OF STEPS
- 6.50' TOS ↑ TOP OF STEPS
- 6.50' ● PROPOSED FINISH GRADE



M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
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SPRICE STREET

NEW LANE

NEW ONE WAY LANE

NEW HALF LANE (PAVED)

TEMPORARY HALF LANE (PAVED)

LEGEND

	GRAVEL BED		42" HT. PICKET FENCE L6/O4 DETAIL
	CONCRETE UNIT PAVER		4" HT. PERIMETER FENCE L6/O5 DETAIL
	BROOM FINISHED CONCRETE		SOFTSCAPE PLANTING AREA
	COMPOSITE WOOD DECKING		HEDGE BUFFER
	SOD/LAWN		2'X2' HYDRAPRESSED PAVER

LIGHTING LEGEND

	FENCE MOUNTED LIGHT
--	---------------------

FENCE MOUNTED LOW VOLTAGE LED LIGHT BY LEONLITE



Product Overview

	Weather Resistant (Withstands changes in weather)		Hardwired
	Damp/Wet Location Rating: Wet Location		Damp/Wet Location Rating: Warranty Included
	Features: LED		
	Fixture Material: Aluminium		

Other Dimensions

Overall	3.66" H X 3.46" W X 1.85" D
Shade	3.66" H X 3.46" W X 1.85" D
Overall Product Weight	3.18 lb.

NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 30, 2022	ISSUED FOR DP	GL
5	MAY 10, 2022	ISSUED FOR DP	GL
4	MAY 10, 2022	ISSUED FOR DP	GL
3	APR 28, 2022	ISSUED FOR DP	GL
2	MAY 25, 2022	ISSUED FOR DP	GL
1	MAY 21, 2022	ISSUED FOR DP	GL

SEAL:

PROJECT:  
**SINGLE FAMILY RT-2D,  
OFF-SITE&ON-SITE LANDSCAPE  
HOWES STREET & SPRICE STREET,  
NEW WESTMINSTER, BC**

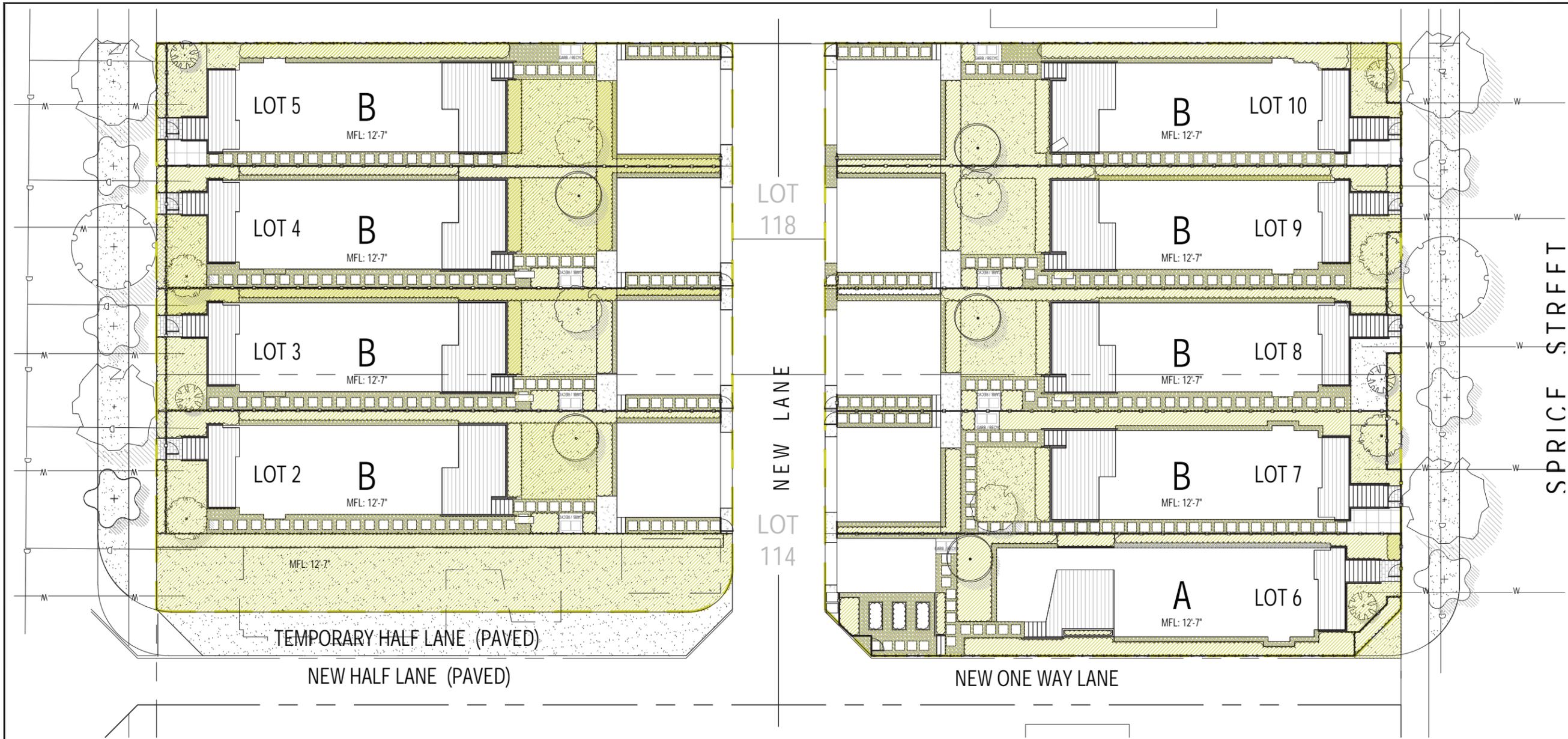
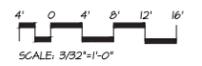
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**LIGHTING  
PLAN**

DATE: JULY 21, 2022	DRAWING NUMBER:
SCALE: 1" = 3/32"	<b>L5</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	
M2LA PROJECT NUMBER:	21-026



M2 LANDSCAPE ARCHITECTURE

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PVIOUS V.S. IMPVIOUS PAVING AREA WITHIN THE TWO LOTS

PVIOUS PAVING/SURFACING AREA  
 LOT BOUNDARY

TOTAL PVIOUS PAVING AREA: 12,454.8 s.f.

TOTAL TWO LOTS AREA: 30349 s.f.

**TOTAL PVIOUS AREA/TWO LOTS AREA:**  
**41.0%**

NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 20, 2022	ISSUED FOR DP	GL
5	MAY 12, 2022	ISSUED FOR DP	GL
4	MAY 12, 2022	ISSUED FOR DP	GL
3	APR 28, 2022	ISSUED FOR DP	GL
2	JUL 25, 2022	ISSUED FOR DP	GL
1	JUL 21, 2022	ISSUED FOR DP	GL

SEAL:

PROJECT:  
 SINGLE FAMILY RT-2D,  
 OFF-SITE&ON-SITE LANDSCAPE  
 HOWES STREET & SPRICE STREET,  
 NEW WESTMINSTER, BC

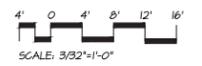
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**IMPVIOUS V.S. PVIOUS CALCULATION PLAN**

DATE: JULY 21, 22	DRAWING NUMBER:
SCALE: 1" = 3/32"	<b>L6</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	Page 1109 of 1622
M2LA PROJECT NUMBER:	21-026



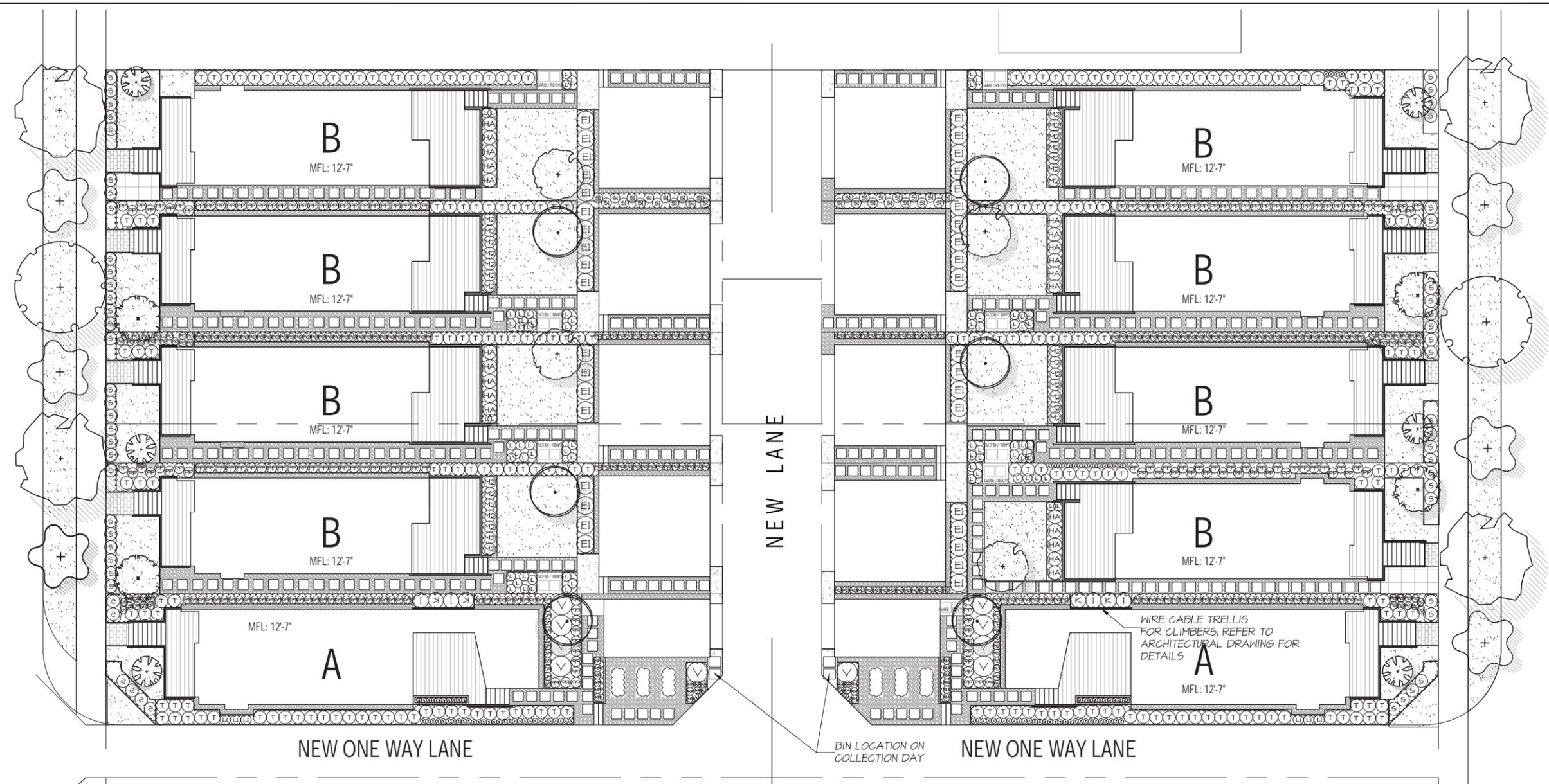
**M2**  
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



SPRICE STREET

NEW LANE



WIRE CABLE TRELLIS FOR CLIMBERS; REFER TO ARCHITECTURAL DRAWING FOR DETAILS

BIN LOCATION ON COLLECTION DAY

**PLANT SCHEDULE - ONSITE** M2 JOB NUMBER: 21-026

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREE</b>				
(A)	4	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CALB4B
(B)	6	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	6CM CAL; B4B
(C)	6	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	5CM CAL; B4B
(D)	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	6CM CAL; B4B
<b>SHRUB</b>				
(E)	21	HYDRANGEA PANICULATA 'GRANDIFLORA'	SNOWHILL HYDRANGEA	#3 POT; 80CM
(F)	6	LONICERA NITIDA	BOX HONEYSUCKLE	#1 POT
(G)	4	LONICERA XYLOSTEOIDES 'CLAVEY'S DWARF'	CLAVEY'S DWARF HONEYSUCKLE	#1 POT; 20CM
(H)	2B	MAHONIA CHARITY	PALM MAHONIA	#2 POT
(I)	31	RHODODENDRON 'MAY DAY'	RHODODENDRON, RED; MAY	#2 POT
(J)	2B	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT
(K)	54	SPIRAEA X BUMALDA 'ANTHONY WATERER'	JAPANESE SPIRAEA	#2 POT
(L)	225	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5 M B4B
(M)	10	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
<b>GRASS</b>				
(N)	10B	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
<b>VINE</b>				
(O)	4	PARTHENOISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	#2 POT; 60CM; STAKED
<b>PERENNIAL</b>				
(P)	71	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	#1 POT
(Q)	24	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDILOCKS'	RUDBECKIA	#1 POT
<b>GC</b>				
(R)	276	BLECHNUM SPICANT	DEER FERN	#1 POT; 25CM
(S)	144	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT; 40CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

**LEGEND**

- GRAVEL BED
- CONCRETE UNIT PAVER
- BROOM FINISHED CONCRETE
- COMPOSITE WOOD DECKING
- SOD/LAWN
- 42" HT. PICKET FENCE L6/04 DETAIL
- 4" HL. PERIMETER FENCE L6/05 DETAIL
- SOFTSCAPE PLANTING AREA
- 2'X2' HYDRAPRESSED PAVER

NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 20 2025	ISSUED FOR DP	GL
5	MAY 20 2025	ISSUED FOR DP	GL
4	MAY 20 2025	ISSUED FOR DP	GL
3	APR 28 2025	ISSUED FOR DP	GL
2	M 25 2022	ISSUED FOR DP	GL
1	M 21 2022	ISSUED FOR DP	GL

SEAL:

PROJECT:

**SINGLE FAMILY RT-2D,  
OFF-SITE&ON-SITE LANDSCAPE**

**HOWES STREET & SPRICE STREET,  
NEW WESTMINSTER, BC**

DRAWING TITLE:

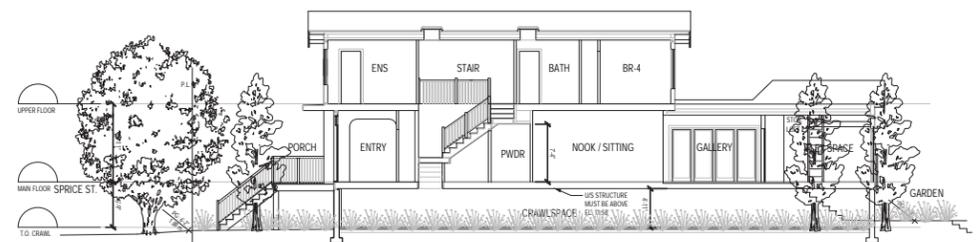
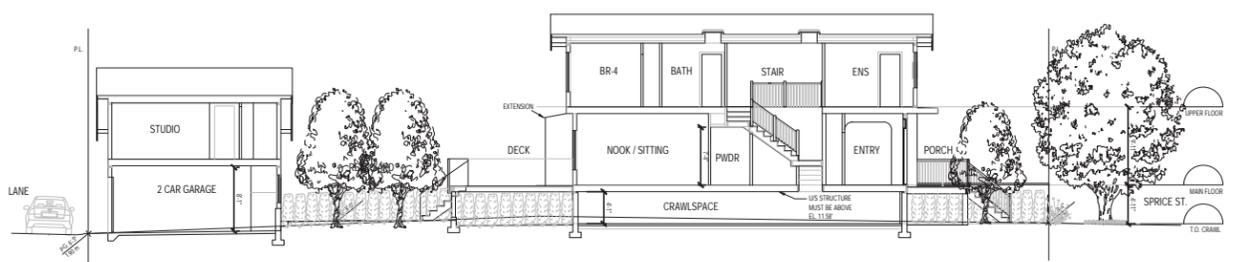
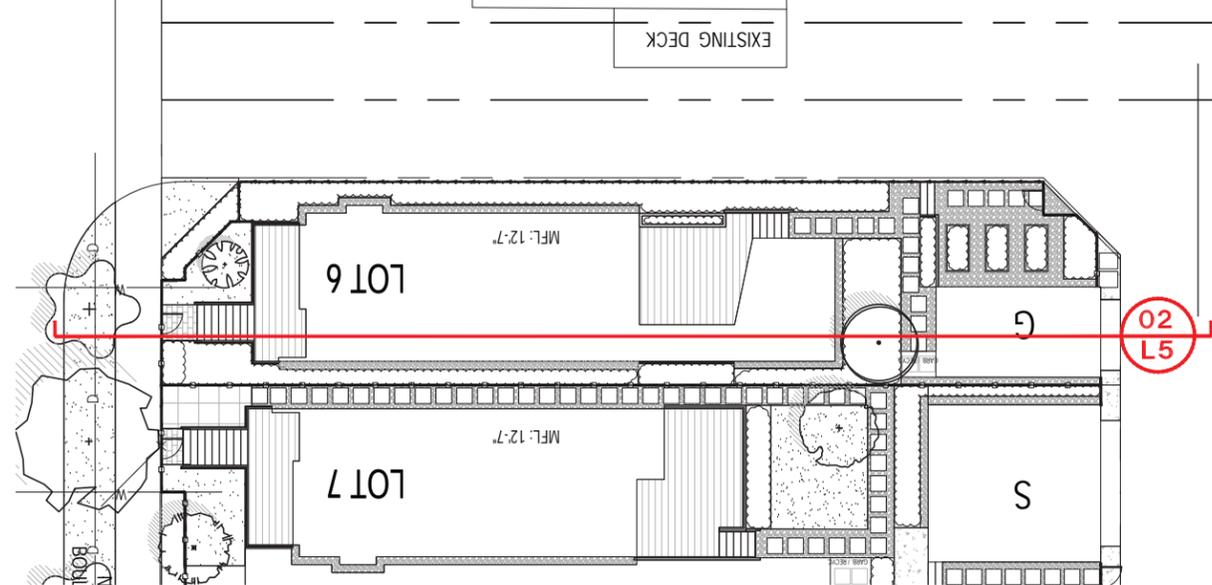
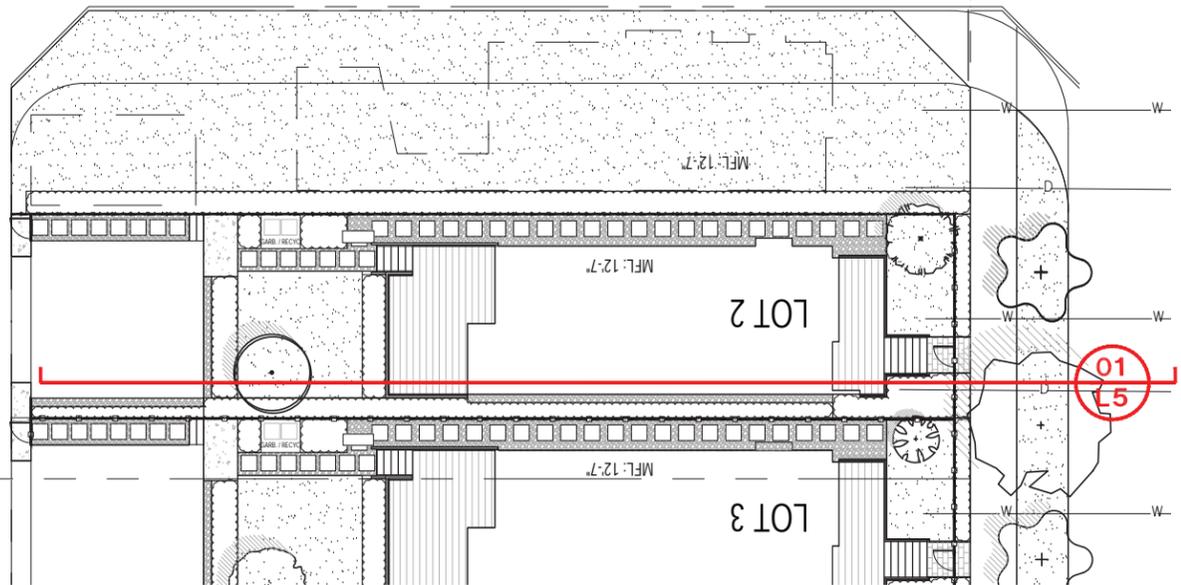
**FULL BUILD  
PLAN**

DATE: JULY 21 22	DRAWING NUMBER:
SCALE: 1" = 3/32"	<b>L7</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	Page 1110 of 1622
M2LA PROJECT NUMBER:	21-026



M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
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 Email: office@m2la.com



**01**  
**L8** BUILDING SECTION - TYPE B LOT2

**02**  
**L8** BUILDING SECTION - TYPE A1 LOT6

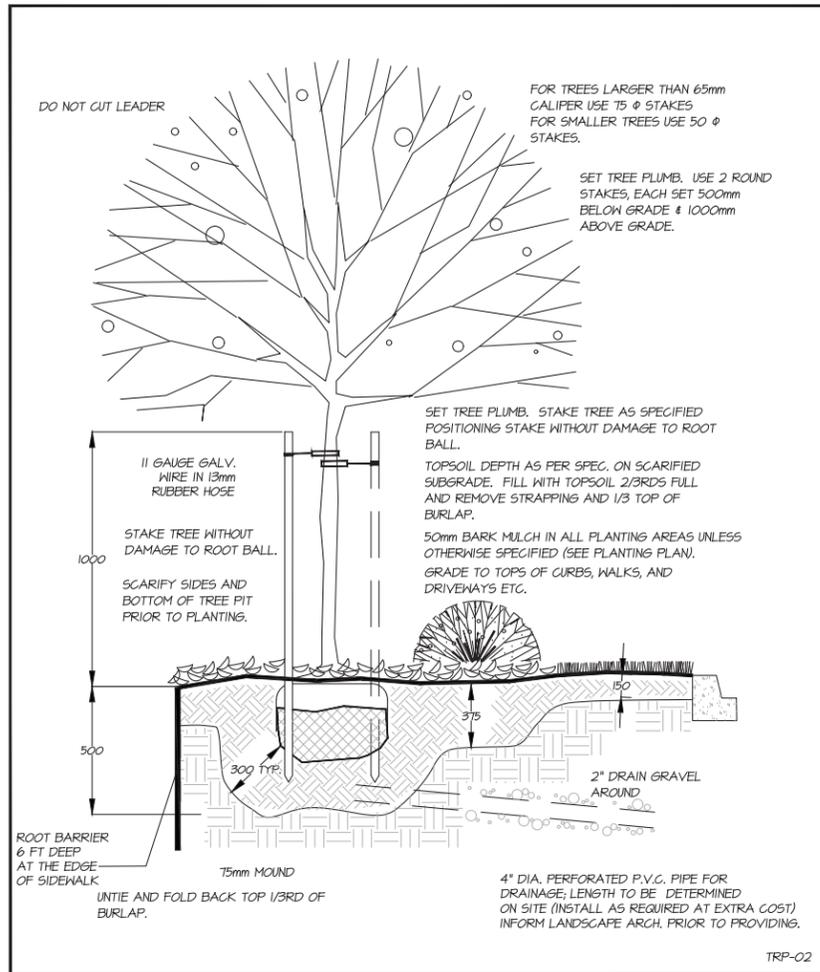
NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 20, 2022	ISSUED FOR DP	GL
5	MAY 20, 2022	ISSUED FOR DP	GL
4	MAY 20, 2022	ISSUED FOR DP	GL
3	APR 28, 2022	ISSUED FOR DP	GL
2	APR 25, 2022	ISSUED FOR DP	GL
1	APR 21, 2022	ISSUED FOR DP	GL

SEAL:

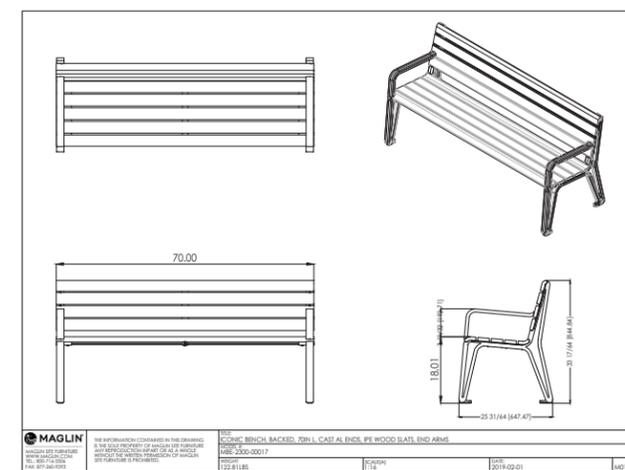
PROJECT:  
**SINGLE FAMILY RT-2D,  
 OFF-SITE&ON-SITE LANDSCAPE**  
 HOWES STREET & SPRICE STREET,  
 NEW WESTMINSTER, BC

DRAWING TITLE:  
**LANDSCAPE  
 ELEVATIONS**

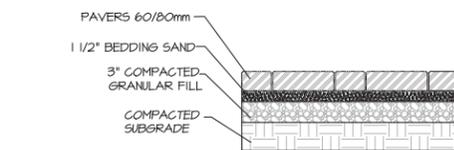
DATE: 07.21.22	DRAWING NUMBER:
SCALE: 1" = 3/32"	<b>L8</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	



**01**  
L9 TREE PLANTING DETAIL

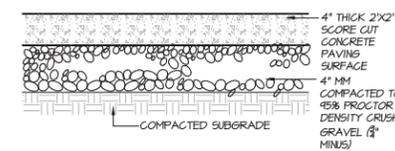


**06**  
L9 FRANCIS ANDREWS FURNISHINGS BENCH

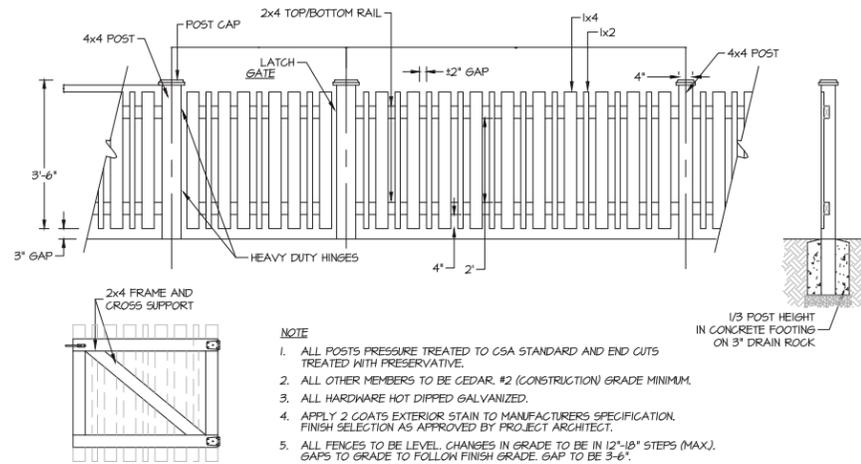


**07**  
L9 CONCRETE UNIT PAVERS AT GRADE

**10**  
L9 SCORE CUT CONCRETE AT GRADE



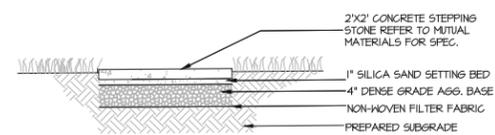
**04**  
L9 42\"/>



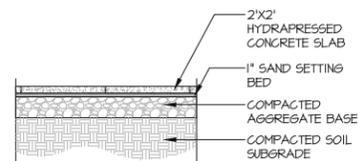
**NOTE**

1. ALL POSTS PRESSURE TREATED TO C5A STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12\"/>

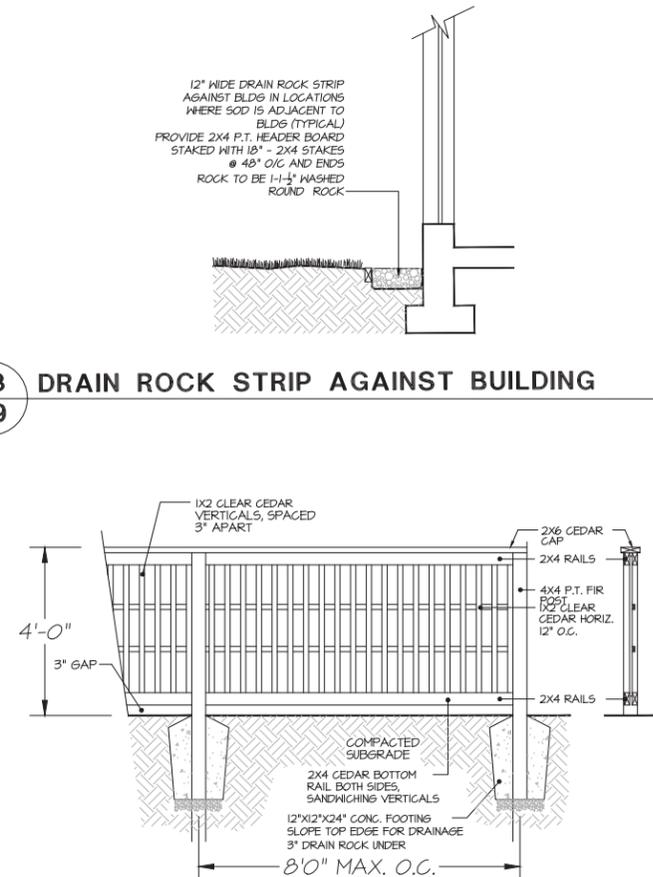
**08**  
L9 CONCRETE STEPPING STONE AT GRADE



**11**  
L9 HYDRAPRESSED CONCRETE PAVERS AT GRADE



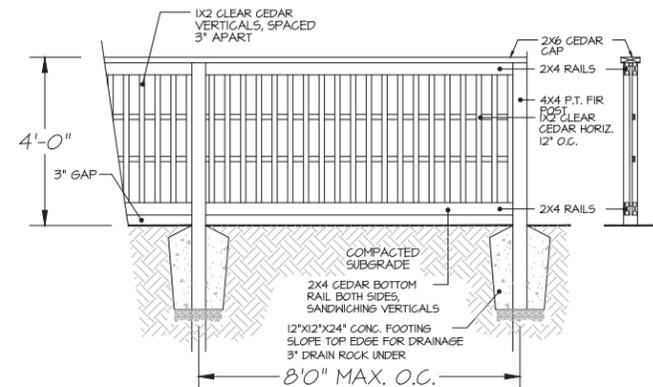
**03**  
L9 DRAIN ROCK STRIP AGAINST BUILDING



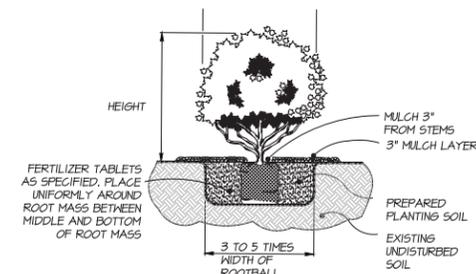
**NOTES:**

1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

**05**  
L9 4 FT. HEIGHT PERIMETER FENCE



**09**  
L9 SHRUB PLANTING DETAIL



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NO.	DATE	REVISION DESCRIPTION	DR.
6	MAY 20, 2025	ISSUED FOR DP	GL
5	MAY 12, 2025	ISSUED FOR DP	GL
4	MAY 23, 2025	ISSUED FOR DP	GL
3	APR 28, 2025	ISSUED FOR DP	GL
2	MAY 25, 2022	ISSUED FOR DP	GL
1	MAY 21, 2022	ISSUED FOR DP	GL

SEAL:

PROJECT:  
**SINGLE FAMILY RT-2D,  
OFF-SITE&ON-SITE LANDSCAPE  
HOWES STREET & SPRICE STREET,  
NEW WESTMINSTER, BC**

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: 04.10.21	DRAWING NUMBER:
SCALE: AS SHOWN	<b>L9</b>
DRAWN: GL	
DESIGN: GL	
CHK'D: [Signature]	Page 1112 of 1622
M2LA PROJECT NUMBER:	21-026

**PART ONE GENERAL REQUIREMENTS**

- 1 REFERENCES
  - 1 CCDC Doc 2 2009
  - 1 B.C. Landscape Standard, 7th edition 2008, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.
  - 1 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division
  - 1 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008 Prepared by the Irrigation Industry Association of British Columbia.
  - 1 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED
- 12 TESTING
  - 1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.
  - 1 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.
- 13 SUBMITTALS
  - 1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.
  - 1 Submittals to consist of product sample or manufacturer's product description.
- 14 SITE REVIEW
  - 1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observations schedule may include but will not be limited to the following:
    - 11 Start Up Site Meeting: General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
    - 12 Start Up Site Meeting: Landscape Contract: At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor, a meeting is to be held to review expected work and to verify the separability of the subgrade and general site conditions with the Landscape Contractor. Provide growing medium test results for this meeting.
    - 13 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of work may be dealt with on any single visit. Such elements may include: Site Layout, Rough Grading, Drainage and Drainage Materials, Lawns or Grass Areas, Planting-plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support, Mulch, Irrigation Systems, Play Equipment, Site Furniture, and other elements of the site developments where the Landscape Architect is the designated reviewer such as Pedestrian Paving, Fencing, Non-structural walls and stairs, Unit Paving.
    - 14 Substantial Performance Review of all work, accounting of all substitutions, deletions, plant counts, preparations of deficiency list, and recommendations for completion.
    - 15 Certificate of Completion Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
    - 16 Deficiency Review Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.
    - 17 Warranty Review Prior to the completion of the warranty period (-/-) 11 months after issuance of the Certificate of Completion, review all warranty material and report recommendations for warranty replacement.
- 15 WORKMANSHIP
  - 1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.
  - 1 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.
  - 1 A site visit is required to become familiar with site conditions before bidding and before start of work.
  - 1 Confirm location of all services before proceeding with any work.
  - 1 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.
  - 1 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.
  - 1 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.
  - 1 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.
- 16 WARRANTIES
  - 1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.
  - 1 Refer to individual sections for specific warranties.

**PART TWO SCOPE OF WORK**

- 1 SCOPE OF WORK
  - 1 Other conditions of supply may apply. Confirm Scope of Work at time of tender.
  - 1 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consistent of the following:
    - 21 Retention of Existing Trees where shown on drawings.
    - 22 Finish Grading and Landscape Drainage.
    - 23 Supply and placement of growing medium.
    - 24 Testing of imported growing medium and/or site topsoil.
    - 25 Supply and incorporation of additives to meet requirements of soil test and Table One.
    - 26 Preparation of planting beds, supply of plant material and planting.
    - 27 Preparation of rough grass areas, supply of materials and seeding.
    - 28 Preparation of lawn areas, supply of materials and seeding.
    - 29 Supply and placement of bark mulch.
    - 210 Maintenance of planted and seeded/sodded areas until accepted by Owner.
  - 211 SEPARATE PRICE: Establishment Maintenance, Section 3.19
  - 212 Other work: Work other than this list, not specified by Landscape Architect.

**22 MATERIALS**

1 Growing Medium: Conform to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below.

TABLE ONE: PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 MODERATE AREAS Canadian System of Soil Classification Textural Class: "Loamy Sand" to "Sandy Loam"			
Applications	Low Traffic Areas Trees and Large Shrubs	High Traffic Lawn Areas	Planting Areas and Planters
Growing Medium Types	2L	2H	2P
Percent Of Dry Weight of Total Growing Medium			
Texture			
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%
All Gravel: larger than 2mm	0 - 5%	0 - 5%	0 - 5%
Percent Of Dry Weight of Growing Medium Excluding Gravel			
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80%	70 - 90%	40 - 80%
Silt: larger than 0.002mm smaller than 0.05mm	10 - 25%	0 - 5%	10 - 25%
Clay: smaller than 0.002mm	0 - 25%	0 - 5%	0 - 25%
Clay and Silt Combined	maximum 35%	maximum 15%	maximum 35%
Organic Content (peat)	3 - 10%	3 - 5%	
Organic Content (interior)	3 - 5%	3 - 5%	15 - 20%
Acidity (pH)	6.0 - 7.0	6.0 - 7.0	4.5 - 6.5
Drainage	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

- 2 Fertilizer: An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (K) in proportions required by soil test.
- 3 Lime: Ground agricultural limestone. Meet requirements of the B.C. Landscape Standard.
- 4 Organic Additive: Commercial compost product to the requirements of the B.C. Landscape Standard, 6th edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Silts & Fibre, Stream Organics Management.
- 5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.
- 6 Composted Bark Mulch: 10mm (3/8") minus Fir/Hemlock bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh organic colour must be rejected.
- 7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Applicants must hold current licenses issued by the appropriate authorities in the area.
- 8 Filter Fabric: A non biodegradable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. (Such as MRAFI 140 NL, GEOLON 140 OR AMCO 4545 or alternate product pre-approved by the Landscape Architect.)
- 9 Drainage Piping if required: Schedule 40 PVC nominal sizes.
- 10 Drain Rock: Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm.
- 11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification.
- 12 Sod: Refer to individual sections in this specification.
- 13 Supplier and installer of segmental blocks walls to provide engineered drawings for all walls, individually, in excess of 12m, or combinations of walls collectively in excess of 12m. Installations must be reviewed and signed off by Certified Professional Engineer, include cost of engineering services in Tender price.
- 14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

**PART THREE SOFT LANDSCAPE DEVELOPMENT**

- 31 RETENTION OF EXISTING TREES
  - 1 Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
  - 1 In some instances the Landscape Architect may flag trees or areas to remain. Discuss tree retention areas at a start-up meeting with the Landscape Architect.
  - 2 A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.
  - 3 No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed.
  - 4 Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.
  - 5 Do not park, fuel or service vehicles within vegetation retention areas.
  - 6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.
  - 7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.
  - 8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.
  - 9 Any damage to existing vegetation intended for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1992.
  - 10 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and/or the personal responsible for the disturbance.
  - 10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.
  - 11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction.
- 32 GRASSES
  - 1 Ensure subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.
  - 2 On slopes in excess of 3:1 French subgrade across slope to 150mm (6") minimum at 15m (51") intervals minimum.
  - 3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly contoured after light compaction to finished grades.
  - 4 Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the B.C. Landscape Standard.
  - 5 Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points.
  - 6 Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.
  - 7 Finished soil/mulch elevation at building to comply with municipal requirements.
  - 8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch.
- 33 LANDSCAPE DRAINAGE
  - 1 Related Work: Growing medium and Finish Grading, Grass Areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.
  - 2 Work includes: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm scope of work prior to bid.
  - 2.1 Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work.
  - 2.2 Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work so as to prevent interference of service or damage to them. Protect existing structures and utilities services and be responsible for damage caused.
  - 2.3 Planter Drains on slab: Refer to Section 3.8, Installing Landscape Structures.
  - 3 Execution
    - 3.1 Do trenching and backfilling in accordance with engineering details and specifications.
    - 3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length.
    - 3.3 Commence laying pipe at outlet and proceed in upstream direction.
    - 3.4 Lay perforated pipes with perforations at 90° and gun position.
    - 3.5 Make joints tight in accordance with manufacturer's directions.
    - 3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer.
    - 3.7 Make watertight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.
    - 3.8 Plug upstream ends of pipe with water tight clean out caps.
    - 3.9 Surround and cover pipe with drain rock in uniform 150mm layers to various depths as shown in details, minimum 100mm.
    - 3.10 Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm.
    - 3.11 Assure positive drainage.
    - 3.12 Back fill remainder of trench as indicated.
    - 3.13 Protect subdrains from flotation during installation.
- 34 GROWING MEDIUM TESTING
  - 1 Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to placing. Test results to include:
    - 11 Physical properties, % content of gravel, sand, silt, clay and organics.
    - 12 Acidity (pH) and quantities of lime or sulphur required to bring within specified range.
    - 13 Nutrient levels of principle and trace elements and recommendations for required soil amendments.
    - 14 Carbon/Nitrogen level.
- 35 GROWING MEDIUM SUPPLY AND PLACEMENT
  - 1 Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be damaged.
  - 2 Supply all growing medium amendments as required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the various areas.
  - 2.1 Thoroughly mix required amendments into the full depth of the growing medium.
  - 2.2 Special mixes may be required for various situations. Refer to drawings notes for instructions.
  - 3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of standing water.
    - 4 Minimum depths of growing medium placed and compacted to 80%:
      - 4.1 On-grade
      - 4.1.1 Seeded and sodded lawn.....18" (450mm)
      - 4.1.2 Mass planted shrubs & groundcovers.....18" (450mm)
      - 4.1.3 Groundcover only areas, if defined on plan.....18" (450mm)
      - 4.1.4 Tree & large shrub pits.....depth to conform to depth of rootball - width shall be at least twice the width of the root ball with saucer shaped sides.
    - 4.2 On-Slab:
      - 4.2.1 Irrigated lawn.....9" (230mm)
      - 4.2.2 Groundcover areas.....12" (300mm)
      - 4.2.3 Lawn without automatic irrigation.....12" (300mm)
      - 4.2.4 Small groundcover areas.....15" (380mm)
      - 4.2.5 Trees and specimen shrubs.....30" (760mm) over columns and/or edge of slab (verify column locations on-site for tree locations.)
      - 4.2.6 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric.
      - 4.2.7 Maximum 18" depth growing medium except where mounded for trees over column points.
  - 5 Manually spread growing medium/planting soil around existing trees, shrubs and obstacles.
  - 6 In perimeter seeded grass areas, feather growing medium into edges and blend into existing grades.
  - 7 Finished grades shall conform to the elevations shown on landscape and site plans.

**36 ROUGH GRASS AREA - SEEDING**

- 1 General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all boulevards to edge of roads and lanes.
- 2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.11.3
  - 2.1 Clean existing soil by mechanical means of debris over 50mm in any dimension.
  - 2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.
- 3 Time of Seeding: Seed from early spring (generally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.
  - 4 Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information:
    - 4.1 Analysis of the seed mixture
    - 4.2 Percentage of each seed type
  - 5 Seed Mixture: All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval.
    - 70% Creeping Red Fescue
    - 20% Annual Ryegrass
    - 5% Saline Perennial Ryegrass
    - 5% Kentucky Bluegrass
 For Wildflower Areas use a mixture of Wildflowers with Hard Fescues (TerraLink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.
  - 6 Fertilizer: Mechanical seeding. Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18 - 18 - 50% sulphur urea coated, 112 kg/ha(1000s/acre) using a mechanical spreader.
  - 7 Seeding: Apply seed at a rate of 120kg/ha (1000s/acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact.
  - 8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

**37 HYDROSEEDING**

- 1 May be used as an alternate to mechanical seeding in rough grass areas.
- 2 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding.
- 3 Preparation and Growing Medium
  - 3.1 In areas of Rough Grass Comply with Section 3.4 Rough Grass.
  - 3.2 Where approved for use in areas of lawn, comply with Section 3.8 Lawn Areas: Sodding.
- 4 Protection: Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where such conditions occur, remove seeding slurry to satisfaction of and by means approved by the Landscape Architect.
- 5 Water: Shall be free of any impurities that have an injurious effect on the success of seeding or may be harmful to the environment.
- 6 Equipment: Use industry standard hydraulic seeder/mulcher equipment with the tank volume certified with an identification plate or sticker affixed to the top of the equipment. The hydraulic seeder/mulcher shall be capable of sufficient agitation to mix the material into a homogeneous slurry and to maintain the slurry in a homogeneous state until it is applied. The discharge pumps and gun nozzles shall be capable of applying the materials uniformly over the designated area.

**PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT**

- 8 Application Rate
  - 8.1 Seed Mixture: 136 kg/ha (125 lbs/acre)
  - 8.2 Fertilizer: 112 kg/ha (100 lbs/acre)
  - 8.3 Coastal Wildflower Mix: Where specified, apply 33lbs/acre (1/4 lb. of grass seed)
  - 8.4 Notes
    - 8.4.1 At the time of Tender provide a complete chart of components of the mix proposed including mulch, tackifier, water etc. Sloped sites require tackifier.
    - 8.4.2 Fertilizer
    - 8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
    - 8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations.
- 9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume measurements. The materials shall be added to the tank while it is being filled with water, in the following sequence: seed, fertilizer. Thoroughly mix into a homogeneous slurry. After charging, add no water or other material to the mixture. Do not leave slurry in the tank for more than four (4) hours.
- 10 Distribute slurry uniformly over the surface of the area to be seeded. Blend application into previous applications and existing grass to form uniform surfaces.
  - 11 Clean up: Remove all materials and other debris resulting from hydroseeding operations from the job site.
  - 12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from temporary water or twice fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at no extra cost to the Contractor.
  - 13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance level 4) (Open space). Study days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month after start of growing season, provided that the above conditions for acceptance are fulfilled.

**38 LAWN AREAS - SODDING**

- 1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.
  - 2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.
  - 3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect.
  - 4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 3.8, Standard for Turfgrass Sod.
  - 5 Specified Turfgrass by area: Refer to Table 2 below.
- | TABLE 2 SPECIFIED TURFGRASS BY AREA |  |                  |  |
|-------------------------------------|--|------------------|--|
| Area                                | Description  | Quality Grade    | Major Species                            |
| CLASS 1                             | Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass | No. 1 Premium    | Kentucky Blue for sun, Fescues for shade |
| CLASS 2                             | Grass - public parks, industrial and institutional sites                                       | No. 2 Standard   | same                                     |
| CLASS 3                             | Rough Grass  | see hydroseeding |  |
| SPECIAL                             |  |                  |  |
- 6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method.
  - 7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 hours prior to sodding. Apply separately from lime.
  - 8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod staggered with sections closely butted, without overlapping or gaps, smooth and even with adjoining areas and roll tightly. Water to obtain moisture penetration of 3" to 4" (75 - 100mm). Comply with requirements of B.C. Landscape Standard Section 8, BC Standard for Turfgrass Sod.
  - 9 Maintenance: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect seeded areas from damage with temporary water or twice fences complete with signage until lawn is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (75 - 100mm) at intervals necessary to maintain sufficient growth. Keep grass cut at a height of 1-1/2" (4cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.
  - 10 Acceptance of Lawn Areas: The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2) (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the lawn has been cut at least twice, areas meeting the conditions above will be taken over by the Owner.

**39 PLANTS AND PLANTING**

- 1 Conforms to planting layout as shown on Landscape Plans.
- 2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.
- 3 Make edge of beds with smooth clean defined lines.
- 4 Time of Planting
  - 4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful adaptation of plants to their new location.
- 5 Standards:
  - 5.1 All plant material shall conform to the requirements of the B.C. Landscape Standard, 7th edition 2008, unless exceeded by drawing Plant Schedule or this specification.
  - 5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BC/LNA Standard for Container Grown Plants for minimum standards.
  - 5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements.
  - 5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.
- 6 Review
- 6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.
- 7 Availability
- 7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
- 7.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.
- 8 Substitution:
  - 8.1 Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected.
  - 8.2 Allow a minimum of 5 days prior to delivery for request to substitute.
  - 8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.
- 9 Plant Species & Location
  - 9.1 Plants shall be true to name and of the height, caliper and size of root ball as shown on the landscape/site plant schedule. Caliper of trees is to be taken 6" (15cm) above grade.
  - 9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered.
  - 9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.
- 10 Excavation:
  - 10.1 Trees and large shrubs: Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assure that finished grade is at the original grade the tree was grown at.
  - 11 Drainage of Planting Holes:
    - 11.1 Provide drainage of planting pits where required i.e. on sloped conditions, break out the side of the planting pit to allow drainage down slope, and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.
  - 12 Planting and Fertilizing Procedures:
    - 12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull burlap from under the ball. Carefully remove containers without injuring the rootballs. After settled in place, cut liner. For wire baskets, clip and remove top three rows of wire.
    - 12.2 Fill the planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Refill the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the fossol has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
    - 12.3 Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees.
    - 12.4 Where trees are in lawn areas, provide a clean cut mulch 900mm (3 ft) diameter circle centered on the tree.
  - 13 Staking of Trees:
    - 13.1 Use two 2"x2"x5' stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball.
    - 13.2 Leave the tree carefully vertical.
    - 13.3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie - available from DeptBolt.
    - 13.4 Container Trees over 6 ft. height: Guy with three 2-strand wires (1/8" gauge). Drive three stakes equidistant around the tree completely below grade.
    - 13.5 Trees 6 ft. + Guy - on Wood or Concrete. Drive three stakes equidistant around the tree completely below grade.
    - 13.6 Mark all guy wires with visible flagging material.
  - 14 Pruning:
    - 14.1 Limit pruning to the minimum necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape affected areas so as not to retain water. Remove damaged material.
  - 15 Mulching:
    - 15.1 Mulch all planting areas with an even layer of mulch to 2-1/2" - 3" (65 - 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.
  - 16 Acceptance:
    - 16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.
  - 17 Plant Material Maintenance:
    - 17.1 Maintain all plant material for 60 days after landscape work has received a Certificate of Completion.
    - 17.2 Watering: Conform to B.C. Landscape Standard, Section 13.2 - Watering and generally as follows:
      - 17.2.1 Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time. The Owner is responsible to supply water at no extra cost to the Contractor. Confirm source of water prior to beginning work.
      - 17.3 Use appropriate measures to control pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control.
      - 17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
      - 17.5 Repair tree guards, stakes, and guy wires, when necessary.
      - 17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13).
      - 17.7 Maintain mulch to specified depths.
    - 18 Plant Warranty:
      - 18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall constitute an extra to the Contract.
      - 18.2 Those Plants, identified as hardy within one zone of the Canada Department of Agriculture tonal class for the area, specified by the Landscape Architect and installed by the Landscape Contractor which are killed through below normal temperatures below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years, will not be replaced without cost of replacement borne by the Owner.
      - 18.3 A review may be requested during the latter part of the warranty growing season. All plant material showing well developed foliage, healthy growth and bud forming, will then be taken over.

**PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT**

- 18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure future satisfactory growth.
  - 18.5 Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant replacement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfied by using the B.C. Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.11, Establishment Maintenance.
  - 18.6 The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion.
  - 18.7 Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect.
- 310 INSTALLING LANDSCAPE ON STRUCTURES
  - 1 Verify that coverage and protection material is completely installed and acceptable before beginning work. Contact Landscape Architect for instructions if not in place.
  - 2 Coordinate work with construction of planters and planter drainage.
  - 2.1 Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil.
  - 3 Provide clean out at all through-slab drain locations. Use 900mm min dia PVC Pipe filled with drain rock unless specific drawing detail shown.
  - 4 Install drain rock evenly to a minimum depth of 4" (100mm) alternate sheet drain as specified. Install sheet drain as per manufacturer's recommendations.
  - 5 Cover drain rock (or alternate sheet drain if specified on drawing details) with filter fabric (labeled "F") (150mm) at all edges. Obtain approval of drainage system prior to placing growing medium.
  - 6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric.
- 311 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section)
  - 1 Inlet: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site or under the desired effect from the planting while reducing the rate of failure and necessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and related vegetation including cultivated turfgrass areas and new trees and shrubs.
  - 2 Maintenance Period: Provide maintenance of installed landscaping for 12 months following substantial completion.
  - 3 Related Standards and Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. Pesticide Control Act.
  - 4 Site Review: In addition to the inspections at substantial completion, at final progress draw application, and at the end of the guarantee period, there shall be three other reviews during the 12 months of the planting. The objective is the adaptation of plants to a new site or under the desired effect from the planting while reducing the rate of failure and necessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and related vegetation including cultivated turfgrass areas and new trees and shrubs.
  - 5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at time of start-up. Maintenance operations shall be carried out predominantly during the growing season between March 1st and November 31st, however visits at other times of the year may be required.
  - 6 Maintenance Level: Comply with B.C. Landscape Standard, Section 13, Table 7, Maintenance Level "Medium".
  - 7 Materials: Comply with Part Two of this specification.
    - 7.1 Fertilizers: To the requirements of the B.C. Landscape Standard. Formulations and rates as required by soil testing.
  - 8 Plant Material Establishment:
    - 8.1 Watering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (20) days between August 1st and September 31st. Minimum 25 gallons per plant per application. During the second growing season, water new plants at least every twenty days between April 1st and July 31st and once between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic irrigation system malfunctions or has not been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required.
    - 8.2 Mulch: Maintain mulches in the original areas and to the original depths.
    - 8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides.
    - 8.4 Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements.
    - 8.5 Tree Support: Maintain stakes, guy wires and ties on all full growing season. Check ties at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair.
    - 8.6 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required for the maintenance contract for specific varieties or conditions.
    - 8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements.
  - 9 Grass Areas Establishment:
    - 9.1 Watering: Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grassed areas (B.C. Landscape Standard, Section 7, Lawns and Grasses) such that the grass is maintained in a lush condition. Supply and irrigate with water in the event of any irrigation system malfunction, or incomplete installation at no expense to the owner. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity.
    - 9.2 Weed, In

Attachment 3  
*Background Information*

## **Site Characteristics and Context**

The subject site is bounded by Howes Street and Spruce Street within the Queensborough neighbourhood. The site is made up of two lots, with an approximate combined area of 3,436 sq. m (36,985 sq. ft). 114 Spruce Street is currently vacant and 118 Spruce Street contains a house that is more than fifty years old (built in 1961). The house is considered to have relatively low heritage value and has been approved for demolition per City policy.

To the west of the site across Howes Street is a new subdivision with 18 single-detached homes. The north, east and south of the site are single-detached houses on similarly sized lots, which are zoned RQ-1 and designed Residential – Compact Lot. The site is located one block from Ryall Park, a prominent community park in Queensborough that offers a range of amenities including tennis courts, spray parks, and playgrounds.

The site is subject to flood plain constraints on the amount of floor space at grade and the use of that floor space. No storage or habitable floor space is allowed at grade within the Flood Plain. The underside of the floor system for the habitable space must be clear of 3.53 m. (11.58 ft.) Geodetic Survey of Canada (GSC). A site context map is provided below (Figure 1).



Figure 1 - Site Location

## **Proximity to Transit and Cycling Networks**

Spruce Street and Howes Street are both designated as local roads. The site is located approximately 40 m (131 ft.) north of the Queensborough Perimeter Trail, which is

currently being constructed in segments. The Queensborough Community Plan and Master Transportation Plan envision the trail as a prominent multi-use trail that connects residents to the waterfront. The site is not as well-served by transit compared to other areas in the City. The site’s proximity to transit service is highlighted in Table 1.

Transit Facility	Distance
<ul style="list-style-type: none"> <li>• <b>Bus #104</b> (22<sup>nd</sup> Street Station/Annacis Island)</li> <li>• <b>Bus #410</b> (22<sup>nd</sup> Street Station/Brighthouse Station)</li> </ul>	<ul style="list-style-type: none"> <li>• 650 m. (2,133 ft.) to northbound bus stop</li> <li>• 750 m. (2,460 ft.) to eastbound bus stop on Ewen Avenue</li> </ul>

**Policy and Regulations**

**Queensborough Official Community Plan (OCP)**

The subject site is currently designated (RCL) Residential – Compact Lot, which is described, in part, as follows:

*Purpose: To allow single detached houses on a compact lot, which are complementary to the existing neighbourhood character.*

*Principal Forms and Uses: Single detached dwellings, single detached dwellings on a compact lot, and cluster houses. Lots with single detached dwellings may also include a secondary suite*

*Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.*

*Maximum Density: Low density multiple unit residential*

**Development Permit Area**

The subject site is located in The Compact Lot intensive residential area, identified as Development Permit Area (DPA) #2. This DPA is designated in order to provide an opportunity for an innovative ground oriented housing type. This Development Permit Area encourages best practices for promoting water and energy conservation and reducing greenhouse gas emissions. A development permit would be required as part of this application.

The site is designated as part of Natural Hazard DPA #1 – Flood Hazard. Guidelines for this development permit area are intended to minimize the potential for loss of life and property damage in the event of flooding of the Fraser River, while allowing for the continued use of industrial lands to provide employment and the continued renewal and development of an historic New Westminster neighbourhood.

## **Zoning Bylaw**

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and the intent of this district is to allow single detached dwellings in the Queensborough neighbourhood. The applicant is proposing to rezone the site to Single Detached Dwelling Districts (Compact Lots) (RT-2D) to facilitate the development of single-detached dwellings on compact lots.

## **50 Year 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.

## **Building Bylaw No. 8125, 2019**

The Building Bylaw includes the following provisions regarding construction in Queensborough:

9.1 All buildings or structures located in Queensborough Area shall:

9.1.1 comply with the City's Queensborough Construction Guidelines; and

9.1.2 have their minimum finished floor elevation, including crawl space and basement floors, not lower than 1.52 m (5 feet) above the geodetic datum or 150 mm (6 inches) above the center of the road abutting the property, whichever elevation is greater, provided, however, that where the center of the road elevation proves to be impractical in the opinion of the Building Official, the minimum elevation shall be 150 mm (6 inches) above natural grade which will be established by the Director of Engineering. The elevation of the finished grade of the yard must be at least 50 mm (2 inches) lower than the elevation of the crawl space floor, basement floor or ground floor.

**Project Statistics Summary**

	<b>Permitted/Required under RT-2D</b>	<b>Proposed</b>
<b>Site Details</b>		
Site Area (Net)		
Type A	278.71 sq.m. (3000 sq.ft)	284.27 sq.m. (3,060 sq.ft.)
Type B	278.71 sq.m. (3000 sq.ft)	294.31 sq.m. (3,168 sq.ft.)
Site Frontage (Maximum of 10% of Site Perimeter)		
Type A*	8.67 m (28.45 ft.); 10% of perimeter	7.87 m (25.83 ft.); 9.1% of perimeter
Type B*	9.03 m (29.62 ft.); 10% of perimeter	7.90 m (25.92 ft.); 8.7% of perimeter
Site Coverage		
Type A	35%	35.0%
Type B	35%	27.43%
<b>Principal Building</b>		
Building Height		
Type A	7.62 m (25.0 ft.)	6.04 m (19.83 ft.)
Type B	7.62 m (25.0 ft.)	6.04 m (19.83 ft.)
Setbacks:		
Front		
Type A	3.0 m (10.0 ft.)	5.36 m (17.58 ft.)
Type B		5.10 m (16.75 ft.)
Rear		
Type A	7.45 m (24.44 ft.)	11.09 m (36.38 ft.)
Type B		17.72 m (58.13 ft.)
Side		
Type A	2.13 m (7.0 ft.)	2.13 m (7.0 ft.)
Type B		2.16 m (7.08 ft.)
<b>Parking (Vehicle)</b>		
Standard		
Type A	1.0	1.0
Type B	1.0	2.0
<b>Detached Accessory</b>		
Site Coverage		
Type A	Greater of 15% of site area or 37.16 sq.m.	7.9%; 22.5 sq.m. (242 sq.ft.)

	(400 sq.ft.)	
Type B	Greater of 15% of site area or 37.16 sq.m. (400 sq.ft.)	13.9%; 40.87 m (440 sq.ft.)
Building Height		
Type A	4.57 m (15 ft.)	3.05 m (10.0 ft.)
Type B*	4.57 m (15 ft.)	5.11 m (16.75 ft.)
Distance from Lane		
Type A	0.7 m (2.3 ft.)	0.76 m (2.5 ft.)
Type B	0.7 m (2.3 ft.)	0.76 m (2.5 ft.)
<b>Attached Accessory (Deck)</b>		
Site Coverage		
Type A	10%	9.6%
Type B	10%	10%

NOTE: grey rows indicate proposed variances, white rows meet City regulations

**Attachment 4**  
*Applicant-led Consultation Summary*



# 114 & 118 SPRICE STREET PUBLIC OPEN HOUSE SUMMARY REPORT



**RWA GROUP**  
ARCHITECTURE & URBAN DESIGN  
January 12, 2023

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# 114 & 118 Spruce Street Open House Summary Report

## Executive Summary

On December 13, 2022 from 5:00 to 7:00 pm an in-person public Open House was held at the Queensborough Community Centre to provide the community with an opportunity to review the proposed development. Representatives from the architecture team and the New Westminster planning staff were present to answer questions, receive feedback and discuss any concerns. 23 individuals signed into the Open House - not all attendants completed the sign-in sheet.

The Open House was advertised in the local newspaper and posted on two signs at the development site. Invitations were sent to the Queensborough Residents Association and mailed to neighbours within 100 m of the development (45 households). The advertisements and invitation included a request to fill out the online survey on the applicant's website. 33 individuals completed the online survey, 4 more filled out the survey at the Open House and 1 phone call was received. The vast majority of responses from the Open House and the survey supported the development.

One property owner on Spruce Street telephoned RWA Group to share his lack of support for the development. This neighbour was part of a small group of nearby Spruce Street property owners who attended the Open House who do not support the development. The architecture team and planner discussed the proposal in detail with this group. Their concerns focused on the perceived impact of development on their property value and concerns of increased property taxes; the overall proposed density; disappointment with the architecture; the negative impact on on-street parking; lack of support for the possible variances for this development and concerns regarding the general use of variances in New Westminster which have been perceived to negatively impact development. One resident recorded his feedback on a survey form with a request to avoid construction traffic on Spruce Street. No other written feedback was provided.



# 114 & 118 Sprice Street Open House Summary Report

## Public Open House Details

### Event Details

Date: Tuesday, December 13, 2022  
Time: 5:00 to 7:00 pm  
Location: Queensborough Community Centre, New Westminster  
Number of Attendees: 23 (not including project team)

### Project Team

- Amanda MacKaay, Development Planner, City of New Westminster
- Sukie Dhillon, Dominion Landmark Development Group
- Cindy Brenneis, Urban Design Lead, RWA Group Architecture
- Bruce Ramsay, Principal, RWA Group Architecture

### Canada Post Notification

RWA Group mailed a notification flyer to approximately 45 households in the surrounding neighbourhood as well as the Queensborough Residents Association. A copy of the notification flyer and confirmation of receipt from the QRA is attached in Appendix A.

### Newspaper Advertisement

RWA Group published a newspaper advertisement in the New Westminster Record on Dec. 1 and Dec. 8, 2022. The advertisement included information about the proposal, date, time and location of the public open house, and contact details for the project team and the City of New Westminster as well as a link to the website developed for the Sprice Street project. A copy of the newspaper advertisement is attached in Appendix B.

### Development Sign

Two site signs detailing the proposal and Public Open House details were posted at the development site. Photos of the signs at the site are attached in Appendix C.

### Presentation Materials

RWA Group developed eleven 24" x 36" presentation boards detailing the proposal for display at the Public Open House. Copies of the boards are attached in Appendix D.

### Website and Public Survey

Dominion Landmark Development Group developed a website [spricestreethousing.ca](http://spricestreethousing.ca) to describe the development and to provide a digital survey with specific questions regarding the proposed project. 36 digital responses were received. Four surveys were completed at the Open House. The feedback resulting from the surveys are summarized on the following pages. Copies of all responses are attached in Appendix F.

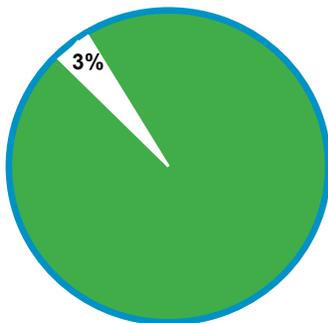
# 114 & 118 Spruce Street Open House Summary Report

## Feedback Summary Data Analysis

A total of 38 responses were received: 33 from the website, 4 filled out at the Open House and 1 phone call. The following charts illustrate the survey responses.

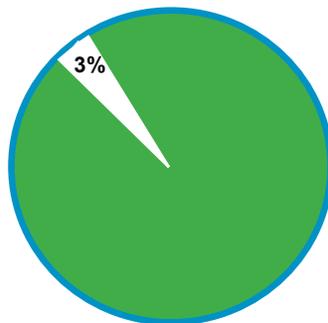
SUPPORTIVE ■ NOT SUPPORTIVE ■ NO RESPONSE

**Question 2**



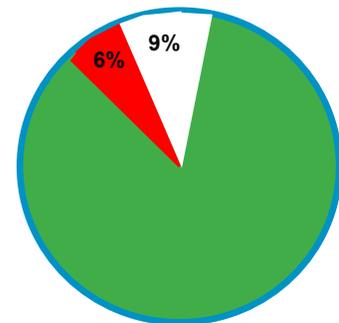
Would you support single family homes on compact lots in this Queensborough neighbourhood?

**Question 3**



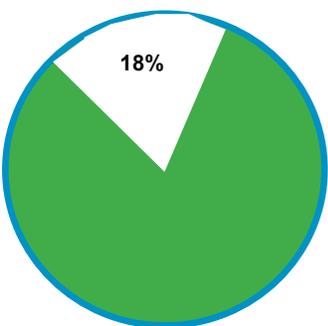
Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?

**Question 4**



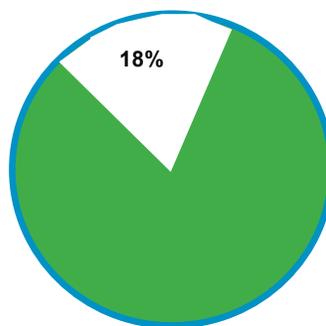
How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?

**Question 5**



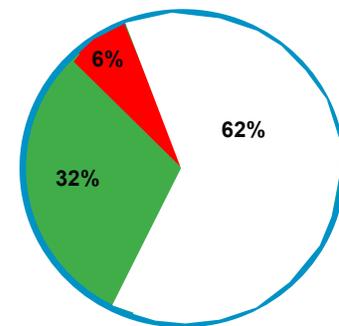
How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

**Question 6**



What is your opinion of the proposed building design?

**Question 7**



Any other feedback?

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

### Question 1: Where do you live?

No.	Response	No.	Response
1	<small>Personal Info</small> Carter Street, New West	20	<small>Personal Info</small> Hume Street
2	Queensborough	21	<small>Personal Infor</small> Basran Ave, New West
3	<small>Personal Information</small> Ewen Ave New West	22	<small>Personal Info</small> Howes Street
4	Port Royal, Queensborough	23	New Westminster
5	<b>Personal Information</b> Queens Hotel, Ewen Ave	24	No response
6	New Westminster	25	No response
7	<small>Personal Info</small> McGillivray Pl, New West	26	No response
8	Queensborough	27	No response
9	<small>Personal Info</small> Spruce St, New West	28	<small>Personal Info</small> Viscount Place
10	<small>Personal Info</small> Phillips St, New West	29	Coquitlam
11	Queensborough	30	<small>Personal Info</small> Howes Street
12	<small>Personal Info</small> Pembina Street	31	New Westminster, BC, <small>Personal Information</small>
13	New Westminster	32	Queensborough
14	Queensborough	33	<small>Personal Info</small> Gifford Street, New West
15	<small>Personal Info</small> Wood St	34	<small>Personal Informat</small> Yale Rd, Chilliwack, <small>Personal Information</small>
16	<small>Personal Informa</small> Galbraith Avenue	35	<small>Personal Info</small> Howes St, New Westminster
17	<small>Personal Infor</small> Galbraith Avenue	36	<small>Personal Info</small> Spruce Street
18	<small>Personal Informa</small> 8th Avenue	37	<small>Personal Info</small> Eighth Avenue
19	<small>Personal Info</small> Pembina Street		

## 114 & 118 Sprice Street Open House Summary Report Summary of Feedback

### Question 2: Would you support single family homes on compact lots in this Queensborough neighbourhood?

No.	Response
1	We Need high density so that in this area need doctors and banks and more services like high school.
2	Yes
3	Yes, Queensborough needs more company affordable single family homes.
4	Yes, we desperately need them. It's the most affordable option for people seeking detached homes on their own land.
5	Yes, of course.
6	Yes
7	Yes
8	Yes, that's fine
9	Yes
10	Yes. I have lived in this community my whole life and absolutely love the the growth of it. The new developments in queens borough are just what we need to keep growing a strong family based community. It would be a shame to see this project be halted as it may deter other developers from wanting to continue doing the amazing work being done in queensborough.
11	Yes
12	Yes make it affordable.
13	Yes
14	Yes I would.
15	Yes
16	Yes, I fully support single family homes in Queensborough. We need more affordable housing in this neighbourhood due, to the increasing population.
17	Yes! These lots have been vacant for many years and it would be great additional to the Queensborough community.
18	Yes I fully support it! Queensborough has a growing population and there needs to be more affordable housing options.

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

**Question 2: Would you support single family homes on compact lots in this Queensborough neighbourhood?**

No.	Response
19	Yes, Queensborough needs more houses.
20	Yes! It means more affordable housing in Queensborough.
21	Yes
22	Yes
23	Yes I do agree
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	Yes I do agree
28	Yes
29	Yes, I would be comfortable knowing the developer. They will do a tasteful job to ensure the project blends into the neighborhood without changing the experience for long-term residents. This developer wants to leave a positive legacy.
30	Yes. Inventory is low and expensive. We need more housing.
31	Yes
32	Yes, we need more single family homes to stimulate development, instead of just 6plex'd and other townhouse type living.
33	Yes
34	Absolutely, it gives a great opportunities for younger families to build their lives and a safe environment for the kids.
35	Yes
36	No response
37	Affordability

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

**Question 3: Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?**

No.	Response
1	Yes so that one can work from home. Don't have to travel for every day.
2	Yes
3	Yes
4	Absolutely, more living space the better. Every room counts especially for immigrant families <sup>Personal Information</sup> that typically houses multiple generations under one home.
5	Yes
6	Yes
7	Yes
8	Yes
9	Yes
10	Yes. The addition of these spaces can be and has been (as I've seen in other cities) a great addition for families. I fail to see how this addition may create a negative impact for anyone whom it may involve.
11	Yes
12	Yes makes livability easier for new residents.
13	Yes it does, increases the livability quite a bit nowadays.
14	Yes I do.
15	Yes
16	Yes, for sure! It will be more livable for the families and they will not outgrow these houses.
17	Yes, attached flex space is so necessary. It allows families to budget and save money for storage.
18	Yes, it means more storage for the families which, is SO needed in today's day.

## 114 & 118 Sprice Street Open House Summary Report Summary of Feedback

**Question 3: Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?**

No.	Response
19	Yes, flex space means more storage.
20	Yes, that means more storage space for the families who purchase these homes.
21	Yes
22	Above the garage.
23	Yes I do agree
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	Yes I do agree
28	Yes
29	Yes
30	Yes
31	Yes
32	Yes, the flex space would add functionality for the homeowners
33	Yes
34	I believe that it gives a great living space for the relatives to stay in as well as the grown up kids when they are older. The space can also be used as recreational area for the family.
35	Above the garage
36	No response
37	Yes

## 114 & 118 Sprice Street Open House Summary Report Summary of Feedback

**Question 4: How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?**

No.	Response
1	It's ok high. It's not blocking anybody's view.
2	Unsure.
3	A lot of new homes now has an increase height to the old homes.
4	I'm fine with it. Don't see much of an issue here at all.
5	No response
6	That would depend on if it obstructs views or inconveniences neighbours. If not, it's fine by me.
7	Not a very big deal.
8	I think it's fine.
9	It's a great idea.
10	I believe this would be amazing. This would further encourage a much needed development throughout our community. It may attract other developer to spend their money in our community rather than another.
11	I feel okay
12	Anything to make housing easier.
13	I would be for it if it helps with creating more space.
14	I would be for it.
15	I think it's great
16	If it provides affordable housing options, I do not have a problem with it.
17	If it means affordable housing for individual, I do not mind.
18	I do not mind it as, it means more housing options for people.

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

**Question 4: How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?**

No.	Response
19	I don't mind.
20	Yes! That means more affordable housing.
21	Yes
22	Dwellings
23	Yes I do agree
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	No response
28	I think it's a good idea. I also think it would be a good idea to have attached garage.
29	I would support a variance. I am in support of all housing developments that maximize the use and functional capacity of the limited space we have in the Lower Mainland.
30	It would be great.
31	Yes
32	We need to consider the homeowners with this question. Added height will add a more spacious and breathable unit
33	Yes
34	I've actually been in the area and I believe it will give character to this specific type of houses.
35	No response
36	No response
37	Makes sense.

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

**Question 5: How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?**

No.	Response
1	I have no objection. There are so many housing like this.
2	Unsure.
3	Vancouver had 17ft lots years ago.. they should have continued.. as we have more population and lack of land
4	We need more of this type of lot.
5	No response
6	As long as it's safe to do so, then it should be fine.
7	Fine to build new homes.
8	The smaller it is the more affordable it gets.
9	Good
10	I feel this would also be a positive. Many families would love this as would developers.
11	As long as it accommodates more housing
12	No response
13	I am for increasing space for living areas.
14	I am for more living space.
15	I think it will be great
16	If it provides affordable housing options, I do not have a problem with it.
17	If it means affordable housing for individual, I do not mind.
18	I do not mind it as, it means more housing options for people.

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

**Question 5: How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?**

No.	Response
19	I don't mind.
20	Yes! That means more affordable housing.
21	No response
22	No response
23	Yes I do agree
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	Yes I do agree
28	I think it's good, because it'll will give you more room on
29	I would support a variance. I believe the focus should be on access to housing.
30	Only way to keep the cost affordable for both builder and buyer. Smaller homes
31	No response
32	I agree
33	Yes
34	I feel everything should stick to prportion again. Speace is what we need these days and I feel like the more room you have, the more peaceful it will be for everyone.
35	No response
36	No response
37	Makes sense

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

### Question 6: What is your opinion of the proposed building design?

No.	Response
1	It's different and looks good to me.
2	Very nice design.
3	Good use of land ... better than condos
4	It's acceptable for the area. Not too posh, not too basic.
5	Looks good
6	Smaller and more affordable homes are important, especially during these times.
7	Very creative and think would help with the housing problem.
8	Love the design of the building as it gives off a cozy vibe to the future buyers.
9	No response
10	I believe the proposed design is just what this community needs. I hope this attracts more developers and families to come to our community and build homes.
11	Better for more housing and affordability.
12	Not a big concern.
13	This design would be ideal for the location. It would be a prime opportunity.
14	This design is beautiful. Very well thought out and put together
15	It looks very good
16	I think the team has done a great job of the building design. It takes into account multiple things like, road safety and room for parking.
17	It is great! The team has created a great sustainable design.
18	It is awesome.

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

### Question 6: What is your opinion of the proposed building design?

No.	Response
19	I love it and hope it gets build soon
20	It is great. I love how it takes road safety into consideration.
21	In favour
22	No response
23	No response
24	Yes I do agree
25	Yes I do agree
26	Yes I do agree
27	Yes I do agree
28	I think it's nice but attached garages would also be nice.
29	I think the building design is modern without impacting the aesthetic of neighborhood. It also aligns with other recent developments in the area.
30	I think it would be great for the community. As people are heading towards the valley to buy when we have developments in our neighborhood.
31	No response
32	I approve of the design
33	Yes
34	I think the designs are great, well though of and very inviting to younger crowds.
35	No response
36	No response
37	Looks good.

# 114 & 118 Sprice Street Open House Summary Report

## Summary of Feedback

### Question 7: Any other feedback?

No.	Response
1	Sprice street should be kept neat and clean during the construction.
2	Too many old houses in that area just in front of the elementary school. Time to revamp.
3	This will be a good concept to land use.. keeping as single family . Maybe a way of affordable build to multi family.
4	Would like to see the entire Sprice street follow suit by making it viable for developers to make these types of lots
5	No response
6	No response
7	Very nice to see creative thinking.
8	No response
9	No response
10	Please do not discourage developers and families from adding to our community in a positive way. The freedom given to builders and developers the more we attract a much needed growth to this community.
11	No response
12	Being <sup>Personal Information</sup> its difficult to find a home, I feel this project has very good potential to help the first home buyers that can't afford a big house.
13	I am quite open to creating beautiful spaces like this close to water and accessible to amenities and other resources.
14	No response
15	No response
16	No response
17	No response
18	No response

# 114 & 118 Spruce Street Open House Summary Report

## Summary of Feedback

### Question 7: Any other feedback?

No.	Response
19	No response
20	No response
21	No response
22	No response
23	No response
24	No response
25	No response
26	No response
27	No response
28	No response
29	I feel this is a necessary and important project for the Queensborough neighbourhood.
30	Looking forward to this project if all goes well.
31	No response
32	Queensborough needs to support more development such as this
33	Yes
34	I hope there's more to come like these, the houses look great.
35	No response
36	Please restrict all construction traffic off of Spruce Street. The street is too narrow. I have kids that walk to school, park, community center, etc.
37	No response

# 114 & 118 SPRICE STREET PUBLIC OPEN HOUSE SUMMARY REPORT

## Appendices:

- A - Notification Mailer
- B - Newspaper Advertisement
- C - Site Signage
- D - Presentation Boards
- E - Event Sign-in Sheet
- F - Copies of Public Surveys Submitted

# 114 & 118 Spruce Street Open House Summary Report Canada Post Notification



## OPEN HOUSE INVITATION

RWA Group Architecture Ltd. would like to invite you to an open house on **Tuesday, December 13, 2022** to discuss a Rezoning and Development Application, File: REZ00220 / DVP 00697 that has been submitted for **114 and 118 Spruce Street, New Westminster**.

This development is applying for rezoning from the existing RQ-1 to RT-2D in order to develop 10 single detached homes with options for flexible space on compact lots in the Queensborough neighbourhood.

Please visit the project website and fill out the online survey: [spricestreethousing.ca](http://spricestreethousing.ca) before Tues., December 20, 2022.



Site Location

### Open House Details

**Date: Tues., Dec. 13, 2022**

**Time: 5:00 to 7:00 pm**

**Location: Queensborough**

**Community Centre**

**920 Ewen Ave., New Westminster**

For more information:

Contact Cindy Brenneis at RWA Group at 604-736-8959 ext 232

Contact the City of New Westminster at [devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)

Visit [www.beheardnewwest.ca/spruce-st](http://www.beheardnewwest.ca/spruce-st)

Confirmation of receipt of invitation mailed to the Queensborough Residents Association:

**From:** [QRA](#)  
**To:** [Bev Holmes](#)  
**Cc:** [Cindy Brenneis](#)  
**Subject:** Re: 114 & 118 Spruce Street Open House  
**Date:** January 11, 2023 4:11:30 PM  
**Attachments:** [image001.png](#)  
[ATT00001.htm](#)  
[image001.png](#)  
[ATT00002.htm](#)  
[Spruce St Flyer 221118.pdf](#)  
[ATT00003.htm](#)

Hi Bev

Sorry for my delay in replying. We did receive your mailed invite for Dec 13 regarding development at 114 & 118 Spruce St. We posted the invite in our QRA Facebook page.

Laurie David Moore  
QRA President

# 114 & 118 Spruce Street Open House Summary Report Newspaper Advertisement

10 THURSDAY, December 1, 2022 • New West Record

City



## NWPD wants new missing persons investigator

*Continued from page 1*  
comes from what the department classifies as downloaded costs: taking over handling of some non-emergency calls from E-Comm, increased costs for recruit training at the Justice Institute of B.C., and a reduction in what the NWPD expects to get from provincial traffic fine revenue sharing.

It also includes \$960,000 in new spending, with the largest chunk being \$655,000 dedicated to backfilling five positions.

The department officially has 114 sworn officers but, in practice, has only 95 officers who are what the NWPD calls “operationally deployable.” The others are recruits who are still within their training period or officers currently on leave (parental, medical or otherwise). With the five backfilled

positions, Jansen said the department wouldn’t increase its numbers but would use the five officers to “float” wherever needed to cover those leaves.

The department does want to add one new officer, at a budgeted amount of \$150,000, to bring its sworn strength to 115.

Specifically, the NWPD wants to create a position for a dedicated missing persons investigator, to be part of its Special Investigations Unit.

Insp. Aman Gosal, who heads the department’s prevention services division, said the request stems from the 2019 findings of the National Inquiry into Missing and Murdered Indigenous Women. She said the NWPD has a disproportionate number of very high-risk, complex investigations involving vulner-

able people; having one dedicated staff member to deal with those cases would help the department to deal with them more effectively.

Other new asks include spending for recruitment, firearms and clothing, information technology and legal fees, among others.

### ‘STICKER SHOCK’

Harji Varn, the city’s finance director, said the proposed NWPD budget increase would amount to about a three per cent property tax increase — an idea that didn’t sit well with councillors.

“It was a bit of sticker shock for me looking at 12 per cent,” said new councillor Daniel Fontaine.

He pointed out council must consider the NWPD’s budget in the context of what taxpayers are already facing on the infla-

tionary front, plus all the other expenses facing the city. Fontaine asked Jansen whether, in fact, the requested budget was really the “best and most efficient” it could be.

Jansen’s reply: yes. “Based upon what we want to serve and how we want to serve our community ... this is what I need to do,” Jansen said, adding he understands the inflationary pressures facing the city and realizes that cuts may be needed. “But then we’re going to have to have a really tough discussion of the board, and ultimately the council and the community, about what it is that we’re going to have to look at cutting.”

Mayor Patrick Johnston said council would need to have further conversations about how to deal with the police budget and how to demon-

strate “value for the dollar” for members of the community. But he reminded everyone at the table there was no need to come to an agreement right then and there.

If city council and police board are unable to come to an agreement on the NWPD budget, it would go to a provincially mandated dispute process.

But chief administrative officer Lisa Spitale said the city can use the period between Dec. 1 and March 1, 2023 — when the final budget must be adopted — to figure out how best to approach the police budget in the context of how council wants to serve the community’s needs. She pointed out that, coming out of the COVID-19 pandemic, the city’s reserves are down.

“We’ve had a tough three years in the con-

text of a lot of other challenges. ... Right now, we are besieged by complexities around homelessness, housing affordability, addictions, and none of us want to be in the position of continuing that. We all want to be in a position of improving that,” she said.

She said the city’s discussions will need to look at what that means for both policing and for advocacy for additional senior government support.

“Then I think it’s easier to get onto the same side of what we can afford, and what are we going to be OK saying no to right now?” she said.

### WATCH FOR MORE

The New Westminster police board was scheduled to discuss the budget on Nov. 29, after the *Record’s* print deadlines. Watch [www.newwestrecord.ca](http://www.newwestrecord.ca) for updates.

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### Open House Details:

**Date: Tuesday, December 13, 2022**

**Time: 5:00 to 7:00 pm**

**Location: Queensborough Community Centre  
920 Ewen Ave, New Westminster, BC**

Site Location



For more information:  
Visit the project website:  
[spricestreethousing.ca](http://spricestreethousing.ca)

Contact Cindy Brenneis at RWA Group  
at 604-736-8959 ext. 232

Visit [www.beheardnewwest.ca/spruce-st](http://www.beheardnewwest.ca/spruce-st)

Contact the City of New Westminster at  
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## The \$100K club is growing in New Westminster schools

*45 teachers, 30 principals and vice-principals,  
plus 11 senior district staff top \$100,000 per year*

**Julie MacLellan**  
[jmaclellan@newwestrecord.ca](mailto:jmaclellan@newwestrecord.ca)

Eighty-six employees of the New Westminster school district earned more than \$100,000 last school year — a significant jump over the year before.

School District 40 has released its annual statement of financial information (SOFI), which lists all employees of the district earning more than \$75,000 per year for the year ending June 30, 2022. School districts are required to publish the list annually.

On that list this year is the largest number yet of employees earning more than \$100,000: 45 teachers, 30 administrative officers (principals and vice-principals, both school-based and district-wide) and 11 senior

district staff (managers and directors).

That’s up from a total of 56 people last year, when 18 teachers, 29 administrative officers and nine senior staff earned more than \$100,000.

The number of employees earning more than \$150,000 also increased this year, from four to six.

The top-paid staffer in the district remains superintendent Karim Hachlaf, at \$212,242 (up slightly from the previous year’s \$211,020). Also passing the \$150,000 mark are associate superintendent Maryam Naser (\$176,509), secretary-treasurer Bettina Ketcham (\$169,526), executive director of human resources Robert Weston (\$164,653), and the district’s two directors of instruction, Maureen McRae-Stanger (\$156,275)

and Bruce Cunnings (\$156,381).

### TOTAL STAFF PAY: \$61.3 MILLION

In total, the school district paid out \$61.3 million in remuneration and \$147,208.98 in expenses for the year.

That includes \$34.2 million in remuneration and \$59,695 in expenses for employees earning more than \$75,000 a year. That’s up from \$31.6 million in remuneration, but down from \$78,841 in expenses, the year before.

It also includes \$26.9 million in remuneration and \$79,277 in expenses for employees earning \$75,000 or less. That’s a slight increase in remuneration, from \$26.7 million the previous year, and slightly down on the expenses front, from \$75,938.

# 114 & 118 Spruce Street Open House Summary Report Newspaper Advertisement

New West Record • THURSDAY, December 8, 2022 15

## Community

### Christmas ornament sales help CKNW Kids' Fund

The Hyack Parade, maypole dancing and lacrosse are featured on a new limited edition Christmas ornament that's being sold to raise funds to support B.C. children.

Cap's bicycle shops in New West and Port Moody are once again selling Christmas ornaments featuring five different designs to raise money for the CKNW Kids' Fund — 100 per cent of the proceeds goes to the fund.

The business has once again teamed up with artist Hilary Morris to create the artwork.

"The New Westminster ball is featuring the heritage buildings and Columbia Street. We've got hand-painted images of the Hyack parade, with the May Queen suite in a convertible. And it's all head-



**Holiday spirit:** Sebastian Miraglia, left, and Norm Baker of Cap's Bicycles display some of the Christmas ornaments being sold at Cap's New West and Port Moody stores to raise money for the CKNW Kids' Fund. PHOTO CONTRIBUTED

ing towards Queen's Park where there's a maypole dancing with beautifully coloured ribbons and a lacrosse game," said Gordon Hobbs of Cap's Bicycle Shops.

Three previous designs — a polar bear, Prospect Point and Whistler — are back, and there's new de-

sign that features Port Moody.

They're available at Cap's Bicycle Shop (434A East Columbia St.) and Cap's Electric Bike Shop in Port Moody (2840 St. Johns St.), as well www.allez.shop (search for Christmas).

— Theresa McManus

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of Greater Vancouver

# 114 & 118 Spruce Street Open House Summary Report

## Site Signage



AN APPLICATION HAS BEEN RECEIVED TO REZONE THIS PROPERTY 114 AND 118 SPRUCE STREET

FROM: SUBSIDIARILY NEIGHBORHOOD RESIDENTIAL DWELLING DISTRICTS RD-1 TO: SINGLE DETACHED DWELLING DISTRICT'S COMPACT LOTS (S1D)

THE APPLICANT HAS APPLIED TO THE CITY OF NEW WESTMINSTER TO REZONE THIS PROPERTY TO ENABLE THE DEVELOPMENT OF 10 SINGLE DETACHED DWELLINGS ON COMPACT LOTS.

FOR FURTHER INFORMATION ON THE PROPOSED PROJECT TELEPHONE THE APPLICANT AT 866-724-8658 OR VISIT [WWW.BEHARANDWHEELER.COM](http://WWW.BEHARANDWHEELER.COM)

FOR FURTHER INFORMATION ON THE CITY'S APPLICATION REVIEW PROCESS TELEPHONE THE CITY OF NEW WESTMINSTER'S PLANNING DIVISION AT 866-627-4532 OR VISIT [WWW.BEHARANDWHEELER.COM](http://WWW.BEHARANDWHEELER.COM) SPRUCE ST.

NOVEMBER 25, 2022



AN APPLICATION HAS BEEN RECEIVED TO REZONE THIS PROPERTY 114 AND 118 SPRUCE STREET

FROM: SUBSIDIARILY NEIGHBORHOOD RESIDENTIAL DWELLING DISTRICTS RD-1 TO: SINGLE DETACHED DWELLING DISTRICT'S COMPACT LOTS (S1D)

THE APPLICANT HAS APPLIED TO THE CITY OF NEW WESTMINSTER TO REZONE THIS PROPERTY TO ENABLE THE DEVELOPMENT OF 10 SINGLE DETACHED DWELLINGS ON COMPACT LOTS.

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NOVEMBER 25, 2022

# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



### THE QUEENSBOROUGH CONTEXT

Queensborough has a rich history based on its unique geography, location and cultural diversity. It has accommodated change in response to population growth, climate change and shifting socio-economics. What has remained constant in Queensborough is a focus on retaining a close-knit community.

This proposal offers a compact form of flexible family housing that addresses some of the current challenges and opportunities facing families including:

- a single family home with a yard, garage and space to grow
- space for inter-generational living
- dedicated space for working from home
- private outdoor space
- walkable, neighbourhood-oriented streets and lanes

### SITE CONTEXT

**★** This site is located in Queensborough. These long, narrow lots front onto Howe Street and Spruce Street. The total combined area is 3434 sq. ft. (0.34 Ha) (822 sq. ft. (0.84 Ac)). 114 Spruce St is currently vacant and 118 Spruce St is occupied by a small house.

Refer to the adjacent diagram to locate the following neighbourhood places:

- 2** A new small lot subdivision with 18 single family homes is across Howe Street.
- 3** The site is one block from Ryall Park.
- 4** Queen Elizabeth Community School is north of the site.
- 5** The Fraser River is just south of the site.



# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



**FIGURE 1** Queensborough Community Plan - Lot 10

114 & 118 Spruce St is at the (ZC1) Rezoned lot 10 of the (ZC1) Rezoned lot 10.



**FIGURE 2** Queensborough Community Plan - Compact Lot 2B Area

114 & 118 Spruce St is in the Compact lot 2B Area.



**FIGURE 3** Zoning map with RT-20 zoning highlighted

**PROJECT OVERVIEW**

The proposed development consists of 10 single detached houses in compact lots.

5 houses are proposed to face Howes St and 5 face Spruce St.

The proposed 4 bedroom houses are 2 stories above the Flood Construction Level of 3.52m.

The application includes two new lane dedications and oriented east-west connecting Spruce and Howes streets which will intersect with a new north-south lane providing access to parking/garage.

**POLICY REFERENCES**

The site is designated Residential - Compact Lot (RCL) in the Official Community Plan - refer to Figure 1 below.

The site is located in the Compact Lot Internal Residential Area (Development Permit Area #2). This DPA is intended to provide an opportunity for innovative ground oriented housing - refer to Figure 2 below.

Single detached houses for similarly sized lots zoned RQ-1 are located to the north, east and south - refer to Figure 3 below.

This development is applying for rezoning from the existing RQ-1 to RT-20 in order to develop single detached dwellings on compact lots.

Refer to Figures 4 and 5 for examples of RT-20 development in Queensborough - highlighted in Figure 3 below.




**Figure 4** Examples of RT-20 in Port Royal in Port Royal




**Figure 5** Examples of RT-20 in Port Royal in Port Royal



114 AND 118 SPRUCE STREET

POLICY OVERVIEW AND REFERENCES 3

A variance may be required for the siting of the driveway for Lots 1 and 2 as they are located at the intersection of two streets - pending further review by Planning Staff.



**STAGE 1 Site Plan - no build covenant on Lot 1**

Due to the uncertainty of redevelopment on 110 Spruce St, the City of New Westminster, requests legislation of a no-build covenant and 3m wide statutory right of way over Lot 1 to accommodate a two-way north-south lane.

The lane at Spruce St will be one-way / left out only.

The no-build covenant will be released once 110 Spruce St redevelops. The Final Stage of development (refer to Diagram opposite) includes a 3m driveway on 110 Spruce St to complete a two-way east-west lane.



**FINAL STAGE Site Plan - including development on Lot 1**

A variance is being sought to reduce the lot width from the required 30m of the proposed perimeter to 8.7m for Type A Lots and 9.3m for Type B Lots.



114 AND 118 SPRUCE STREET

SITE PLAN 4



# 114 & 118 Spruce Street Open House Summary Report Presentation Boards

**TYPE A**

This housing option provides a total of 178 sqm (1921 sqft) of living space in a four bedroom house combined with a flex space attached to the back of the house. A semi-enclosed private courtyard is created in the space between the flex room and the main house. Additional private outdoor spaces are included in the front porch and back yard.

The main house includes a master bedroom with a walk-in-closet and ensuite plus three more bedrooms, a full bathroom and laundry.

The main floor includes a combined open kitchen and eating area, a separate dining space and living area and a powder room.

The flex space includes a powder room and is intended to provide families with options including working from home, guest accommodation and/or a bedroom with more privacy appropriate for adult children and family elders.

**UPSTAIRS PLAN**

**MAIN FLOOR PLAN**

**SECTION**

**STREET ELEVATION**      **SIDE ELEVATION**      **LANE ELEVATION**

114 AND 118 SPRUCE STREET      TYPE A FAMILY HOUSE + ATTACHED FLEX SPACE      5

**TYPE B**

This housing option provides 157 sqm (1701 sqft) of living space in a four bedroom house plus 41 sqm (440 sqft) of flex space above the double garage for a total of 198 sqm (2141 sqft). The flex space above the garage is accessed from the back yard. There are private outdoor spaces included including a covered front porch, raised deck on the back of the house and a green space between the lane deck and the garage.

The main house includes a master bedroom with a walk-in-closet and ensuite plus three more bedrooms, a full bathroom and laundry.

The main floor includes a combined kitchen and eating area, a separate dining space and living area and a powder room.

The flex space includes a powder room and is intended to provide families with options including working from home, guest accommodation and/or a bedroom with more privacy appropriate for adult children and family elders.

**UPSTAIRS PLAN**

**MAIN FLOOR PLAN**

**SECTION**

**STREET ELEVATION**      **SIDE ELEVATION**      **LANE ELEVATION**

114 AND 118 SPRUCE STREET      TYPE B FAMILY HOUSE + FLEX SPACE ABOVE GARAGE      6

# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



**A MODERN VERNACULAR**  
This development proposes a simple, contemporary architecture with references to traditional housing elements and patterns, including gable roofs, covered porches and pedestrian oriented streets. Simple building forms and envelopes support energy efficiency. Key architectural elements are:

- 1 changes in materials and colours to emphasize building proportions and a human scale
- 2 an emphasis creating "friendly" neighbourhood streets with clearly visible foot-cure and entries with parking accessed from the back lane
- 3 landscaping, raised decks and front porches to increase the connection between the street level and main living level resulting from compliance with the Flood Control Levee
- 4 materials, colours and details contributing to increased variety along the street

street level view

114 AND 118 SPRUCE STREET ARCHITECTURE 7



**FLEXIBILITY AND LIVABILITY**  
This development proposes compact family housing with specific features to support livability. Options for additional living space to support family life such as a home office, studio or additional bedroom space are:

**Type A**  
21 sqm (226 sqft) flex space attached to the rear of the house.  
This option is well suited for a family member who requires an accessible space, a workspace that provides privacy and a physical connection to the main house or a guest suite or bedroom that offers privacy/independence.

**Type B**  
41 sqm (440 sqft) above a double garage accessed from the back yard.  
This option is well suited for uses that require more privacy/independence and less necessarily including a home office, guest or adult child accommodation.

view of courtyard and attached flex space - Type A

view from back deck to garage with flex space above - Type B

connecting corridor

flex space accessed by corridor connected to the main house

flex space over the garage accessed from the back yard

114 AND 118 SPRUCE STREET FLEXIBILITY AND LIVABILITY 8



# 114 & 118 Spruce Street Open House Summary Report Presentation Boards



# 114 & 118 Spruce Street Open House Summary Report Event Sign-in Sheet

**Rezoning Proposal  
For 114 & 118 Spruce Street  
New Westminster, BC**



**SIGN-IN SHEET**

Open House December 13, 2022

Would you like to be kept informed during the future permit process?

Name	Address	Yes	No
• SERGIO BARBON	Personal Information	✓	
• Martin Brassard		✓	
• Bal Sumra		✓	
• Bhupinder		✓	
• Jahangir		✓	
• Kuljit Grewal		✓	
• Jasvir Grewal		✓	
• Amandip Sohal		✓	
• Amarjit Sohal		✓	
• Rosalina Gomes		✓	
• Hay		✓	
• Sukhraj Grewal		✓	
• Ryan Bonanos		✓	
• RON GERAK		✓	
• MALIKAT S. COLL		✓	
• Harjit S. Dhami		✓	
• Jagiro Taggar		✓	
• Ravleen Khandaker		✓	
• Tarsan Bopera		✓	
• Sulekhevan Bopera		✓	
• Manjit Dhami		✓	
• Dharnvir Dhami		✓	
• Manjit K. Grewal		✓	



## Contact form filled on Sprice Street Housing

Personal Information

 **From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 21:50

Name: Malkiat Singh Gill

Email: **Personal Information**

Where do you live?: **Personal Information**

Would you support single family homes on compact lots in this Queensborough neighbourhood?: We Need high density so that in this area need doctors and Bank and more services like high school.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes so that one can work from home. don't have to travel for every day.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: its ok high. its not blocking any body's view.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: i have no objection. there are so many housing like this

What is your opinion of the proposed building design?: its different and looks good to me.

Any other feedback?: Sprice street should be kept neat and kleene during the construction.

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Date: December 13, 2022

Time: 7:50 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Safari/537.36

Remote IP: 2001:569:7152:2e00:5013:420:10f6:71d0

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-08 21:55

Name: Tanvir Singh Grewal

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Unsure.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Unsure.

What is your opinion of the proposed building design?: Very nice design.

Any other feedback?: Too many old houses in that area just in front of the elementary school. Time to revamp.

---

Date: December 8, 2022

Time: 7:55 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-G991W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2604:3d08:6b7e:1200:b6:9725:ac3f:aba9

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-09 08:36

Name: Walloce Sohl

Email: Personal Information

Where do you live?: **Personal Information**

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes. Queensborough needs more compact AFFORDABLE SINGLE FAMILY HOMES.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: A lot of the new homes now has an increase height to the old homes.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Vancouver had 17ft lots years ago.. they should have continued.. as we have more population and lack of land

What is your opinion of the proposed building design?: Good use of land.. better than condos

Any other feedback?: This will be a good concept to land use.. keeping as single family . Maybe a way of affordable build to multi family.

---

Date: December 9, 2022

Time: 6:36 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 12; SAMSUNG SM-G781W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125 Mobile Safari/537.36

Remote IP: 2604:3d08:4c7e:6800:502:242b:8d1e:41f2

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-09 15:17

Name: Allen liaw

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, we desperately need them. It's the most affordable option for people seeking detached homes on their own land.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Absolutely, more living space the better. Every room counts especially for immigrant families such as mine that typically houses multiple generations under one home.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I'm fine with it. Don't see much of an issue here at all.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Fine with it. We need more of this type of lot.

What is your opinion of the proposed building design?: It's acceptable for the area. Not too posh, not too basic.

Any other feedback?: Would like to see the entire Sprice street follow suit by making it viable for developers to make these types of lots

---

Date: December 9, 2022

Time: 1:17 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 15\_6\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Remote IP: 173.181.8.114

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>

**To** <info@spricestreethousing.ca>

**Reply-To** Personal Information

**Date** 2022-12-10 16:01

Name: Bonnie Poon

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes of course.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?:

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?:

What is your opinion of the proposed building design?: Looks good

Any other feedback?:

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Date: December 10, 2022

Time: 2:01 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 15\_6\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Remote IP: 2605:8d80:326:10c6:18bd:42d7:306d:1f9c

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## Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-10 18:57

Name: Helder Gomes

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: That would depend on if it obstructs views or inconveniences neighbours. If not, it's fine by me.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: As long as it's safe to do so, then it should be fine.

What is your opinion of the proposed building design?: Smaller and more affordable homes are important, especially during these times.

Any other feedback?:

---

Date: December 10, 2022

Time: 4:57 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 11; moto g(9) power) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 2001:569:71c7:6800:91b2:5044:418b:cdd4

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# Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-11 19:43

Name: Personal Information

Email: Balsumra@gmail.com

Where do you live?: Personal Information

New Westminster BC  
V3M 6R7

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes.  
 Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes.  
 How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Not a very big deal.  
 How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Fine to build more homes.  
 What is your opinion of the proposed building design?: Very creative and think would help with the housing problem.  
 Any other feedback?: Very nice to see creative thinking.

---

Date: December 11, 2022

Time: 5:43 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SM-G998W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 2605:8d80:4c1:4efc:c00d:d36b:c93b:438c

Powered by: Elementor

# Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 10:50

Name: Personal Information

Email: dhamimanjot@hotmail.com

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, that's fine

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I think it's fine

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: The smaller it is the more affordable it gets

What is your opinion of the proposed building design?: Love the design of the building as it gives off a cozy vibe to the future buyers

Any other feedback?:

--

Date: December 12, 2022

Time: 8:50 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2605:8d80:327:80a3:582c:a3b1:a6fa:6812

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# Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 13:53

Name: Personal Information

Email: stroudsusan@gmail.com  
Personal Information

Where do you live?  
Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes  
 Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes  
 How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: It's a great idea  
 How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Good  
 What is your opinion of the proposed building design?:  
 Any other feedback?:

---

Date: December 12, 2022

Time: 11:53 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2605:b100:904:c6d3:8db9:b0a5:6a6a:a31f

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**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 19:23

Name: Harpaul Sall

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, and absolutely love the the growth of it. The new developments in queens borough are just what we need to keep growing a strong family based community. It would be a shame to see this project be halted as it may deter other developers from wanting to continue doing the amazing work being done in queensborough.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes. The addition of these spaces can be and has been (as I've seen in other cities) a great addition for families. I fail to see how this addition may create a negative impact for anyone whom it may involve.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I believe this would be amazing. This would further encourage a much needed development throughout our community. It may attract other developer to spend their money in our community rather than another.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I feel this would also be a positive. Many families would love this as would developers.

What is your opinion of the proposed building design?: I believe the proposed design is just what this community needs. I hope this attracts more developers and families to come to our community and build homes.

Any other feedback?: Please do not discourage developers and families from adding to our community in a positive way. The freedom given to builders and developers the more we attract a much needed growth to this community.

Date: December 12, 2022

Time: 5:23 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_6 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Mobile/15E148 Safari/604.1

Remote IP: 199.119.235.184

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## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 20:47

Name: Jaz

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I feel okay

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: As long as acomadate more housing

What is your opinion of the proposed building design?: Better for more housing and affordability

Any other feedback?:

---

Date: December 12, 2022

Time: 6:47 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SM-S908W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 2605:8d80:4e0:5455:d093:d2a0:523d:fbdb

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**Contact form filled on Sprice Street Housing**



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 20:50

Name: Manpreet Kang

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes make it affordable

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes makes livability easier for new residents.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Anything to make housing easier

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: But

What is your opinion of the proposed building design?: Not a big concern

Any other feedback?: Being from India its difficult to find a home, I feel this project has very good potential to help the first home buyers that can't afford a big house.

Date: December 12, 2022

Time: 6:50 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SM-G998W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 2001:569:7157:9100:c133:1e9e:de70:892e

Powered by: Elementor

Contact form filled on Sprice Street Housing



From Sprice Street Housing <info@spricestreethousing.ca>  
To <info@spricestreethousing.ca>  
Reply-To Personal Information  
Date 2022-12-12 21:43

Name: Shawn

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes it does, increases the livability quite a bit nowadays.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I would be for it if it helps with creating more space.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I am for increasing space for living areas.

What is your opinion of the proposed building design?: This design would be ideal for the location. It would be a prime opportunity.

Any other feedback?: I am quite open to creating beautiful spaces like this close to water and accessible to amenities and other resources.

---

Date: December 12, 2022

Time: 7:43 pm

Page URL: https://spricestreethousing.ca/#survey

User Agent: Mozilla/5.0 (Linux; Android 12; SM-G973W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 207.102.192.178

Powered by: Elementor

Contact form filled on Sprice Street Housing



From Sprice Street Housing <info@spricestreethousing.ca>  
To <info@spricestreethousing.ca>  
Reply-To Personal Information  
Date 2022-12-12 21:48

Name: Shelly

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I would.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I would be for it.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I am for more living space

What is your opinion of the proposed building design?: This design is beautiful. Very well thought out and put together

Any other feedback?:

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Date: December 12, 2022

Time: 7:48 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 12; SM-G973W) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Mobile Safari/537.36

Remote IP: 207.102.192.178

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 22:11

Name: Sukhraj grewal  
Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes  
Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes  
How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I think it's great  
How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I think it will be great  
What is your opinion of the proposed building design?: It looks very good  
Any other feedback?:

Date: December 12, 2022

Time: 8:11 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_0\_3 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.0 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:6480:4e30:cc6f:b3be:e257:d283

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From Sprice Street Housing <info@spricestreethousing.ca>  
To <info@spricestreethousing.ca>  
Reply-To Personal Information  
Date 2022-12-12 22:24

Name: Simran Grewal

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: - Yes, I fully support single family homes in Queensborough. We need more affordable housing in this neighbourhood due, to the increasing population.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: - Yes, for sure! It will be more livable for the families and they will not outgrow these houses.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: - If it provides affordable housing options, I do not have a problem with it.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: - If it provides affordable housing options, I do not have a problem with it.

What is your opinion of the proposed building design?: - I think the team has done a great job of the building design. It takes into account multiple things like, road safety and room for parking.

Any other feedback?:

--

Date: December 12, 2022

Time: 8:24 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:5021:71e4:18cc:5b7a

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** <greywalkk@gmail.com>  
**Date** 2022-12-12 22:32

Name: Kuljit Grewal

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: - Yes! These lots have been vacant for many years and it would be great additional to the Queensborough community. Especially, for the families who want to purchase an affordable home in Queensborough.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes, attached flex space is so necessary. It allows families to budget and save money for storage.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: - If it means affordable housing for individual, I do not mind.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: - If it means affordable housing for individual, I do not mind.

What is your opinion of the proposed building design?: It is great! The team has created a great sustainable design.

Any other feedback?:

---

Date: December 12, 2022

Time: 8:32 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:5021:71e4:18cc:5b7a

Powered by: Elementor

# Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 22:37

Name: Jasvir Grewal  
 Email: Personal Information  
 Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: - Yes I fully support it!

Queensborough has a growing population and there needs to be more affordable housing options.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: - Yes, it means more storage for the families which, is SO needed in today's day.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: - I do not mind it as, it means more housing options for people.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: - I do not mind it as, it means more housing options for people.

What is your opinion of the proposed building design?: - It is awesome.

Any other feedback?:

---

Date: December 12, 2022

Time: 8:37 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:5021:71e4:18cc:5b7a

Powered by: Elementor

## Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 22:43

Name: Tarsem Kang

Email Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: - Yes! Queensborough needs more houses.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: - yes, flex space means more storage.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: - I don't mind

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: - I don't mind.

What is your opinion of the proposed building design?: I love it and hope it gets build soon

Any other feedback?:

---

Date: December 12, 2022

Time: 8:43 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:5021:71e4:18cc:5b7a

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-12 23:06

Name: Satnam Dhanoa

Email: Personal Information

Where do you live? Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes! It means more affordable housing in Queensborough.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes, that means more storage space for the families who purchase these homes.

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes! That means more affordable housing.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes! That means more affordable housing. P

What is your opinion of the proposed building design?: It is great. I love how it takes road safety into consideration.

Any other feedback?:

---

Date: December 12, 2022

Time: 9:06 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 14\_8\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.2 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:cf00:8820:a25f:63b2:31e0

Powered by: Elementor

Contact form filled on Sprice Street Housing



From Sprice Street Housing <info@spricestreethousing.ca>  
To <info@spricestreethousing.ca>  
Reply-To Personal Information  
Date 2022-12-12 23:23

Name: Buta singh

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?:

What is your opinion of the proposed building design?: In favour

Any other feedback?:

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Date: December 12, 2022

Time: 9:23 pm

Page URL: https://spricestreethousing.ca/#survey

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_0\_3 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.0 Mobile/15E148 Safari/604.1

Remote IP: 2001:569:5019:3800:8928:dff7:d630:2ccd

Powered by: Elementor

**Contact form filled on Sprice Street Housing**

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>

**To** <info@spricestreethousing.ca>

**Reply-To** Personal Information

**Date** 2022-12-13 12:27

Name: Hariit

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Above the garage

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Dwellings

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: B

What is your opinion of the proposed building design?:

Any other feedback?:

--

Date: December 13, 2022

Time: 10:27 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2605:8d80:440:17d5:d98e:92a9:6380:30bd

Powered by: Elementor

### Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 13:20

Name: Parminderpal Khosa

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes I do agree

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?:

Any other feedback?:

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Date: December 13, 2022

Time: 11:20 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 13:20

Name: Manjit Khosa

Email: Personal Information

Where do you live?: Yes I do agree

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes I do agree

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?: Yes I do agree

Any other feedback?:

Date: December 13, 2022

Time: 11:20 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

**Contact form filled on Sprice Street Housing**



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 13:21

Name: Gurdial Khosa

Email: **Personal Information**

Where do you live?: Yes I do agree

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes I do agree

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?: Yes I do agree

Any other feedback?:

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Date: December 13, 2022

Time: 11:21 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

## Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>

**To** <info@spricestreethousing.ca>

**Reply-To** Personal Information

**Date** 2022-12-13 13:22

Name: Arsh Khosa

Email: Personal Information

Where do you live?: Yes I do agree

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes I do agree

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?: Yes I do agree

Any other feedback?:

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Date: December 13, 2022

Time: 11:22 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

## Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 13:23

Name: Abhi Khosa

Email: Personal Information

Where do you live?: Yes I do agree

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes I do agree

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes I do agree

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?:

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes I do agree

What is your opinion of the proposed building design?: Yes I do agree

Any other feedback?:

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Date: December 13, 2022

Time: 11:23 am

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Linux; Android 13; SAMSUNG SM-N986W) AppleWebKit/537.36 (KHTML, like Gecko) SamsungBrowser/19.0 Chrome/102.0.5005.125

Mobile Safari/537.36

Remote IP: 2001:569:54ea:2f00:4da2:c40e:dbb7:a3a5

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 15:52

Name: Manjit K Grewal

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I think it's a good idea. I also think it would be a good idea to have attached garage.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I think it's good, because it'll will give you more room on

What is your opinion of the proposed building design?: I think it's nice but attached garages would also be nice.

Any other feedback?:

--

Date: December 13, 2022

Time: 1:52 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 15\_6\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:6b7e:1200:ec47:fdb5:3b3b:8b5a

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>

**To** <info@spricestreethousing.ca>

**Reply-To** Personal Information

**Date** 2022-12-13 16:16

Name: Justin Ferreira

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, I would be comfortable knowing the developer. They will do a tasteful job to ensure the project blends into the neighborhood without changing the experience for long-term residents. This developer wants to leave a positive legacy.

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: I would support a variance. I am in support of all housing developments that maximize the use and functional capacity of the limited space we have in the Lower Mainland.

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I would support a variance. I believe the focus should be on access to housing.

What is your opinion of the proposed building design?: I think the building design is modern without impacting the aesthetic of neighborhood. It also aligns with other recent developments in the area.

Any other feedback?: I feel this is a necessary and important project for the Queensborough neighbourhood.

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Date: December 13, 2022

Time: 2:16 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/108.0.0.0 Safari/537.36

Remote IP: 165.225.211.1

Powered by: Elementor



From Sprice Street Housing <info@spricestreethousing.ca>  
To <info@spricestreethousing.ca>  
Reply-To Personal Information  
Date 2022-12-13 18:09

Name: Gurpreet Sidhu  
Email: Personal Information  
Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes. Inventory is low and expensive. We need more housing.  
Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes.  
How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: It would be great.  
How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Only way to keep the cost affordable for both builder and buyer.  
Smaller homes  
What is your opinion of the proposed building design?: I think it would be great for the community. As people are heading towards the valley to buy when we have developments in our neighborhood.  
Any other feedback?: Looking forward to this project if all goes well.

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Date: December 13, 2022  
Time: 4:09 pm  
Page URL: https://spricestreethousing.ca/#survey  
User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1  
Remote IP: 2604:3d08:6b88:f00:7d96:3d79:7aa4:6823  
Powered by: Elementor

## Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 19:12

Name: Harbhajan Singh Athwal

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?:

What is your opinion of the proposed building design?:

Any other feedback?:

Date: December 13, 2022

Time: 5:12 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 70.71.47.14

Powered by: Elementor

## Contact form filled on Sprice Street Housing

Personal Information



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** <amandipsohal13@gmail.com>  
**Date** 2022-12-13 19:14

Name: Amandip Sohal

Email: **Personal Information**

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes, we need more single family homes to stimulate development, instead of just 6plex'd and other townhouse type living

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes, the flex space would add functionality for the homeowners

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: We need to consider the homeowners with this question. Added height will add a more spacious and breathable unit

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: I agree

What is your opinion of the proposed building design?: I approve of the design

Any other feedback?: Queensborough needs to support more development such as this

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Date: December 13, 2022

Time: 5:14 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 15\_6\_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/15.6.1 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:6480:8400:f926:1b68:3c86:b70c

Powered by: Elementor

## Contact form filled on Sprice Street Housing



**From** Sprice Street Housing <info@spricestreethousing.ca>  
**To** <info@spricestreethousing.ca>  
**Reply-To** Personal Information  
**Date** 2022-12-13 20:30

Name: Sarban Singh Sidhu

Email: Personal Information

Where do you live?: Personal Information

Would you support single family homes on compact lots in this Queensborough neighbourhood?: Yes

Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?: Yes

How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?: Yes

How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?: Yes

What is your opinion of the proposed building design?: Yes

Any other feedback?: Yes

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Date: December 13, 2022

Time: 6:30 pm

Page URL: <https://spricestreethousing.ca/#survey>

User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 16\_1\_2 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.1 Mobile/15E148 Safari/604.1

Remote IP: 2604:3d08:647f:c300:a50b:21d:eb72:157c

Powered by: Elementor

# Rezoning Proposal For 114 & 118 Spruce Street, New Westminster Public Survey



## SURVEY SHEET

Open House December 13, 2022

Name Martin Brassard

Address Personal Information

Phone Personal Information Email Personal Information

Note: You can fill out this survey online at <https://spricestreethousing.ca/#survey>

### Survey Questions:

1) Would you support single family homes on compact lots in this Queensborough neighbourhood?

Absolutely, it gives a great opportunities for younger families to build their lives and a safe environment for the kids

2) Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?

I believe that it gives a great living space for the relatives to stay in as well as the grown up kids when they are older. The space can also be used as recreational area for the family.

3) How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?

I've actually been in the area and I believe it will give character to this specific type of houses.

(over)

**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



4) How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

I feel everything should stick to proper proportion again. Space is what we need these days and I feel like the more room you have, the more peaceful it will be for everyone.

5) What is your opinion of the proposed building design?

I think the designs are great, well thought of and very inviting to younger crowds.

6) Any other feedback?

I hope there's more to come like these, the houses look great.

We will be reviewing your comments and forwarding all of the correspondence to the City of New Westminster as part of the rezoning application. As part of the City's rezoning process, written notification of surrounding properties will occur once an application has been received, so you will also have opportunity at that time to make your views known directly to Council and City staff. If you wish to receive emails or correspondence concerning this rezoning application please include your mailing address or email address.

Please leave this sheet in the box by the door or email to [bholmes@rwa.ca](mailto:bholmes@rwa.ca) or mail to: Bev Holmes, RWA Group Architecture Ltd., 355 Kingsway, Vancouver, BC, V5T 3J7

Thank you for your comments.

**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



**SURVEY SHEET**

**Open House December 13, 2022**

Name HARJIT S. KHARAU  
Address Personal Information  
Phon Personal Information Email Personal Information

**Note:** You can fill out this survey online at <https://spricestreethousing.ca/#survey>

**Survey Questions:**

1) Would you support single family homes on compact lots in this Queensborough neighbourhood?

YES

2) Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?

Above the garage

3) How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (over)

**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



4) How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

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5) What is your opinion of the proposed building design?

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6) Any other feedback?

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We will be reviewing your comments and forwarding all of the correspondence to the City of New Westminster as part of the rezoning application. As part of the City's rezoning process, written notification of surrounding properties will occur once an application has been received, so you will also have opportunity at that time to make your views known directly to Council and City staff. If you wish to receive emails or correspondence concerning this rezoning application please include your mailing address or email address.

Please leave this sheet in the box by the door or email to [bholmes@rwa.ca](mailto:bholmes@rwa.ca) or mail to: *Bev Holmes, RWA Group Architecture Ltd., 355 Kingsway, Vancouver, BC, V5T 3J7*

Thank you for your comments.

**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



**SURVEY SHEET**

**Open House December 13, 2022**

Name Ryan Bohonos  
Address Personal Information  
Phone Personal Information Email

**Note:** You can fill out this survey online at <https://spricestreethousing.ca/#survey>

**Survey Questions:**

- 1) Would you support single family homes on compact lots in this Queensborough neighbourhood?  

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- 2) Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?  

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- 3) How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?  

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(over)

**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



4) How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

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5) What is your opinion of the proposed building design?

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6) Any other feedback?

Please restrict all construction traffic off of spruce street.  
- the street is too narrow.  
- Kids that walk to school, park, community center etc.

We will be reviewing your comments and forwarding all of the correspondence to the City of New Westminster as part of the rezoning application. As part of the City's rezoning process, written notification of surrounding properties will occur once an application has been received, so you will also have opportunity at that time to make your views known directly to Council and City staff. If you wish to receive emails or correspondence concerning this rezoning application please include your mailing address or email address.

Please leave this sheet in the box by the door or email to [bholmes@rwa.ca](mailto:bholmes@rwa.ca) or mail to: *Bev Holmes, RWA Group Architecture Ltd., 355 Kingsway, Vancouver, BC, V5T 3J7*

Thank you for your comments.

**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



**SURVEY SHEET**

**Open House December 13, 2022**

Name Parveen Kandola  
Address Personal Information  
Phone Personal Information Email Personal Information

**Note:** You can fill out this survey online at <https://spricestreethousing.ca/#survey>

**Survey Questions:**

- 1) Would you support single family homes on compact lots in this Queensborough neighbourhood?  
affordability
  
  - 2) Do you think the addition of flex space attached to the main house or above the garage increases the livability of single family homes?  
yes
  
  - 3) How do you feel about a variance to increase the permitted height of the detached garages for Type B dwellings/lots?  
makes sense
- (over)

**Rezoning Proposal  
For 114 & 118 Spruce Street, New Westminster  
Public Survey**



4) How do you feel about a variance to reduce the minimum frontage width for Type A and B lots?

*makes sense*

5) What is your opinion of the proposed building design?

*looks good.*

6) Any other feedback?

*[Handwritten mark]*

We will be reviewing your comments and forwarding all of the correspondence to the City of New Westminster as part of the rezoning application. As part of the City's rezoning process, written notification of surrounding properties will occur once an application has been received, so you will also have opportunity at that time to make your views known directly to Council and City staff. If you wish to receive emails or correspondence concerning this rezoning application please include your mailing address or email address.

Please leave this sheet in the box by the door or email to [bholmes@rwa.ca](mailto:bholmes@rwa.ca) or mail to: *Bev Holmes, RWA Group Architecture Ltd., 355 Kingsway, Vancouver, BC, V5T 3J7*

Thank you for your comments.



355 Kingsway  
Vancouver, BC V5T 3J7  
t 604 736-8959  
e admin@rwa.ca  
www.rwa.ca

**Attachment 6**  
*City-led Consultation Summary*

# Survey Responses

29 October 2020 - 26 April 2023

## 114 and 118 Spruce Street

# Be Heard New West City

Project: 114 and 118 Spruce Street



VISITORS					
43					
CONTRIBUTORS			RESPONSES		
18			19		
5	13	0	6	13	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** Unverified

**Responded At:** Apr 03, 2023 19:03:39 pm

**Last Seen:** Apr 03, 2023 19:03:39 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

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Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

Less houses, one parking spot per lot is not sufficient, as there are typically 2 cars per household. The tenant of the additional studio above the garage will most likely have a car as well. That makes 30 cars that need to park somewhere. The neighbouring streets are very narrow and are not sufficient to offer that much parking space.

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Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

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**Q4. OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

Spruce Street is a cull de sac and very narrow street with no sidewalks. How is the city planning to regulate traffic and street accessibility for the construction time? Any larger construction trucks, excavator etc. will block the entire traffic, the narrow street does not have the capacity to provide space for street parking and construction vehicles at the same time. The Queen Elizabeth Elementary School is located at the end of Spruce Street, parents use Spruce Street to park their cars to drop off and pick up kids. During these times approx. 20 cars are parked on the street with no space for additional trucks or additional vehicles. Both sides of Spruce Street include trenches; cars have slipped into the trenches in the past, due to the narrow road condition. Scenario: Multiple Garbage bins are placed directly on the street on both sides, combined with parked cars from parents, general resident parking and traffic, garbage trucks, how are the construction vehicles going to maneuver the existing road conditions, without blocking the access to the school or residents? Are there rehoming plans for the existing wildlife residing in the lot of 114 and 118? There is a group of bats living on the plots, as well as barn owls, swallows and other birds. The current development plans include an entire deforestation of both plots. There are several large trees on the lots that are inhabited by several species. New planted trees and scrubs will not accommodate the existing wildlife. The wildlife habitat will be gone and cannot be reestablished. Similar to the newly built houses on Howe Street, most of the area will be covered with pavement, gravel, and sparse green patches. 50% of the current homeowners on Howe Street (adjacent to the backend of Spruce Street properties) have covered their property in artificial grass. Given the fact that the proposed lot is below sea level, rainwater needs to be directed, deforestation and sealing the ground with artificial grass is unfavorable for the ecosystem and adjacent backyards. Is there a drainage plan included in the development plans? The neighboring properties are below sea level, and will act as a sponge, receiving double the amount of rainwater. The existing neighboring houses are ground level, pooling will most likely occur on the properties and increased flood risk with heavy rainfall. The flex space indicated in the development plans, will most likely turned into a suite with one tenant including one car, that makes 2 cars per household + 1 car for the flex space tenant. The existing development plans show garage space for 10 cars. Where are the remaining cars going to park? The parking capacity of Howe Street is already maxed out, and Spruce Street is too narrow to accommodate more street parking. In regard to the construction period and noise interference, ground stability for the neighbors of lot 114 and 118 Spruce Street. Due to the nature of the ground (wet area) in close proximity to the Fraser River, lot 114 and 118 will be compacted and piles added, including tree and ground removal. How will the process be for the neighbors adjacent to the lots? How will be ensured the gardens and fences stay intact. How will the proposed ground or elevation be situated, as the Howe street elevation is currently 1.5 meter higher compared to the ground level of Spruce Street? Will the new development include an elevation slope with a sharp drop off to the neighbors? Is there a plan for rainwater drainage, as the lots 114 and 118 will most likely slope towards the adjacent lots, and direct the rainwater towards these lots? The proposed development is too dense and will most likely cause a daily traffic backlog, parking issues for the residents and a crowded feeling, resulting in tension and frustration. A less dense development of these two lots is more favorable for the eco system and neighborhood. A development of only 4 detached homes might include the possibility to keep the existing large trees and keep the existing wildlife.

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**Q5. What is your postal code?**

New Westminster, BC, V3M5L4

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**Respondent No:** 2

**Login:** Unverified

**Responded At:** Apr 05, 2023 19:53:57 pm

**Last Seen:** Apr 05, 2023 19:53:57 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

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Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

NONE

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Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

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Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

Too high density, does not fit in with the surrounding homes (single family homes with large yards), infrastructure not in place, already too much traffic congestion at times, parked cars will definitely be an issue, etc., etc, etc. I'd like to see an artist's rendition including the existing/neighboring homes.

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Q5. **What is your postal code?** New Westminster, BC, V3M5A6

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**Respondent No:** 3

**Login:** Registered

**Responded At:** Apr 07, 2023 10:41:57 am

**Last Seen:** Apr 07, 2023 17:41:57 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Support

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Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

not answered

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Q3. **OPTIONAL: What is your connection to the proposed development?** I live in a different neighbourhood, but am interested in the project

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Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

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Q5. **What is your postal code?** New Westminster, BC, V3L1P7

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**Respondent No:** 4

**Login:** Registered

**Responded At:** Apr 07, 2023 13:23:00 pm

**Last Seen:** Apr 07, 2023 20:23:01 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

PLEASE Stop building residential homes in mass quantity here. We do not have the proper roads/transportation infrastructure to support anymore residential development. It is impossible to travel in and out of Queensborough right now as it is!

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the area but further than 3 blocks away

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

It is SO incredibly irresponsible to continue to build high density residential structures in an area that is unable to support the auto traffic that it already has.

Q5. **What is your postal code?** New Westminster, BC, V3M0E6



**Respondent No:** 5

**Login:** Registered

**Responded At:** Apr 07, 2023 13:23:31 pm

**Last Seen:** Apr 07, 2023 20:23:01 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

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Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

not answered

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Q3. **OPTIONAL: What is your connection to the proposed development?** not answered

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Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

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Q5. **What is your postal code?** not answered

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**Respondent No:** 6

**Login:** Registered

**Responded At:** Apr 07, 2023 13:40:28 pm

**Last Seen:** Mar 28, 2023 22:42:28 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Somewhat do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

Improve traffic issues before more homes are built. Queensborough is a total traffic mess trying to get in or out of the area.

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the area but further than 3 blocks away

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

Schools and recreation facilities are also lacking. Homes of this size will be for families with children

Q5. **What is your postal code?** New Westminster, BC, V3M0J9



**Respondent No:** 7

**Login:** Unverified

**Responded At:** Apr 07, 2023 16:32:16 pm

**Last Seen:** Apr 07, 2023 16:32:16 pm

**Q1. What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Support

**Q2. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

Nothing really.

**Q3. OPTIONAL: What is your connection to the proposed development?** I live in a different neighbourhood, but am interested in the project

**Q4. OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

I support any means to make more homes more available to people. This projects gives a perfect mix of single family home with yard while still maximizing the available land. We need to be looking at solutions just like this with a combination of towers near sky train stations and decrease height as we near single family neighbours. This project fits perfectly within my vision of how we should be looking at new developments.

**Q5. What is your postal code?** New Westminster, BC, V3L0H2



**Respondent No:** 8

**Login:** Unverified

**Responded At:** Apr 07, 2023 16:37:47 pm

**Last Seen:** Apr 07, 2023 16:37:47 pm

**Q1. What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Support

**Q2. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

While I would be better support of townhomes or duplexes, this proposal can help multi generational living together.

**Q3. OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

**Q4. OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

Please allow smaller food print of housing, and flexible future expansion

**Q5. What is your postal code?** New Westminster, BC, V3M0K6



**Respondent No:** 9

**Login:** Unverified

**Responded At:** Apr 07, 2023 18:18:23 pm

**Last Seen:** Apr 07, 2023 18:18:23 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

Queensborough is already too crowded. Traffic leaving and entering Queensborough during rush hours is already ridiculous.

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

Q5. **What is your postal code?** New Westminster, BC, V3M6L1



**Respondent No:** 10

**Login:** Unverified

**Responded At:** Apr 07, 2023 19:31:23 pm

**Last Seen:** Apr 07, 2023 19:31:23 pm

**Q1. What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Somewhat support

**Q2. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

Traffic to the Queensbough Bridge and Hwy 91 needs to be resolved before I support more development in the Queensbough area.

**Q3. OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

**Q4. OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

The intersection of Eawn and Howes absolutely needs to be improved before any further development in Queensbough. I've lived here for 16 years and I've never seen it so bad no matter what time of day. Forget transit because it's stuck in the traffic as well.

**Q5. What is your postal code?** New Westminster, BC, V3M5K5



**Respondent No:** 11

**Login:** Unverified

**Responded At:** Apr 07, 2023 19:37:20 pm

**Last Seen:** Apr 07, 2023 19:37:20 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Somewhat do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

Port Royal was the first experiment in "high density" and it's a "fail". Poor public transportation, lack of parking, school capacity etc

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the area but further than 3 blocks away

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

It's a promising idea, but the city in the past has not taken into consideration the effect on nearby residents. Public transportation is outside the city's control, so the never gets dealt with to the resident's satisfaction.

Q5. **What is your postal code?** New Westminster, BC, V3M6X6



**Respondent No:** 12

**Login:** Unverified

**Responded At:** Apr 08, 2023 08:57:15 am

**Last Seen:** Apr 08, 2023 08:57:15 am

**Q1. What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

**Q2. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

The infrastructure cannot support the current number of residents in the Boro. The congestion to get in/out is restricted by the 4 lanes merging into 1 to get north. Going south is the already over capacity Alex Fraser, west to Richmond isn't any better. The schools are already using portables. Queensboro needs more services for the current residents before adding more people into the mix. Allowing this development will open the door for these types of projects to add more people and vehicles into an already overcrowded community.

**Q3. OPTIONAL: What is your connection to the proposed development?** I live in the area but further than 3 blocks away

**Q4. OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

It is not part of the community plan and an exemption should not be allowed. The OCP for the Boro has had too many exemptions even though the community has spoken against them

**Q5. What is your postal code?** New Westminster, BC, V3M5H4



**Respondent No:** 13

**Login:** Unverified

**Responded At:** Apr 08, 2023 10:45:34 am

**Last Seen:** Apr 08, 2023 10:45:34 am

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

not answered

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

I have grown up in this community and now am raising my children in this community. The amount of congestion in this area over the years is ridiculous. You are willing to provide housing but no solution to our on going traffic issue, where just in this past year many of us faced issues getting out of Queensborough due to traffic and over population. It's the same way in and out for the past 30 years but population has increased significantly. People cannot find parking and neighbour's are now disputing amongst each other. A neighborhood that was once so happy, has become a battle ground over parking

Q5. **What is your postal code?** New Westminster, BC, V3M0L8



**Respondent No:** 14

**Login:** Unverified

**Responded At:** Apr 08, 2023 11:46:38 am

**Last Seen:** Apr 08, 2023 11:46:38 am

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

I have lived in Queensborough for 8 years now and have seen how bad things have gotten due to densification. I believe that's it's very unthoughtful to density area even further that has limited resources. It's not unusual now for traffic to back up on Howe st and Ewen ave. Because of that people have to use side streets to get to one side to another. Parking is already an issue where every household has 3 cars and most of them end up on street. Spruce st. is so narrow and will not be able to handle the traffic and same with Howe st on the other side. Also if this project gets passed that means all the future development in the area would be same and there will be 40-50 home in that small area. I don't think this project is in the best interest of Queensborough and it's residents.

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

Q5. **What is your postal code?** New Westminster, BC, V3M0L8



**Respondent No:** 15

**Login:** Registered

**Responded At:** Apr 08, 2023 15:19:12 pm

**Last Seen:** Apr 08, 2023 22:19:12 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Support

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Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

not answered

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Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the area but further than 3 blocks away

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Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

It's a nice clean looking development.

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Q5. **What is your postal code?** New Westminster, BC, V3M6Z5

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**Respondent No:** 16

**Login:** Registered

**Responded At:** Apr 10, 2023 20:17:59 pm

**Last Seen:** Apr 11, 2023 03:09:57 am

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Support

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Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

not answered

---

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in a different neighbourhood, but am interested in the project

---

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

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Q5. **What is your postal code?** New Westminster, BC, V3M0L9

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**Respondent No:** 17

**Login:** Unverified

**Responded At:** Apr 10, 2023 20:27:53 pm

**Last Seen:** Apr 10, 2023 20:27:53 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

Sidewalks must be constructed on street side on city land but otherwise I support the idea of this density type housing especially so close to 2 schools.

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the area but further than 3 blocks away

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

This is a great development proposal for this location.

Q5. **What is your postal code?** New Westminster, BC, V3M0B7



**Respondent No:** 18

**Login:** Unverified

**Responded At:** Apr 12, 2023 19:53:06 pm

**Last Seen:** Apr 12, 2023 19:53:06 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Somewhat do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

Reduced number of units

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

Concerns about traffic flow in/out of this area if additional density is introduced. Ewen / salter have high congestion now and the location is close to elementary school which will further impact current residents unless additional traffic flow supports are introduced to Queensborough.

Q5. **What is your postal code?** New Westminster, BC, V3M0K8



**Respondent No:** 19

**Login:** Unverified

**Responded At:** Apr 26, 2023 16:17:56 pm

**Last Seen:** Apr 26, 2023 16:17:56 pm

**Q1. What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

**Q2. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

I will not support this project. It ruins the ambience and Beauty of our quiet neighborhood. The population will become too dense and encourage urban sprawl. This will also bring too much traffic and noise. There is no consideration for protecting/restoring the existing eco systems like open ditches and natural greenery, where ducks/blue heron etc. hunt for food and nest. It will also ruin our skyline.

**Q3. OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

**Q4. OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

Very concerned about construction -pile driving/fill causing damage to the foundation of our home. This can be very disruptive and costly. Our home is perfectly flat and no heaves or bumps .

**Q5. What is your postal code?** not answered



**Q2 The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

**(14 responses)**

- **Roads / transportation infrastructure is not sufficient to support increased densification of this scale in Queensborough (5)**
- **Traffic conditions need to be improved in Queensborough (4)**
- **Decrease the number of units (3)**
- **Limited resources / services in the area (2)**
- **Queensborough is already too crowded (2)**

I have lived in Queensborough for 8 years now and have seen how bad things have gotten due to densification.

I believe that's it's very unthoughtful to density area even further that has limited resources. It's not unusual now for traffic to back up on Howe st and Ewen ave. Because of that people have to use side streets to get to one side to another.

Parking is already an issue where every household has 3 cars and most of them end up on street. Spruce st. is so narrow and will not be able to handle the traffic and same with Howe st on the other side. Also if this project gets passed that means all the future development in the area would be same and there will be 40-50 home in that small area.

I don't think this project is in the best interest of Queensborough and it's residents.

I will not support this project. It ruins the ambience and Beauty of our quiet neighborhood. The population will become too dense and encourage urban sprawl. This will also bring too much traffic and noise. There is no consideration for protecting/ restoring the existing eco systems like open ditches and natural greenery, where ducks/blue heron etc. hunt for food and nest. It will also ruin our skyline.

Improve traffic issues before more homes are built. Queensborough is a total traffic mess trying to get in or out of the area.

Less houses, one parking spot per lot is not sufficient, as there are typically 2 cars per household. The tenant of the additional studio above the garage will most likely have a car as well. That makes 30 cars that need to park somewhere. The neighbouring streets are very narrow and are not sufficient to offer that much parking space.

NONE

Nothing really.

PLEASE Stop building residential homes in mass quantity here. We do not have the proper roads/transportation infrastructure to support anymore residential development. It is impossible to travel in and out of Queensborough right now as it is!
Port Royal was the first experiment in "high density" and it's a "fail". Poor public transportation, lack of parking, school capacity etc
Queensborough is already too crowded. Traffic leaving and entering Queensborough during rush hours is already ridiculous.
Reduced number of units
Sidewalks must be constructed on street side on city land but otherwise I support the idea of this density type housing especially so close to 2 schools.
The infrastructure cannot support the current number of residents in the Boro. The congestion to get in/out is restricted by the 4 lanes merging into 1 to get north. Going south is the already over capacity Alex Fraser, west to Richmond isn't any better. The schools are already using portables. Queensboro needs more services for the current residents before adding more people into the mix. Allowing this development will open the door for these types of projects to add more people and vehicles into an already overcrowded community.
Traffic to the Queensbough Bridge and Hwy 91 needs to be resolved before I support more development in the Queensbough area.
While I would be better support of townhomes or duplexes, this proposal can help multi generational living together.

**Q4 OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

- **Concerns around traffic flow and congestion (5)**
- **Work needs to be done to address traffic in Queensborough prior to increasing densification (5)**
- **Support for the project (4)**
- **This area / street is parking deficient (3)**
- **Concerns around construction noise and disruption (3)**

**(14 comments)**

Concerns about traffic flow in/out of this area if additional density is introduced. Ewen / salter have high congestion now and the location is close to elementary school which will further impact current residents unless additional traffic flow supports are introduced to Queensborough.

I have grown up in this community and now am raising my children in this community. The amount of congestion in this area over the years is ridiculous. You are willing to provide housing but no solution to our on going traffic issue, where just in this past year many of us faced issues getting out of Queensborough due to traffic and over population. It's the same way in and out for the past 30 years but population has increased significantly.

People cannot find parking and neighbour's are now disputing amongst each other. A neighborhood that was once so happy, has become a battle ground over parking

I support any means to make more homes more available to people. This projects gives a perfect mix of single family home with yard while still maximizing the available land. We need to be looking at solutions just like this with a combination of towers near sky train stations and decrease height as we near single family neighbours. This project fits perfectly within my vision of how we should be looking at new developments.

It is not part of the community plan and an exemption should not be allowed. The OCP for the Boro has had too many exemptions even though the community has spoken against them

It is SO incredibly irresponsible to continue to build high density residential structures in an area that is unable to support the auto traffic that it already has.

It's a nice clean looking development.

It's a promising idea, but the city in the past has not taken into consideration the effect on nearby residents. Public transportation is outside the city's control, so the never gets dealt with to the resident's satisfaction.

Please allow smaller food print of housing, and flexible future expansion

Schools and recreation facilities are also lacking. Homes of this size will be for families with children

Spruce Street is a cull de sac and very narrow street with no sidewalks. How is the city planning to regulate traffic and street accessibility for the construction time? Any larger construction trucks, excavator etc. will block the entire traffic, the narrow street does not have the capacity to provide space for street parking and construction vehicles at the same time. The Queen Elizabeth Elementary School is located at the end of Spruce Street, parents use Spruce Street to park their cars to drop off and pick up kids. During these times approx. 20 cars are parked on the street with no space for additional trucks or additional vehicles. Both sides of Spruce Street include trenches; cars have slipped into the trenches in the past, due to the narrow road condition. Scenario: Multiple Garbage bins are placed directly on the street on both sides, combined with parked cars from parents, general resident parking and traffic, garbage trucks, how are the construction vehicles going to maneuver the existing road conditions, without blocking the access to the school or residents?

Are there rehoming plans for the existing wildlife residing in the lot of 114 and 118? There is a group of bats living on the plots, as well as barn owls, swallows and other birds. The current development plans include an entire deforestation of both plots. There are several large trees on the lots that are inhabited by several species. New planted trees and scrubs will not accommodate the existing wildlife. The wildlife habitat will be gone and cannot be reestablished. Similar to the newly built houses on Howe Street, most of the area will be covered with pavement, gravel, and sparse green patches. 50% of the current homeowners on Howe Street (adjacent to the backend of Spruce Street properties) have covered their property in artificial grass. Given the fact that the proposed lot is below sea level, rainwater needs to be directed, deforestation and sealing the ground with artificial grass is unfavorable for the ecosystem and adjacent backyards. Is there a drainage plan included in the development plans? The neighboring properties are below sea level, and will act as a sponge, receiving double the amount of rainwater. The existing neighboring houses are ground level, pooling will most likely occur on the properties and increased flood risk with heavy rainfall.

The flex space indicated in the development plans, will most likely turned into a suite with one tenant including one car, that makes 2 cars per household + 1 car for the flex space tenant. The existing development plans show garage space for 10 cars. Where are the remaining cars going to park? The parking capacity of Howe Street is already maxed out, and Spruce Street is too narrow to accommodate more street parking.

In regard to the construction period and noise interference, ground stability for the neighbors of lot 114 and 118 Spruce Street. Due to the nature of the ground (wet area) in close proximity to the Fraser River, lot 114 and 118 will be compacted and piles added, including tree and ground removal. How will the process be for the neighbors adjacent to the lots? How will be ensured the gardens and fences stay intact. How will the proposed ground or elevation be situated, as the

Howe street elevation is currently 1.5 meter higher compared to the ground level of Spruce Street? Will the new development include an elevation slope with a sharp drop off to the neighbors? Is there a plan for rainwater drainage, as the lots 114 and 118 will most likely slope towards the adjacent lots, and direct the rainwater towards these lots?

The proposed development is too dense and will most likely cause a daily traffic backlog, parking issues for the residents and a crowded feeling, resulting in tension and frustration. A less dense development of these two lots is more favorable for the eco system and neighborhood. A development of only 4 detached homes might include the possibility to keep the existing large trees and keep the existing wildlife.

The intersection of Ewwn and Howes absolutely needs to be improved before any further development in Queensbough. I've lived here of 16 years and I've never seen it so bad no matter what time of day. Forget transit cause it's stuck in the traffic as well.

This is a great development proposal for this location.

Too high density, does not fit in with the surrounding homes (single family homes with large yards), infrastructure not in place, already too much traffic congestion at times, parked cars will definitely be an issue, etc., etc, etc.

I'd like to see an artist's rendition including the existing/neighboring homes.

Very concerned about construction -pile driving/fill causing damage to the foundation of our home. This can be very disruptive and costly. Our home is perfectly flat and no heaves or bumps .

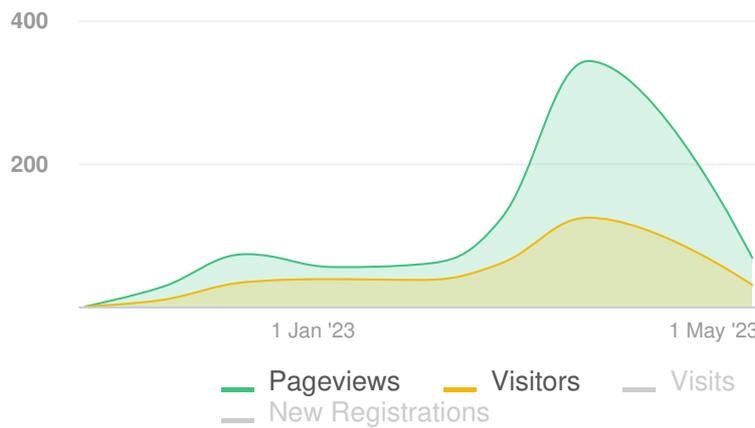
# Project Report

29 October 2020 - 29 May 2023

## Be Heard New West City 114 and 118 Spruce Street



### Visitors Summary

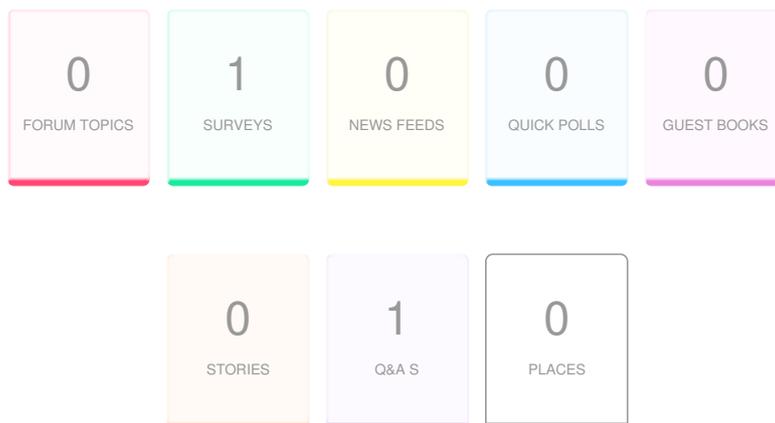


### Highlights



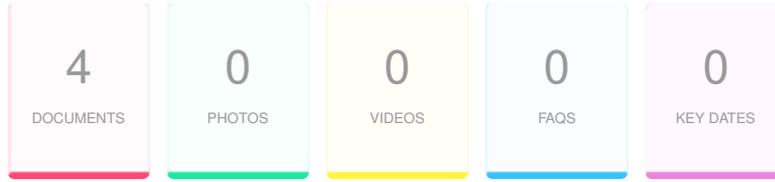
Aware Participants		Engaged Participants	
253		22	
Aware Actions Performed	Participants	Engaged Actions Performed	Registered    Unverified    Anonymous
Visited a Project or Tool Page	253	Contributed on Forums	0    0    0
Informed Participants	99	Participated in Surveys	5    13    0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0    0    0
Viewed a video	0	Participated in Quick Polls	0    0    0
Viewed a photo	0	Posted on Guestbooks	0    0    0
Downloaded a document	65	Contributed to Stories	0    0    0
Visited the Key Dates page	0	Asked Questions	1    3    0
Visited an FAQ list Page	0	Placed Pins on Places	0    0    0
Visited Instagram Page	0	Contributed to Ideas	0    0    0
Visited Multiple Project Pages	73		
Contributed to a tool (engaged)	22		

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 114 and 118 Spruce Street	Published	8	1	3	0
Survey Tool	114 and 118 Spruce Street	Archived	45	5	13	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Drawing Set - September 2022	32	40
Document	114-118 Spruce Street - Updated Architectural Drawings	25	27
Document	114-118 Spruce Street - Updated Landscape Drawings	22	22
Document	Preliminary Report to Council - September 26, 2022	16	26

## QANDA

### Ask a Question about 114 and 118 Spruce Street

Visitors <b>8</b>	Contributors <b>4</b>	CONTRIBUTIONS <b>6</b>
-------------------	-----------------------	------------------------

Q

Greg

27 January 23

Hello, has there been an environmental assessment completed for the site associated with this development application? No mention of environmental or ecological values are provided in staff's preliminary report to council. Can you explain why not? Is this common for such developments?

A

Publicly Answered

Thank you for your questions regarding this project. Environmental Assessments are a Provincial requirement to assess properties that have been used for industrial or other uses that may have resulted in contamination and, given the site's continued use as a residential property, there is no provincial requirement for such an assessment. The site is designated for Residential - Compact Lot Development and the proposed rezoning would result in a slight increase in the number of dwellings than is permitted under the site's existing RQ-1 Zoning. This development is subject to the Compact Lot Design Guidelines, which requires each development to retain existing healthy, mature trees where possible. When retention of existing trees is not possible, the City requires replacement trees to be planted to maximize canopy replacement and long-term viability on the landscape for the benefits of the entire community. While not explicitly mentioned in the staff report, given the ongoing regional housing crisis, providing new housing units across the housing spectrum is a key City objective and we have a number of other policies in place to ensure that sustainability is at the forefront of our recommendations for housing developments. All development applications must also conform to the requirements in the City's Tree Protection and Regulation Bylaw which regulates replacement requirements, as well as protection and maintenance of trees. Currently 36 trees are proposed on private property, which exceeds the replacement provisions in the bylaw. The applicant is also proposing 12 street trees which will be planted on City property and will help to redevelop the community's urban forest. All proposed on-site and street trees require approval from the City's arborists. Staff will continue to work with the applicant to ensure diversity of plantings are provided to promote resiliency and location of the trees is appropriate to support their term growth and vitality.

## QANDA

### Ask a Question about 114 and 118 Spruce Street

Q

Julia

13 March 23

Hi, Spruce Street is a cull de sac and a very narrow street with no sidewalks. How is the city planning to regulate traffic and street accessibility during the time of construction? Any larger construction trucks, excavator etc. will block the entire local traffic, the narrow street does not have the capacity to provide space for street parking and construction vehicles at the same time. The Queen Elizabeth Elementary School is located at the end of Spruce Street, parents use Spruce Street to park their cars to drop off and pick up their children on school days. During these times approx. 20 cars are parked on the street with no space for additional trucks or additional vehicles. Both sides of Spruce Street have trenches; cars have slipped into the trenches in the past, due to the narrow road condition. Scenario: Multiple Garbage bins are placed directly on the street on both sides, combined with parked cars from parents, general resident parking and traffic, garbage trucks, how are the construction vehicles going to maneuver the existing road conditions, without blocking access to the school or for residents? Emergency vehicles have no means of access either.

A

Publicly Answered

Thank you for taking the time to send us your feedback on the 114 and 118 Spruce Street application. Any street usage associated with the construction of this project that will impact the movement of vehicles, pedestrians, or cyclists would require a Traffic Management Plan (TMP). A Street Occupancy Permit allowing usage of any street right of way during construction would not be issued until the Transportation Management Plan has been approved by the City's Engineering Department.

## QANDA

### Ask a Question about 114 and 118 Spruce Street

Q

Julia

13 March 23

Hi, Are there any rehoming plans for the existing wildlife residing in the lot of 114 and 118? There is a group of bats living on these plots, as well as barn owls, swallows and other birds. The current development plans include an entire deforestation of both plots. There are several large trees on them that are inhabited by several species. Newly planted trees and scrubs will not be able to accommodate the existing wildlife. The wildlife habitat will be gone and cannot be reestablished. Similar to the newly built houses on Howe Street, most of the area will be covered with pavement, gravel, and sparse green patches. 50% of the current homeowners on Howe Street (adjacent to the back-end of Spruce Street properties) have covered their property in artificial grass (turf). Given the fact that the proposed lot is below sea level, rainwater needs to be redirected, deforestation and sealing the ground with artificial grass is unfavorable for the ecosystem and adjacent backyards. Meaning, is there a drainage plan included in the development plans? The neighbouring properties are below sea level, and will act as a sponge, receiving double the amount of rainwater if it flows down and away from the elevated new lot. The existing neighbouring houses are ground level, pooling will most likely occur on the properties resulting in increased flood risk with heavy rainfall.

A

Publicly Answered

Hello, thank you for taking the time to send us your feedback on the 114 and 118 Spruce Street application. As outlined in the City's Biodiversity and Natural Areas Strategy, as part of an effort to support barn owls that have been living in the Queensborough community, the City has installed owl houses for them along the Stanley Greenway. The City has also eliminated the use of anticoagulants and rodenticides to further protect the owls, which rely on a diet of small mammals. This development is subject to the Compact Lot Design Guidelines, which requires each development to retain existing healthy, mature trees where possible. When retention of existing trees is not possible, the city requires replacement trees to be planted and must be given adequate quality soil and soil volume plus room to grow to maturity in order to maximize canopy replacement and long-term viability on the landscape for the benefits of the entire community. This project must also conform to the requirements in the City's Tree Protection and Regulation Bylaw which regulates replacement requirements, as well as the protection and maintenance of trees. The trees proposed for removal and replacement on the properties have been evaluated by the City's Arborist who has concluded that they are not high-value in terms of ecosystem benefits and are not ideal candidates for long-term retention due to their age, species traits and existing condition (mature, declining fruit trees for the most part). All proposed replacement trees are subject to approval from the City Arborist; staff will continue to work with the applicant to ensure the proposed species and location can support the long term growth and vitality. If it is not possible to plant all required replacement trees on site, the City will take cash in lieu which is used to support the planting of city trees in the Queensborough community. The soil conditions and high water table in Queensborough dictate special permit requirements, including drainage plans, site drainage plans, fill requirements, pile foundations, geotechnical reports, and details dealing with soil gases (methane gas) etc. A drainage plan would be required as part of the Building Permit process; this plan would provide pre and post development conditions as well as provide plans for reducing the volume of stormwater going into city pipes or strategies for storing water on site until it can be released later. The site's grading will also be reviewed at this stage. The drainage plan must be approved by the City's Engineering Department before construction can commence. In addition, the integration of absorbent landscapes and pervious paving is recommended for all developments to reduce runoff volume and improve water quality by infiltrating and treating stormwater. The applicant is proposing to integrate soft landscaping around the site to support the City's stormwater management objectives; a sod lawn is currently proposed in the front yard and backyard.

## QANDA

### Ask a Question about 114 and 118 Sprice Street

Q

Nghia

13 March 23

The flex spaces indicated in the development plans will most likely be turned into suites with one tenant including one car. That makes 2 cars per household + 1 car for the flex space tenant. The existing development plans show only garage space for 10 cars. Where are the remaining cars going to be parked? The parking capacity of Howe Street is already maxed out, and Sprice Street is too narrow to accommodate more street parking.

A

Publicly Answered

Thank you for taking the time to send us your feedback on the 114 and 118 Sprice Street application. The RT-2D zoning district permits space above a garage but does not permit a separate dwelling unit. A no-suite covenant will be registered on title prior to Council to adoption of the project to prevent secondary suites on all lots in this project.

Q

Nghia

13 March 23

In regard to the construction period and noise interference, ground stability for the neighbors of lot 114 and 118 Sprice Street: Due to the nature of the ground (wet area) in close proximity to the Fraser River, lot 114 and 118 will be compacted and piles will be added, including tree and ground removal. How will the process be for the neighbors adjacent to the lots? How is it ensured that current gardens, green spaces and fences stay intact? How will the proposed ground or elevation be situated, as the Howe Street elevation is currently 1.5 meters higher compared to the ground level of Sprice Street? Will the new development include an elevation slope with a sharp drop off to the neighbors? Is there a plan for rainwater drainage, as the lots 114 and 118 will most likely slope towards the adjacent lots, and direct the rain water towards these lots?

A

Publicly Answered

Thank you for taking the time to send us your feedback on the 114 and 118 Sprice Street application. A fill permit will be required prior to any soil being deposited on the property. A report submitted by a geotechnical engineering is required as part of this permit application which would confirm that the fill placement can be carried out safely without causing damage to adjoining buildings or structures, infrastructure or undue settlement of lands, as well as that there will be no damage to adjacent structures from pile driving. No fill placement, excavation, shoring, erection, alteration, enlargement, repair, removal, move or demolition of any building or structure, part thereof, shall be commenced or undertaken without a permit being first obtained from the City. A drainage plan would be required as part of the Building Permit process; this plan would provide pre and post development conditions as well as provide plans for reducing the volume of stormwater going into city pipes or strategies for storing water on site until it can be released later. The site's grading will also be reviewed at this stage. The drainage plan must be approved by the City's Engineering Department before construction can commence.

## QANDA

### Ask a Question about 114 and 118 Spruce Street

Q

#### Citizen with disabilities

30 March 23

Has accessibility due to ageing or acquired (from accidents) been considered for the current occupants as well as future ones? This would support Type A.

A

#### Publicly Answered

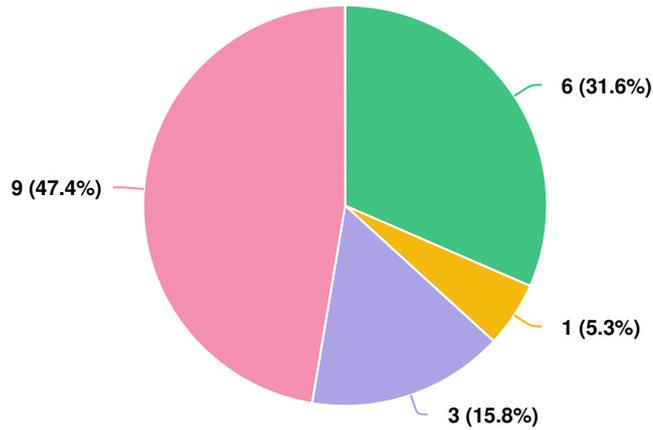
Thank you for taking the time to provide your feedback. This project is subject to the Flood Hazard design guidelines, which requires all buildings and structures for residential use to be constructed so that the lowest storey containing habitable space is at or above the flood construction level of 3.53 m (11.58 feet). As the sidewalk elevation is much lower than the flood construction level, stairs are required to provide access to the first storey of all housing types in this project.

## ENGAGEMENT TOOL: SURVEY TOOL

114 and 118 Spruce Street

Visitors <b>45</b>	Contributors <b>18</b>	CONTRIBUTIONS <b>19</b>
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What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?



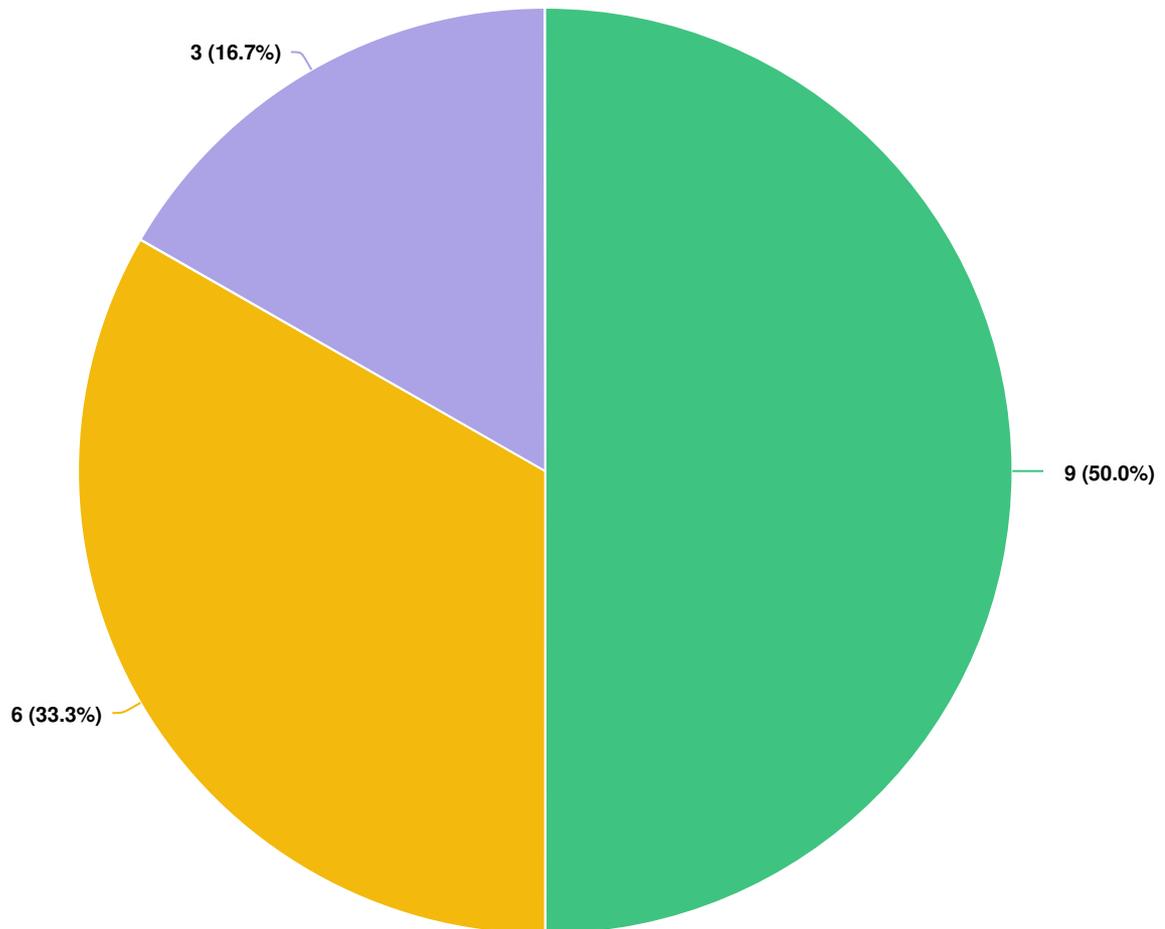
### Question options

● Support ● Somewhat support ● Somewhat do not support ● Do not support

Optional question (19 response(s), 0 skipped)

Question type: Radio Button Question

### OPTIONAL: What is your connection to the proposed development?



#### Question options

- I live in the immediate vicinity (within 1-3 blocks)
- I live in the area but further than 3 blocks away
- I live in a different neighbourhood, but am interested in the project

Optional question (18 response(s), 1 skipped)

Question type: Radio Button Question

**From:** [External-Dev Feedback](#)  
**To:** [Amanda Mackaay](#)  
**Subject:** FW: [EXTERNAL] Public Input - Development of Properties 114 and 118 Spruce Street  
**Date:** Friday, February 24, 2023 4:32:19 PM  
**Attachments:** [image001.png](#)

---

Hi Amanda,

Here is the email confirmation sent to <sup>Personal Information</sup>.

Ta - L

---

**From:** External-Dev Feedback <devfeedback@newwestcity.ca>  
**Sent:** Friday, February 24, 2023 4:32 PM  
**To:** Personal Information  
**Subject:** RE: [EXTERNAL] Public Input - Development of Properties 114 and 118 Spruce Street

Hello <sup>Personal Information</sup>,

Thank you for your letter and taking the time to send us your feedback on the 114 and 118 Spruce Street application. We appreciate and value your feedback. The following is our response to the issues you raised.

First, it should be noted that the site is currently zoned RQ-1, which legally permits the property to be subdivided to construct new single family dwellings. The City would be legislatively required to grant a subdivision and subsequent building permits even without rezoning. As you are aware, the site is designated for [Residential - Compact Lot](#) Development and the proposed rezoning would result in a slight increase in the number of dwellings than is permitted under the site's existing RQ-1 Zoning. Given the ongoing regional housing crisis, providing new housing units across the housing spectrum is a key City objective and we have a number of other policies in place to ensure that sustainability is at the forefront of our recommendations for housing developments.

The proposed development is consistent with the land use designation in the Queensborough Community Plan, which was developed in collaboration with the community. This development is subject to the [Compact Lot Design Guidelines](#), which requires each development to retain existing healthy, mature trees where possible. When retention of existing trees is not possible, the City requires replacement trees to be planted which must be given adequate quality soil and soil volume plus room to grow to maturity in order to maximize canopy replacement and long-term viability on the landscape for the benefits of the entire community. Integration of understory vegetation to support habitat for smaller wildlife, songbirds and pollinators is also encouraged through the design guidelines.

All development applications must also conform to the requirements in the City's [Tree Protection and Regulation Bylaw](#) which regulates replacement requirements, as well as protection and maintenance of trees. Currently 36 trees are proposed on private property, which exceeds the replacement provisions in the bylaw. The applicant is also proposing 12 street trees which will be planted on City property and will help to redevelop the community's urban forest. All proposed on-

site and street trees require approval from the City's arborists. Staff will continue to work with the applicant to ensure diversity of plantings are provided to promote resiliency and location of the trees is appropriate to support their term growth and vitality.

In addition, the integration of absorbent landscapes and pervious paving is recommended for all developments to reduce runoff volume and improve water quality by infiltrating and treating stormwater. The applicant is proposing to integrate soft landscaping and permeable pavement applications around the site to support the City's stormwater management objectives.

With regards to your request for an environmental assessment of the property, these are a Provincial requirement to assess properties that have been used for industrial or other uses that may have resulted in contamination and, given the site's continued use as a residential property, there is no provincial requirement for such an assessment. The City policies outlined above, as well as many of our other regulations, have been designed to create housing in a sustainable manner.

Through the City's development application review process, there are opportunities for the public to provide feedback on project proposals. Details on the proposed development from the developer can be found on their project [website](#), which also contains contact information should you want to get in touch with them directly. Between review stages, you can always email project feedback to us at this account ([devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)), or phone the Planning Department at 604-527-4532. We will ensure the feedback provided is circulated to the project team. The [BeHeard New West](#) project page will continue to be kept up to date with key dates, public comments, reports and project drawings as the project moves forward.

Thank you again for taking the time to provide your input and please feel free to reach out to me directly should you have any further questions.

Yours truly,

City of New Westminster

511 Royal Avenue, New Westminster, BC V3L 1H9

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

**From: Personal Information**

**Sent:** Friday, January 27, 2023 7:48 PM

**To:** External-Dev Feedback <[devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)>

**Subject:** [EXTERNAL] Public Input - Development of Properties 114 and 118 Spruce Street

**CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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Hello,

Please find attached a letter I've prepared for the City with regards to the re-development of two properties in the Queensborough area.

Best regards,

Personal In

January 27, 2023

Subject: Public Input - Development of Properties 114 and 118 Spruce Street

To City Staff and Mayor and Council,

I'm writing today regarding the re-zoning and development of properties 114 and 118 on Spruce Street in Queensborough (the Site) from RQ-1 to RT-2D. The site is approximately [here](#) or at these coordinates: 49.182803, -122.942628. This re-zoning would allow for the removal of existing buildings and loss of natural areas for the development of 10 single detached dwellings on compact lots as indicated on the development sign bordering the properties (Figure 1).

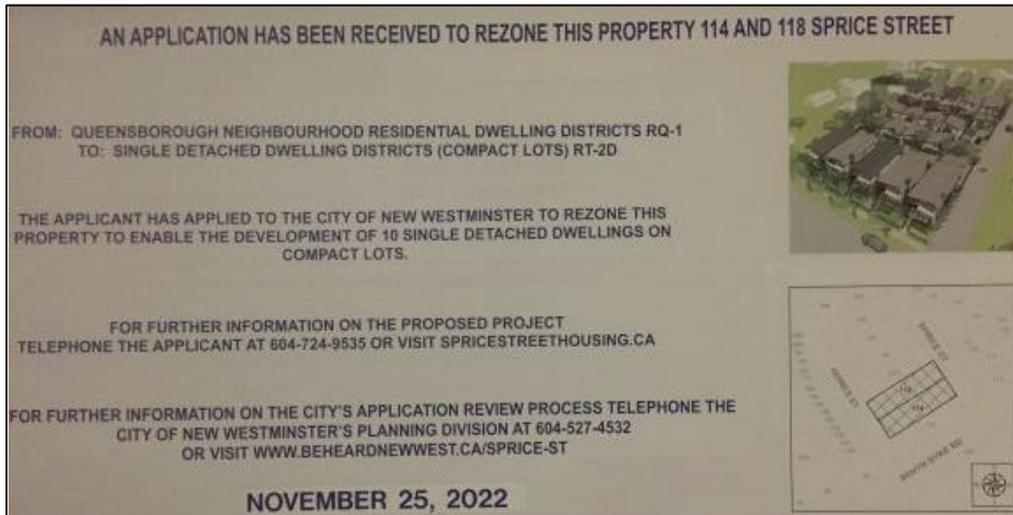


Figure 1. Photo of posted development sign.

For context and reference to the Site (i.e., what it looks like and surrounding areas, proposed development properties, ecologically important areas), a number of figures (Figures 2, 3, and 4) and photos (Appendix 1) are provided in this letter.

As visible in Figure 2, the Site is located on the far south side of New Westminster in Queensborough, is near the Fraser River and associated riparian and foreshore habitats, is connected to adjacent properties to the north and one property to the south that are mostly undeveloped compared to recent nearby developments, and is close to Ryall Park to the east. The Site and surrounding properties thus comprise a large natural area that has limited development and good connection to other nearby and important natural areas.

Within the Site itself, as visible in Figure 3 and from recent photos (Appendix 1), the western half of both properties is undeveloped and unkept, which has allowed for the formation and existence of valuable tree, shrub, forb, and grass habitat. Portions of the Site and immediately south have been identified as important ecological features due to the presence of native forest, which is a limited habitat type in the general area (Figure 4). This habitat supports wildlife and ecological processes in an increasingly developed landscape of mostly buildings and concrete (Figures 2 and 3).

In addition to the species that live on the Site, the western portion of the Site is quite wet, with areas of pooling and standing water and other parts of the Site with water likely very close to the surface. These wet areas use to be common throughout Queensborough, but with the area's rapid re-development they are becoming more and more rare. Thus, their value as important habitat for species that require and prefer such conditions (e.g., amphibians, small and medium mammals, some reptiles) is decreasing.

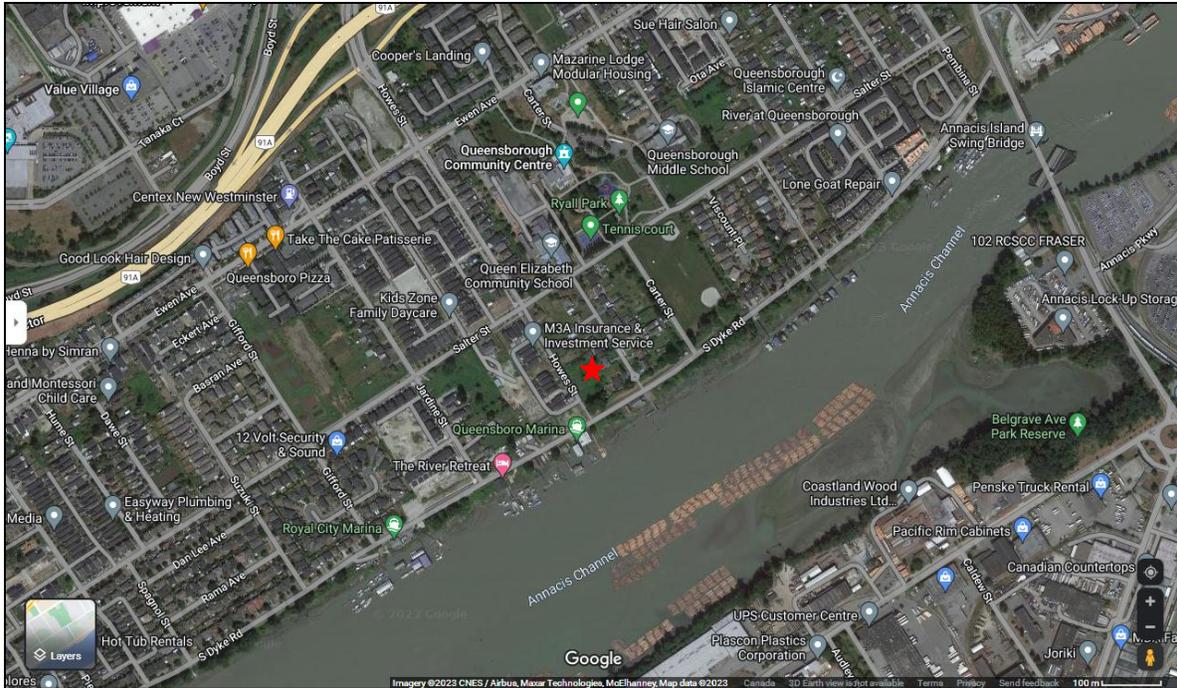


Figure 2. Small scale image showing what is currently at and around the Site. The red star indicates the approximate center of Site.

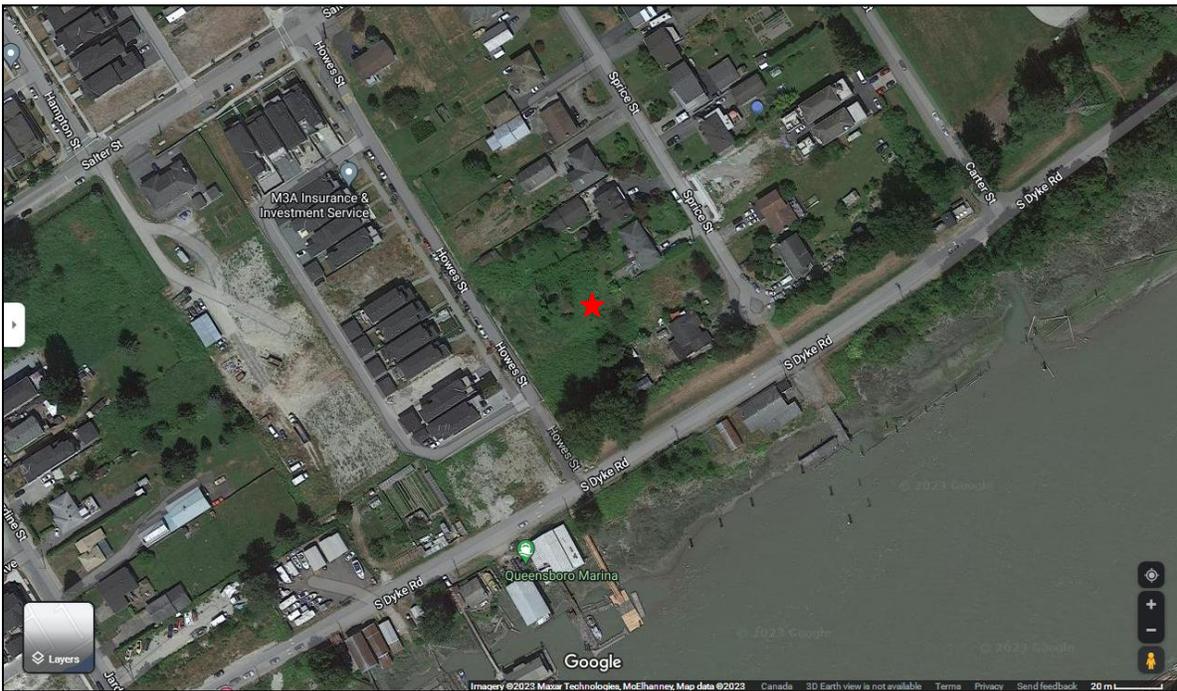


Figure 3. Large scale image showing what is currently at and around the Site. The red star indicates the approximate center of Site.

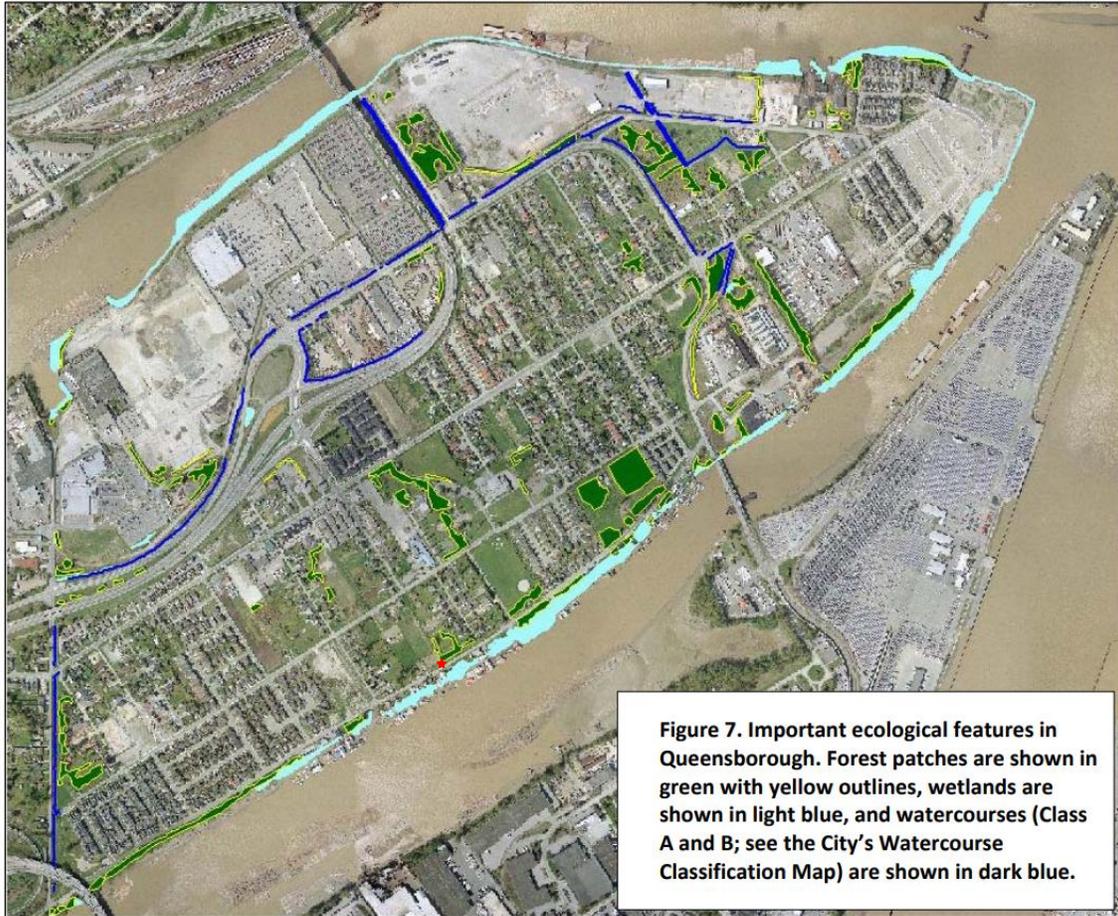


Figure 4. Important ecological features in Queensborough (Raincoast Applied Ecology and KS Biological Services 2010). The red star indicates the approximate center of Site.

The soils on the site are also very important, serving as wildlife habitat, carbon sequestration, and offer the potential for food production. There are old fruit trees on the Site and surrounding properties continue to be used for growing food, which use to be more common in the Queensborough area but has decreased substantially as it has been developed and re-developed. Although land such as this Site and other undeveloped sites in Queensborough are not within the Provincial Agricultural Land Reserve, the soils are productive for farming which is very important ecologically, socially, and culturally. From a soil quality perspective and the potential to grow food, Queensborough is a critical area in New Westminster and should be valued as such, especially with the increasing impacts of climate change and other social issues (e.g., inflation, poverty, food insecurity) locally to globally.

Compared to the recent development on the west side of Howes Street, which will be similar to what is proposed for this Site, no native habitat remains. Thus, there will be a great loss of biodiversity and its associated benefits and values (e.g., pollination, carbon sequestration, homes for other species, etc.).

As part of re-zoning of this Site and others in Queensborough, I ask that Mayor and Council not simply look at and accept the 2014 Queensborough Community Plan (Figure 5) and ongoing development in the area as the status quo. This Site and others like it have values beyond just more buildings, concrete, and homes for people, which I've outlined in this letter. I am asking the City to truly realize these values, especially at a time in our history where such values are critical to maintaining the foundations of our existence, such as biodiversity, climate stability, clean air, freshwater, soils (e.g., homes for species, food production), and mental health. In doing so, I would like to see

this Site and its remaining natural areas respected in a way that balances the community's growth without compromising the needs of other species and nature within and beyond.

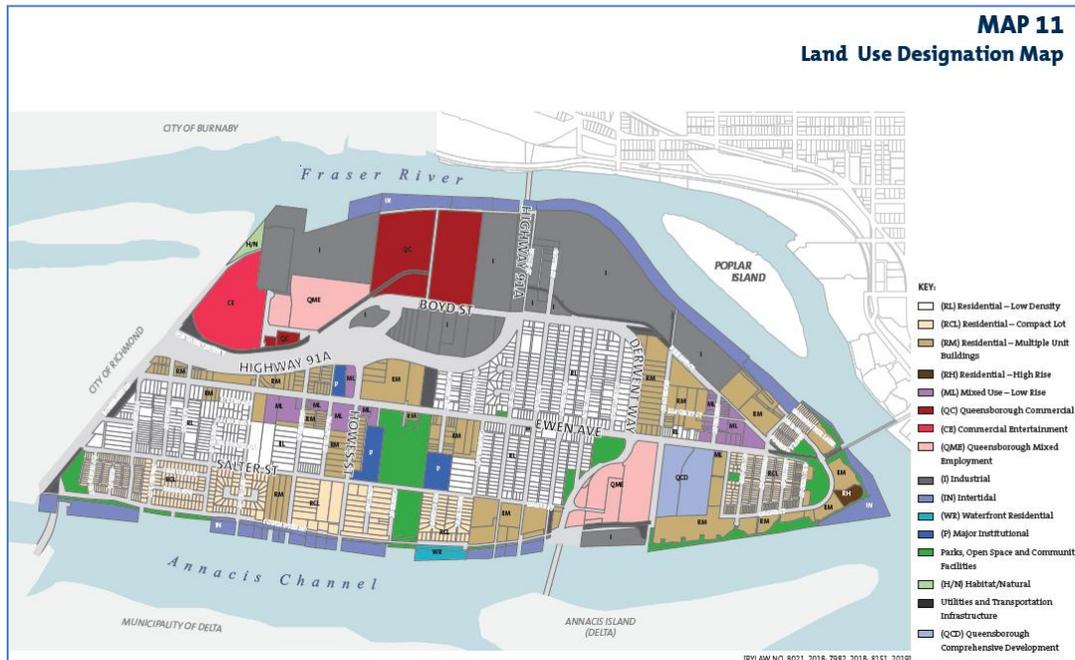


Figure 5. Land use designation map from the Queensborough Community Plan (City of New Westminster 2014).

As Mayor and Council are aware, this Site is but one of many in the Queensborough area that will be proposed for re-development. As such, it is an example of how the City can show compassion and leadership in re-developing Queensborough in a truly holistic and sustainable way that respects all values equitably, within nature's limits, and in the context of our present times.

As part of this communication, I would like to request from the City the following information when it is available:

- A response from the City on the information I have provided in this letter.
- A copy of the Qualified Environmental Professional's assessment and recommendations for the Site (e.g., details on the environmental values for the Site and connected areas (e.g., assessment methods used, types, locations, descriptions, data, etc.)).
- Details on the proposed development from the developer (e.g., site plan with areas to be developed and not, mitigation measures proposed (e.g., avoid, minimize, restore) to conserve biodiversity during the planning, construction, and operation of the development, both on-site and with regards to adjacent natural areas (e.g., connectivity)).
- An opportunity to review and provide feedback to City on the above information.
- Updates on future information releases and upcoming opportunities to provide additional feedback regarding this development (e.g., public comments, meetings).

Thank you for your time and consideration of the information I've presented in this letter. Please get in touch if you have any questions and I look forward to hearing from and working with the City further.

Sincerely,

Greg Ferguson  
Personal Information

Appendix 1. Photos of Site and adjacent properties.



Photo 1. Looking northeast from Howes Street at west side of properties and undisturbed habitat.



Photo 2. Looking northeast from Howes Street at treed habitat along the northern boundary and wet grass habitat in foreground of property 118.



Photo 3. Looking north from Howes Street at undisturbed habitat on western side of properties.



Photo 4. Looking north from Howes Street at wet habitat on the west side of properties.



Photo 5. Looking southeast from Howes Street at properties with farmland in foreground and large native trees in native trees in background.



Photo 6. Looking northwest from Howes Street and northwest corner of development at remaining natural areas and farmland on adjacent properties.



Photo 7. Looking south from Howes Street on the opposite side of road to proposed development. Note newer large houses with no native habitat remaining, similar to what is proposed to be left by current proposal.



Photo 8. Looking west from Howes Street at newer very large houses and no native habitat and associated ecological services remaining.

## References

City of New Westminster. 2014. Queensborough Community Plan.

Raincoast Applied Ecology and KS Biological Services. 2010. Ecological Inventory of Queensborough, City of New Westminster. Prepared for the City of New Westminster.

**From:** [Amanda Mackaay](#)  
**To:** Personal Information  
**Subject:** RE: [EXTERNAL] 114 and 118 Spruce Street Development  
**Date:** Thursday, March 9, 2023 3:08:13 PM  
**Attachments:** [image001.jpg](#)

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Hello Personal Info,

Thank you for your email and for the feedback provided during our phone call on Friday, March 3, 2023.

The applicant team hosted an in-person open house on Tuesday, December 13, 2022. Attendees were given an opportunity to learn more about the project, provide comments, and ask questions. Survey responses and written feedback were accepted until December 20, 2022.

The applicant is currently reviewing the feedback received, and is working with the City to identify any revisions that should be made to the project. A summary of findings will be posted on the [Be Heard New West](#) page when available. The final staff report to Council will include a summary of the feedback received during the applicant-led consultation (in the form of a summary report), as well as any feedback submitted directly to staff during the project review process. The date for Council consideration of the project has not yet been set but will be posted on the Be Heard New West page once it has been scheduled. Please note, there will not be a formal opportunity to speak to Council on this application, however your written letter that was addressed to staff and Council was received by Council. Please click [here](#) and scroll down to 'Speaking at Council Meetings' to see all Council meeting dates where there is an opportunity to speak to Council. Information on how to sign up to speak to Council can be found on this page as well.

While there will not be another open house event for this project, you can continue to email project feedback to us at this account ([devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)), or phone the Planning Department at 604-527-4532. We will ensure the feedback provided is circulated to the project team. Staff will continue to accept feedback for this project up until the date this project is presented to Council.

Please let me know if you have any further questions.

Thank you,

**Amanda Mackaay** | Development Planner  
**Mobile** 236-983-4582 | **Office** 604-515-3767 | **E** [amackaay@newwestcity.ca](mailto:amackaay@newwestcity.ca)

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**From:** Personal Information

**Sent:** Wednesday, March 1, 2023 4:20 PM

**To:** Amanda Mackaay <amackaay@newwestcity.ca>

**Subject:** [EXTERNAL] 114 and 118 Spruce Street Development

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Hello Amanda,

I received your contact from a staff member in the planning department this afternoon.

I wanted to touch base to ask you for some more information on the timing of the public consultation period (i.e., when will it end, will there be any other opportunity for the public to have input following its closure) as there are no specific times on the internet for this and other steps.

I believe the public will be able to speak at the first and/or second readings of the proposal by council. Can you confirm? If so, is there a known or expected date or date range for those readings and how would one register to speak?

In talking with the planning staff, it was mentioned that the developer did an open house for the public in December. Would you be able to provide a copy of the outcomes/results, feedback/input, etc. from that process. Will there by chance be another open house?

Thanks for your time and help.

Best, Personal Infor

**From:** [External-Dev Feedback](#)  
**To:** [Amanda Mackaay](#)  
**Subject:** FW: [EXTERNAL] Public Input - Development of Properties 114 and 118 Spruce Street  
**Date:** Wednesday, April 12, 2023 9:39:10 AM  
**Attachments:** [image001.png](#)

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**Lisa Wambaa**

T 604.636.3552 | C 604.240.6394 | E [lwambaa@newwestcity.ca](mailto:lwambaa@newwestcity.ca)

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**From:** External-Dev Feedback <devfeedback@newwestcity.ca>  
**Sent:** Wednesday, April 12, 2023 9:39 AM  
**To:** Personal Information  
**Subject:** RE: [EXTERNAL] Public Input - Development of Properties 114 and 118 Spruce Street

Hello Personal Information

Thank you for your letter and taking the time to send us your feedback on the 114 and 118 Spruce Street application. We appreciate and value your feedback. The following is our response to the issues you raised.

In regards to your concerns about construction traffic, any street usage associated with construction of this project that will impact the movement of vehicles, pedestrians or cyclists would require a [Traffic Management Plan](#) (TMP). A [Street Occupancy Permit](#) allowing usage of any street right of way during construction would not be issued until the TMP has been approved by the City's Engineering Department.

As outlined in the City's [Biodiversity and Natural Areas Strategy](#), as part of an effort to support barn owls that have been living in the Queensborough community, the City has installed owl houses for them along the Stanley Greenway. The City has also eliminated the use of anticoagulant and rodenticide to further protect the owls, which rely on a diet of small mammals.

This development is subject to the [Compact Lot Design Guidelines](#), which requires each development to retain existing healthy, mature trees where possible. When retention of existing trees is not possible, the city requires replacement trees to be planted and must be given adequate quality soil and soil volume plus room to grow to maturity in order to maximize canopy replacement and long-term viability on the landscape for the benefits of the entire community. This project must also conform to the requirements in the City's [Tree Protection and Regulation Bylaw](#) which regulates replacement requirements, as well as protection and maintenance of trees. The trees proposed for removal and replacement on the properties have been evaluated by the City's Arborist who has concluded that they are not high-value in terms of ecosystem benefits and are not ideal candidates for long-term retention due to their age, species traits and existing condition (mature, declining fruit trees for the most part). All proposed replacement trees are subject to approval from the City Arborist; staff will continue to work with the applicant to ensure the proposed species and location can support the long term growth and vitality. If it is not possible to plant all required replacement trees on site, the City will take cash in lieu which is used to support the planting of city trees in the

Queensborough community.

The soil conditions and high water table in Queensborough dictate special permit requirements, including drainage plans, site drainage plans, fill requirements, pile foundations, geotechnical reports, and details dealing with soil gases (methane gas) etc. A drainage plan would be required as part of the Building Permit process; this plan would provide pre and post development conditions as well as provide plans for reducing the volume of stormwater going into city pipes or strategies for storing water on site until it can be released later. The site's grading will also be reviewed at this stage. The drainage plan must be approved by the City's Engineering Department before construction can commence.

In addition, the integration of absorbent landscapes and pervious paving is recommended for all developments to reduce runoff volume and improve water quality by infiltrating and treating stormwater. The applicant is proposing to integrate soft landscaping around the site to support the City's stormwater management objectives; sod lawn is currently proposed in the front yard and backyard.

A fill permit will also be required prior to any soil being deposited on the property. A report submitted by a geotechnical engineering is required as part of this permit application which would confirm that the fill placement can be carried out safely without causing damage to adjoining buildings or structures, infrastructure or undue settlement of lands, as well as that there will be no damage to adjacent structures from pile driving. No fill placement, excavation, shoring, erection, alteration, enlargement, repair, removal, move or demolition of any building or structure, part thereof, shall be commenced or undertaken without a permit being first obtained from the City.

In regards to your comment about the flex space being converted into a suite, the RT-2D zoning district permits space above a garage but does not permit a separate dwelling unit. A no-suite covenant will be registered on title prior to Council to adoption of the project to prevent secondary suites on all lots in this project.

Finally, it should be noted that the site is currently zoned RQ-1, which legally permits the property to be subdivided to construct new single family dwellings. The City would be legislatively required to grant a subdivision and subsequent building permits even without rezoning. Under the existing RQ-1 zoning, it would be feasible for the land owner to build six single-detached homes on the properties. As you are aware, the site is designated for [Residential - Compact Lot](#) Development; the proposed development is consistent with the land use designation in the Queensborough Community Plan, which was developed in collaboration with the community. Given the ongoing regional housing crisis, providing new housing units across the housing spectrum is a key City objective and we have a number of other policies in place to ensure that sustainability is at the forefront of our recommendations for housing developments.

Thank you again for taking the time to provide your input and please feel free to reach out should you have any further questions.

Regards,

City of New Westminster  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

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**From:** Personal Information

**Sent:** Monday, March 13, 2023 7:31 PM

**To:** External-Dev Feedback <[devfeedback@newwestcity.ca](mailto:devfeedback@newwestcity.ca)>

**Subject:** [EXTERNAL] Public Input - Development of Properties 114 and 118 Spruce Street

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Subject: Public Input - Development of Properties 114 and 118 Spruce Street

To City Staff and Mayor and Council,

Below are questions and concerns regarding the development plans of Properties 114 and 118 Spruce Street.

Spruce Street is a cull de sac and a very narrow street with no sidewalks. How is the city planning to regulate traffic and street accessibility during the time of construction?

Any larger construction trucks, excavator etc. will block the entire local traffic, the narrow street does not have the capacity to provide space for street parking and construction vehicles at the same time. The Queen Elizabeth Elementary School is located at the end of Spruce Street, parents use Spruce Street to park their cars to drop off and pick up their children on school days. During these times approx. 20 cars are parked on the street with no space for additional trucks or additional vehicles. Both sides of Spruce Street have trenches; cars have slipped into the trenches in the past, due to the narrow road condition.

Scenario: Multiple Garbage bins are placed directly on the street on both sides, combined with parked cars from parents, general resident parking and traffic, garbage trucks, how are the construction vehicles going to maneuver the existing road conditions, without blocking access to the school or for residents? Emergency vehicles have no means of access either.

Are there any rehoming plans for the existing wildlife residing in the lot of 114 and 118?

There is a group of bats living on these plots, as well as barn owls, swallows and other birds. The current development plans include an entire deforestation of both plots. There are several large trees on them that are inhabited by several species. Newly planted trees and scrubs will not be able to accommodate the existing wildlife.

The wildlife habitat will be gone and cannot be reestablished. Similar to the newly built houses on Howe Street, most of the area will be covered with pavement, gravel, and sparse green patches. 50% of the current homeowners on Howe Street (adjacent to the back-end of Spruce Street properties) have covered their property in artificial grass (turf).

Given the fact that the proposed lot is below sea level, rainwater needs to be redirected, deforestation and sealing the ground with artificial grass is unfavorable for the ecosystem and adjacent backyards.

Meaning, is there a drainage plan included in the development plans? The neighboring properties are below sea level, and will act as a sponge, receiving double the amount of rainwater if it flows down and away from the elevated new lot. The existing neighbouring houses are ground level, pooling will most likely occur on the properties resulting in increased flood risk with heavy rainfall. The flex spaces indicated in the development plans will most likely be turned into suites with one tenant including one car. That makes 2 cars per household + 1 car for the flex space tenant. The existing development plans show only garage space for 10 cars. Where are the remaining cars

going to be parked? The parking capacity of Howe Street is already maxed out, and Sprice Street is too narrow to accommodate more street parking.

In regard to the construction period and noise interference, ground stability for the neighbors of lot 114 and 118 Sprice Street: Due to the nature of the ground (wet area) in close proximity to the Fraser River, lot 114 and 118 will be compacted and piles will be added, including tree and ground removal. How will the process be for the neighbours adjacent to the lots? How is it ensured that current gardens, green spaces and fences stay intact? How will the proposed ground or elevation be situated, as the Howe Street elevation is currently 1.5 meters higher compared to the ground level of Sprice Street? Will the new development include an elevation slope with a sharp drop off to the neighbors? Is there a plan for rainwater drainage, as the lots 114 and 118 will most likely slope towards the adjacent lots, and direct the rainwater towards these lots?

The proposed development is too dense and will most likely cause a daily traffic backlog, parking issues for the residents and a crowded feeling, resulting in tensions and frustration. A less dense development of these two lots is more favorable for the eco system and the existing neighbourhood. A development of only 4 detached homes instead might include the possibility to keep the existing large trees, keep the existing wildlife habitat and maintain healthy soil quality.

Thank you and best regards,

Personal Information

Personal Information

Personal Information

**From:** [Jackie Teed](#)  
**To:** [Paul Minhas](#)  
**Subject:** 114 and 118 Spruce Street  
**Date:** Wednesday, May 24, 2023 11:59:36 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Hello Paul,

Please find below staff's response to <sup>Personal Information</sup> re: the above address on May 17.

Best,

**Jackie Teed** | Acting Director  
T 604.515.3807 | E [jteed@newwestcity.ca](mailto:jteed@newwestcity.ca)

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**Sent:** Wednesday, May 17, 2023 1:03 PM

**To:** Personal Information

**Subject:** FW: From <sup>Personal Information</sup>

Hello <sup>Personal Information</sup>,

Thank your letter and taking the time to send us your feedback on the 114 and 118 Spruce Street application. My name is Demian Rueter, I'm the Acting Manager of Planning. Your email to Councilor Minhas has been forwarded to me for response. The following provides answers to your questions:

Given that all sites in the city are unique, bylaw variances are often considered in rezoning applications to ensure the best outcome. To help guide staff evaluation of proposed variances the *Policy Approach to Considering Requests for Variances* was endorsed by Council on January 28, 2008. This policy guides staff evaluation of proposed variances with a set of questions which helps us evaluate both the benefits and necessity of the variance. Development Variance Permits are being considered to increase the permitted height of the garages for eight lots to allow for flex space above the garages and to reduce the minimum frontage requirements for all lots; as a result of the long lot depths in Queensborough, subdivision applications often need a variance to the minimum perimeter percentage. The proposed variances for this site have been evaluated utilizing our evaluation criteria and are considered supportable.

With regards to parking, this site would normally be required to provide one parking space for each dwelling unit proposed. Eight of the proposed lots currently exceed the parking requirements as two parking spaces have been proposed in a double garage.

The applicant will be required to provide upgrades on both the Howes and Spruce Street frontages which include a new sidewalk, curb and gutter, trees, landscaping, street lighting and underground electrical and telecommunication servicing.

The current on-site trees have been evaluated by the City arborist and are not considered high-value in terms of ecosystem benefits and are not ideal candidates for long-term retention due to their age, species traits and existing condition (mature, declining fruit trees for the most part). The project proposes 18 replacement trees; as well as contributions to support the planting of city trees in the Queensborough community.

The proposed site plan would require the dedication of two new lanes, one east/west lane which will provide access to the new north/south lane. At full build-out, the two lanes, houses and garages will cover approximately 58% of the total development area.

Thank you again for taking the time to provide your input and please feel free to reach out to me directly should you have any further questions.

Best,

**Demian Rueter, MCIP, RPP**

Acting Senior Manager, Climate Action Planning and Development  
Manager Development Planning  
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[drueter@newwestcity.ca](mailto:drueter@newwestcity.ca)

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**From:** Paul Minhas <Personal Information >  
**Date:** May 11, 2023 at 6:40:51 AM PDT  
**To:** Paul Minhas <Personal Information >

**Subject: From** Personal Information

**From:** Personal Information

**Sent:** Wednesday, April 26, 2023 3:27 PM

**To:** Paul Minhas

**Subject:** Rezoning (REZ00220)

RE rezoning application REZ00220

114 & 118 Spruce Queensboro BC

Here are some comments regarding Application (not in any order)

First of all, application is looking for two variances

Site frontage of all homes is narrower than permitted

Height of detached garages are higher than permitted(Why) Maybe living areas

If city has bylaws, why do they allow Variances(why not follow bylaws)

They say each house will have 1 parking space provided in garage on suite

Most homes have more than one car ( street parking is limited due narrow St)

Spruce street is narrow street with ditches on both sides

Spruce street provides parking at times for QE School (sometime on both side of Spruce)

There are many trees on the suite now will they be cut down

Looks like they will provide a lane to get to garages from whole suite area

What area does lane/houses/garages take up the total development Area

Developing small areas on one side of block is not the way to go

At least one side of street makes sense (This would be a more orderly way for of development)

I am opposed of this type development for Spruce ST

I have talked to least 7 or so residents with homes on Spruce who are not in favor of this type for Spruce

Sent from my iPhone

## Attachment 7

# *Policy Approach to Considering Requests for Variances*

## **Development Variance Permit to reduce the minimum frontage requirements from 10% of the site perimeter to 9.1% for Type A lots and 8.7% for Type B lots**

### Information Question

1. *What is the intent of the bylaw which the applicant is seeking to have varied?*

The intent is to prevent the creation of exceptionally narrow lots and provide lots with functional street frontages.

### Assessment Questions

2. *Is there a community benefit to the granting of the variance; beyond that received by the owner or occupant of the property?*

Yes, the variance supports adding housing stock to the community. The variance to minimum lots allows for the creation of 10 new single-detached houses, whereas only a maximum of 8 houses could be developed without the variance.

3. *Is there a hardship involved in adhering to the pertinent bylaw? A hardship must relate to the location, size, geometry or natural attributes (e.g. slope, floodplain, rock formation, natural vegetation) of the site and not the personal or business circumstances of the applicant.*

It would not be possible to create 10 single-detached houses on compact lots due to the long lot depth. A maximum of 8 single-detached houses could be created without a variance. As a result of the long lot depths in Queensborough, subdivision applications often necessitate a variance to the minimum perimeter percentage. A number of variances of this type in Queensborough have been approved in the past.

4. *If the answer to question #2 is 'No,' but the answer to question #3 is 'Yes,' can it still be demonstrated that the proposal still meets the intent of the bylaw?*

N/A

5. *Is this the most appropriate mechanism for achieving the end result of the proposed variance?*

Yes, it is the only mechanism. As New Westminster has not yet delegated the power to vary lot frontages to an Approving Officer, Council must consider the issuance of the Development Variance Permit per the Local Government Act.

6. *Is the proposed variance relatively minor?*

Yes. The site frontage of the Type A lots are proposed to be (7.87 m) 25.83 ft wide, equating to 9.1% of the site's perimeter and which is a 9% decrease from the required 10%. The site frontage for Type B lots would be (7.90 m) 25.92 ft., equating to 8.7% of the site's perimeter and a 13% decrease from the required 10%.

**Development Variance Permit to increase the permitted height of the detached garages for Type B lots from 4.57 m (15 ft.) to 5.18 m (17 ft.).**

Information Question

1. *What is the intent of the bylaw which the applicant is seeking to have varied?*

The intent is to mitigate overlook, shadowing on neighboring properties and limit the massing of the garages.

Assessment Questions

2. *Is there a community benefit to the granting of the variance; beyond that received by the owner or occupant of the property?*

Yes, a dormer would be required on the side of the garage to meet the height requirement which results in overlook on the neighboring house. The variance also allows for a simple design that is consistent with the principle house and makes the garage appear less bulky than it would appear with a dormer.

3. *Is there a hardship involved in adhering to the pertinent bylaw? A hardship must relate to the location, size, geometry or natural attributes (e.g. slope, floodplain, rock formation, natural vegetation) of the site and not the personal or business circumstances of the applicant.*

No.

4. *If the answer to question #2 is 'No,' but the answer to question #3 is 'Yes,' can it still be demonstrated that the proposal still meets the intent of the bylaw?*

N/A

5. *Is this the most appropriate mechanism for achieving the end result of the proposed variance?*

Yes. The only other mechanism for achieving the end result would be to apply to the Board of Variance, which would also require proving that the variance is both minor and would cause the applicant hardship if required to conform to zoning requirements

6. *Is the proposed variance relatively minor?*

Yes. The proposed height variance would increase the maximum permitted height from 15 ft to 17 ft, which is a 10% increase in the permitted height.

**Regulation Specific Criteria**

1. *Will the variance to the siting of the garage still provide adequate safety considerations in terms of vision clearance at corners and manoeuvrability in and out of the garage?*

Not applicable given the requested variance does not relate to siting.

2. *Will a variance to the height of the garage result in any shadowing, view obstruction or privacy concerns for the adjacent properties?*

There will be no foreseeable impacts to privacy or to view. There is a negligible shadowing impact due to the additional height.

3. *Will a variance to the height or site coverage of a garage result in an inappropriate scale for an accessory building?*

No. The variance does not relate to site coverage, and the proposed increase in height is minor and results in a garage that is an appropriate scale for an accessory building.

**Attachment 7**  
*Engineering Servicing Memo*

## Memorandum

To: Amanda Mackaay, Planner

Date: May 26, 2022

From: Christian Medurecan, Engineering Technologist

File: PRJ-008376

Reference: DRF00275

Subject: OFF-SITE WORKS AND SERVICES REQUIREMENTS FOR 114 & 118 SPRICE STREET – REZ00220, DVP00697, DP000932

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We are responding to the application as referenced above dated November 9, 2021 for the proposed 10 Lot Subdivision Development.

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

1. The applicant shall, at a minimum, be aware of, or familiarize themselves with the following documents and plans:
  - Subdivision and Development Control Bylaw
  - Tree Protection and Regulation Bylaw
  - Erosion and Sediment Control Bylaw
  - Zoning Bylaw
  - Street and Traffic Bylaw
  - Master Transportation Plan (MTP)
  - Official Community Plan (OCP)
2. Modeling of the sanitary main systems is required to confirm if the available capacity is sufficient for the proposed development. In order to complete a detailed review of the project, your engineering consultant will need to submit a completed 'Utilities Modeling Analysis Application Form' and pay a modeling fee in the amount of **\$2,787.75**
3. On-site storm sewer water management will be required to limit the post development flow to pre-development flow. The on-site works shall be designed in accordance with the City's Integrated Storm Water Management Plan.
4. All site drainage works shall be designed and constructed in accordance with the City's Erosion and Sediment Control Bylaw 7754, 2016. The Developer shall retain a qualified professional to ensure that the design and implementation of the erosion and sediment controls meet the requirements outlined in the Bylaw.
5. All existing trees are to be protected in accordance with the City's Tree protection and Regulation Bylaw No. 7799, 2016 and any trees identified for removal will need to have a permit approved and in place prior to removal.

6. The property is located within a designated floodplain area and no areas suitable for habitation may be constructed with the bottom of a wooden floor system or top of concrete pad elevation lower than 3.53 meters Geodetic Survey of Canada Datum the "Flood Construction Level" (FCL). Prior to building permit approval you will need to obtain a soil deposit permit and complete placement of fill to address the FCL. We will require a letter from a qualified Profession Geotechnical Engineer certifying that the fill placement has been completed and the lots can be safely used of the intended use. There may be additional requirements identified at the time of development permit and building permit application stages and you should discuss any plans for new construction with the Development Services Department.
7. A Geotechnical Engineering Report is required from a qualified Geotechnical Engineer to satisfy potential differential settlement problems for all new roadworks, sidewalks, underground utilities and other required off-site servicing improvements. The report shall also address any anticipated short and long term settlement and potential differential settlement issues. At the completion of the site preparation your Geotechnical Engineer will be required to certify the off-site works and services can be built within the tolerances outlined in the Master Municipal Specifications and the Subdivision and Development Control Bylaw for the designated life of the infrastructure.
8. Provision of any road dedications and statutory rights of way that may be required along all frontages to meet the capacity, functionality and design objectives for all modes of travel of the City including access to the proposed development. At a minimum, the City will be requiring, but not necessarily limited to the following:
  - 6.0m wide dedication towards a north/south Lane
  - 3.0m wide dedication towards one-half of an east/west Lane
  - 3.0m x 3.m corner truncation where the east/west Lane meets Howes Street
  - 3.0m x 3.0m corner truncation where the east/west Lane meets Spruce Street
  - 3.0m x 3.0m corner truncation on both sides of the north/south Lane where it meets the east/west Lane
9. At the time of Demolition Permit issuance, the applicant will be required to make a payment of a flat fee in the amount of **\$5,850.00 (\*per ex. lot\*)** plus GST for capping at the main, by the City, of all existing sewer and water service connection not for reuse.

Provided you are successful in obtaining Council's approval, the Engineering Department requirements under the Subdivision and Development Control Bylaw include but are not necessarily limited to the following:

10. Submission of an application for subdivision for the additional Lot accompanied by a BC Land surveyor's Proposed Subdivision and Topographic Survey Plan. The Subdivision

Application Form can be found on the City's website under 'Subdivision Process' or at the Engineering Front Counter at City Hall.

11. Provision of a No-Build Covenant on Lot One. This covenant shall remain in place until the south half of the east/west Lane has been constructed as part of future developments.
12. Provision of a 3.0m wide Statutory Right of Way for Public Access over Lot One to accommodate the temporary 3.0m wide north half of the Lane.
13. Payment of a **\$100,000.00 (\$10,000.00 each)** deposit towards the estimated cost of installation, by the City, of ten (10) new 19mm water service connections, five (5) on Howes Street and five (5) on Spruce Street, complete with Brooks boxes and meter setters at property line to service the proposed new Lots.
14. Payment of a **\$150,000.00 (\$15,000.00 each)** deposit towards the estimated cost of installation, by the City, of ten (10) new 150mm sanitary sewer service connections in the North/South Lane, completed with inspection chambers at property line to service Lots 1 – 10.
15. Payment of a **\$125,000.00 (\$25,000.00 each)** deposit towards the estimated cost of installation, by the City, of five (5) new 200mm storm sewer service connection on Howes Street, complete with inspection chambers at property line to service Lots 1 – 5.

#### **OFF-SITE WORKS AND SERVICES**

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

#### **ROADWORKS**

The subject site is bounded by Howes Street to the west and Spruce Street to the east. According to the City's Master Transportation Plan (MTP), Howes Street and Spruce Street are classified as Local Roads.

#### **HOWES STREET**

- 16.1. Construction of the Howes Street frontage complete with new sidewalk, curb and gutter, trees, landscaping (including drainage and irrigation), street lighting,

underground electrical and telecommunication servicing. Howes Street shall be constructed up to road centerline based on the following minimums:

- Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out on the existing road which is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay
- 1.8m wide unobstructed sidewalk
- 2.0m wide boulevard
- 8.5m wide total pavement width

### **SPRICE STREET**

16.2. Reconstruction of the Spruce Street frontage complete with new sidewalk, curb and gutter, trees, landscaping (including drainage and irrigation), street lighting, underground electrical and telecommunication servicing. Spruce Street shall be reconstructed up to road centerline based on the following minimums:

- Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out on the existing road which is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay
- 1.8m wide unobstructed sidewalk
- 2.0m wide boulevard
- 4.25m wide pavement width up to centerline

### **NORTH/SOUTH LANE**

16.3. Construction of a full width (6.0m wide) North/South Lane, complete with rollover curb and gutter, 5.0m wide pavement width and full road structure.

### **EAST/WEST LANE**

16.4. Construction of a half width (3.0m wide) East/West Lane, complete with rollover curb and gutter along the development frontage, Lane letdowns with level sidewalk crossings at each end and 2.5m wide pavement width and full road structure.

### **TEMPORARY EAST/WEST LANE THROUGH LOT 1**

16.5. Construction of a 3.0m wide temporary East/West Lane, complete with extruded asphalt curb along the north edge, south edge abutting the back of curb of the Ultimate East/West Lane and full road structure

#### **VEHICULAR SITE ACCESS**

- 16.6. All proposed vehicular access shall be from the North/South Lane via the East/West Lane.

#### **GARBAGE AND RECYCLING**

- 16.7. Garbage and recycling collection shall occur from Howes Street and Spruce Street until the full width of the east/west Lane is constructed as part of future developments.

#### **UNDERGROUND UTILITIES**

##### **SANITARY**

- 16.8. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

##### **ELECTRICAL, TELECOMMUNICATION AND GAS**

- 16.9. All costs associated with the design and conversion of the existing overhead electrical and telecommunication utilities on the roadways adjacent to the site with an underground system for the development. Please contact Marc Rutishauser in the City's Electrical Operations Department at (604) 527-4533 for electrical and City communication servicing details. Contact Telus and Shaw directly for telecommunication servicing details.
- 16.10. City communication conduit shall be provided in accordance with the City's Intelligent City Design requirements as it pertains to the Fiber Optic Network and Street Lighting Design. For further information, please contact Phil Kotyk, Fiber Network Operations Manager at (604) 524-4641.
- 16.11. All costs associated with the design and construction of gas servicing for the development. Please contact Fortis BC directly for servicing details.
- 16.12. All third party utility construction drawings shall include the Civil Design Drawings base plan and must be submitted to the City's Engineering Services Division for review and approval. The Developer's consulting engineer shall ensure that the design of all third party utilities, including New Westminster Electrical, have been coordinated with the Civil Design Drawings. Coordination of the drawings must be completed prior to the issuance of the Works and Services Agreement.

### **STREET LIGHTING**

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

### **BOULEVARD TREES**

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

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

- 18.1. Employment and retention of a Professional Engineer to prepare and seal the design drawings; to provide a Resident Engineer for inspection of all design and construction

related problems; to prepare, certify and seal "As Constructed" drawings, including landscape & irrigation drawings and to certify that all materials supplied and works performed conform to City standards as contained within the Subdivision and Development Control Bylaw and/or the Master Municipal Construction Documents;

18.2. The developer will be required to post a security deposit for 120% of the estimated construction cost of the off-site servicing works including GST. The security deposit shall be in the form of an Irrevocable Letter of Credit or cash deposit. The security deposit will be reduced once the off-site works are completed to the satisfaction of the City less a 10% holdback. Upon issuance of a Certificate of Completion by the City, the 10% security deposit will be held for a two year maintenance period;

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

19.1. Payment to cover the cost of preparing the Works and Services Agreement, currently **\$1,960.00** plus tax;

19.2. Payment of **four percent (4%)** of the estimated construction costs to cover the engineering and administrative costs incurred by the City;

19.3. Under the Works and Services Agreement the developer will be required to pay a deposit of **\$5,000.00** to cover any charges for emergency works and signage.

19.4. Payment of a deposit (**\$650.00 plus Tax per Tree**) towards the cost to the City for selecting, purchasing, installing, establishing and maintaining Boulevard Trees.

19.5. Payment of **Five Percent (5%)** of the market value of the land in lieu of dedication of land to the City as Park Land in accordance with Section 941 of the Local Government Act.

19.6. Signing of a latecomer waiver clause.

20. Submission of any easements or right of way documents required by the City in relation to the proposed development.

21. The following charges shall be paid at the time of Building Permit issuance:

21.1. Payment of applicable Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charges in accordance with Bylaw 187, 1996 and amendments.

21.2. Payment of applicable New Westminster Development Cost Charges in accordance with Bylaw 7311, 2009 and amendments.

21.3. Payment of applicable School Site Acquisition charges in accordance with School District #40 Capital Bylaw No. 2008-1.

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

Should you have any further questions or concerns please do not hesitate to contact me directly at 604-636-4463.

Thank you,



Christian Medurecan, CTech, CPWI-2, BC-CESCL  
Engineering Technologist

cc     L. Leblanc, Director of Engineering Services  
       E. Wat, Manager, Infrastructure Planning  
       C. Dobrescu, Utilities and Special Projects Engineer  
       G. Otieno, Infrastructure Engineer  
       M. Anderson, Acting Manager, Transportation  
       E. Mashig, Manager, Horticulture and Parks and Open Space Planning  
       M. Rutishauser, Acting Manager, Elec. Engineering, Design & Planning, Electric Utility  
       P. Kotyk, Fiber Networks Operations Manager  
       S. Trachta, Manager, Inspections, Development Services – Building & Plumbing

**Attachment 8**  
*General Environmental Overview Report*

May 2, 2023

PLG File: 23-2613

Dominion Landmark Development Ltd.  
6211 Chatsworth Road  
Richmond, BC  
V7C 3S4  
Attn: Gurdial Dhillon [Gsdhillon@shaw.ca](mailto:Gsdhillon@shaw.ca)

Dear Mr. Dhillon,

**Re: Environmental Consulting Services – General Environmental Overview  
114 & 118 Spruce Street, New Westminster, BC**

This letter presents the results of a preliminary general environmental overview (“memo”/“summary”) conducted by Pacific Land Group (PLG) at the request of Mr. Dhillon, on behalf of Dominion Landmark Development Ltd. (i.e., the “Client”) for the properties located at 114 & 118 Spruce Street, New Westminster, BC (i.e., the “Subject Properties/Site”). It is understood that this memo has been prepared at the request of the City of New Westminster as a due diligence to confirm breeding bird activity and nesting potential within the Subject Properties as part of a proposed new ten (10) unit development. In addition to a review of bird activity and general bird use of the property, PLG has summarized existing habitat and vegetation and provides best practices that should be considered prior to any future clearing or development of the Site.

At this time, no building demolition or tree/vegetation clearing is proposed and this memo is provided as a due diligence survey to confirm breeding bird habitat potential and whether any active bird nests or raptor nests were present within trees and understory vegetation located on or directly adjacent to the Subject Property. The BC Provincial *Wildlife Act* and the Federal *Migratory Birds Convention Act (MBCA)* provide protection for native bird species, including raptors and passerines, as well as their nests and young, from habitat disturbance or direct harm during the Provincially recognized songbird nesting/breeding season from March 1 – August 31, and raptor nesting/breeding season from March 1 – September 30, as identified in the BC Develop with Care Best Management Practices (BMP) Guidelines<sup>1</sup>. Please note that for project planning purposes, the nests of some raptors (e.g., bald eagles and ospreys) are protected year-round. Additionally, July 2022 updates to the Migratory Birds Regulation, in association with the MCBA provide additional protection to Schedule-1 species including pileated woodpecker (*Dryocopus pileatus*) whereby, if a cavity nest is found a 36-month waiting period with routine monitoring is required to prove inactivity before clearing may proceed.

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<sup>1</sup> BC Develop with Care BMP Guidelines: [https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/raptor\\_conservation\\_guidelines\\_2013.pdf](https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/raptor_conservation_guidelines_2013.pdf)

## 1.0 Survey Methods

In consideration of the July 2022 updates to the Federal Migratory Birds Regulation (MBR), in association with MBCA, PLG has adapted our field methodology to ensure Schedule 1-listed species are appropriately considered.

The field protocol used during the BNS was based on the following publicly available guidance documents:

- Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia (2014). Section 4 – Environmentally Valuable Resources<sup>2</sup>;
- Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia (2014). Section 5.6 – South Coast Region<sup>3</sup>;
- Environment Canada's Safeguarding: Protecting migratory birds, colonies, nesting, guidelines, management practices<sup>4</sup>.
- BC Ministry of Environment (BCMOE) Resources Inventory Standards Committee (RISC) – Inventory Methods for Forest and Grassland Songbirds (1999)<sup>5</sup>;
- BCMOE RISC – Inventory Methods for Raptors, Version 2.0 (2001)<sup>6</sup>; and
- Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013)<sup>7</sup>.
- BC Ministry of Forests (BCFOR) Inventory Methods for Woodpeckers (1999)<sup>8</sup>
- ECCC's Pileated Woodpecker Cavity Identification Guide (2022)<sup>9</sup>

In addition to the above guidance documents, PLG utilizes a combination of habitat availability (i.e., available stand of trees, dead and decaying timber, hardwoods and stumps), presence/not detected surveys, relative abundance reviews, and absolute abundance surveys. To remove potential surveyor bias, PLG utilizes a minimum of two (2) qualified surveyors to change positions / rotate positions, during property reviews to ensure an adequate level of effort was used to detect potential active breeding and/or nesting habitat. Surveys are completed in the morning hours starting between approximately 30-mins before sunrise and noon, depending on the time of year

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<sup>2</sup> <https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/develop-with-care/dwc-section-4.pdf>

<sup>3</sup> <https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/develop-with-care/dwc-section-5-6-south-coast-region.pdf>

<sup>4</sup> <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds.html>

<sup>5</sup> <https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nr-laws-policy/risc/songml20.pdf>

<sup>6</sup> [https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nr-laws-policy/risc/rapt\\_ml\\_v2.pdf](https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nr-laws-policy/risc/rapt_ml_v2.pdf)

<sup>7</sup> [https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/raptor\\_conservation\\_guidelines\\_2013.pdf](https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/raptor_conservation_guidelines_2013.pdf)

<sup>8</sup> <https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nr-laws-policy/risc/woodml20.pdf>

<sup>9</sup> <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/pileated-woodpecker-cavity-identification-guide.html>

and during favourable weather conditions, avoiding events such as rain, fog, smoke, high winds, and periods of extreme cold or hot weather.

The Subject Properties (Figure 1, below) are surrounded by residential development and roadways with an existing single-family dwelling within the northeastern portion of 118 Spruce Street and no visible development within 114 Spruce Street (single-family dwelling demolished after 2019, as per CityView Maps).

The assessment was conducted by two (2) of PLG's biologists on April 25, 2023 between 07:30 and 09:30 during dry weather conditions (i.e., sunny with a temperature of approximately 6°C), to evaluate trees and understory vegetation within the Subject Properties for potential breeding habitat, nests, and/or breeding bird behavior. Survey methodology included use of binoculars to complete an audio-visual scan for bird activity and/or nests, including ground nests and nest cavities, within and adjacent to the Site, stationary 15-minute presence/not-detected surveys at multiple locations within the Site, and observations of any direct evidence (e.g., defensive calls and/or physical displays) or indirect evidence (e.g., pellets, prey remains, molt feathers, etc.) of breeding behavior and/or active or potential nesting.



**Figure 1.** New Westminister CityViews 2020 aerial image of Subject Properties outlined in red.

## 2.0 Survey Results

At the time of the assessment, minimal bird species were observed within the Subject Properties, with most species observed off-Site, which is not uncommon in an urban adapted area. The bird species visually observed and/or audibly detected (e.g., flying overhead, perched within evaluated trees and vegetation) during the assessment are listed in Table 1, below. During the assessment, on-Site birds were mainly passing through (e.g., flying through or perched within vegetation for short periods of time before flying away), and no breeding behaviors (e.g., calls, songs, breeding displays, nest building, etc.) were observed.

**Table 1.** Bird species visually and/or audibly observed during the assessment conducted on April 25, 2023 at 114 & 118 Spruce Street, New Westminster BC.

Species	Observation Type	Observation Location
Black-Capped Chickadee ( <i>Poecile atricapillus</i> )	visual and audible	on-Site
Bewick's Wren ( <i>Thryomanes bewickii</i> )	Visual and audible	on-Site
Anna's Hummingbird ( <i>Calypte anna</i> )	audible	on-Site
Northern Flicker ( <i>Colaptes auratus</i> )	visual and audible	on and off-Site
American Crow ( <i>Corvus brachyrhynchos</i> )	visual and audible	on and off-Site (flying overhead)
Ruby-Crowned Kinglet ( <i>Regulus calendula</i> )	visual and audible	off-Site
Song Sparrow ( <i>Melospiza melodia</i> )	audible	off-Site
American Goldfinch ( <i>Spinus tristis</i> )	audible	off-Site
American Robin ( <i>Turdus migratorius</i> )	audible	off-Site

The Site was observed to be relatively flat. One (1) single-family dwelling was observed within the northeastern portion of the northern Subject Property at 118 Spruce Street and one (1) accessory structure (i.e., shed) was noted within the southwestern portion. The northeastern portion of 118 Spruce Street was comprised mainly of manicured lawn grass, and mixed garden variety trees and shrubs with a stand of coniferous trees noted along the central northern perimeter. The southwestern portion consisted almost exclusively of non-native/invasive, dense thickets of Himalayan blackberry (*Rubus armeniacus*) and reed canary grass (*Phalaris arundinacea*). The southern Subject Property located at 114 Spruce Street was observed as un-developed lot with a visible flat, open area within the northeastern portion where a single-family dwelling was previously located. Vegetation within 114 Spruce Street was comprised mainly of manicured lawn grass and garden variety trees within the northeastern portion and dense Himalayan blackberry and reed canary grass, with a southern perimeter of red alder (*Alnus rubra*) and black cottonwood (*Populus trichocarpa*) within the southwestern portion. The Subject Properties were dominated by non-native, introduced and invasive species with minimal native vegetation observed other than the coniferous and deciduous perimeter trees. Please see Photographs 1-5, attached and Table 1, below for an inventory of observed vegetation species.

**Table 2.** Vegetation observations made during the April 25, 2023 assessment at 114 & 118 Spruce Street, New Westminster BC.

Common Name	Scientific Name	Status
<b>Trees</b>		
Red Alder	<i>Alnus rubra</i>	Native
Western Redcedar	<i>Thuja plicata</i>	Native
Black Cottonwood	<i>Populus trichocarpa</i>	Native
Chusan Palm	<i>Trachycarpus fortune</i>	Non-Native
Fishpole Bamboo	<i>Phyllostachys aurea</i>	Non-native
Pissard Plum	<i>Prunus cerasifera</i>	Non-native
Pear	<i>Pyrus spp.</i>	Non-native
Cherry	<i>Prunus spp.</i>	Non-native
<b>Shrubs</b>		
Himalayan Blackberry	<i>Rubus armeniacus</i>	Invasive
Cherry Laurel	<i>Prunus laurocerasus</i>	Invasive
English Holly	<i>Ilex aquifolium</i>	Invasive
<b>Ground Cover, Grasses, and Herbs</b>		
Reed Canary Grass	<i>Phalaris arundinacea</i>	Invasive
English Ivy	<i>Hedera helix</i>	Invasive

No active bird nests, including ground nests or nesting cavities, or evidence of foraging/fecal wash were observed within vegetation on or adjacent to the Subject Properties. Furthermore, no active or inactive raptor nests, or evidence of raptor use (e.g., nest debris, prey remains), and no Schedule-1 species or their nests, including pileated woodpecker nesting, rearing, or feeding cavities were observed within the Site during the assessment.

Following the one-day assessment, PLG confirms that no breeding behavior (e.g., defensive calls, alarm calls, nest building, mating displays, etc.), breeding evidence (e.g., fecal wash or prey remains), or nests were observed on or adjacent to the Subject Properties. Additionally, the Subject Properties are dominated by mainly non-native, invasive and introduced vegetation, and while these species do offer potential nesting habitat for breeding birds, invasive species are considered low quality habitat compared to their native counterparts.

### 3.0 Recommended Development Considerations and Best Management Practices

The Subject Properties were primarily dominated by dense sections of non-native and invasive reed canary grass and Himalayan blackberry with minimal native vegetation restricted to a few coniferous and deciduous perimeter trees. While invasive reed canary grass and Himalayan blackberry present potential nesting habitat for breeding birds, invasive species are considered low quality habitat compared to native species. Additionally, no active or inactive nests, breeding bird behaviour, and minimal bird activity were noted within or directly adjacent to the Subject Properties. Future development is not anticipated to pose high risk to breeding birds especially if BMPs to reduce contraventions to the BC *Wildlife Act* and Federal *MBCA* are followed. The following BMPs should be adhered to prior to and during construction activities to reduce inadvertent harm to breeding birds, their nests, eggs, and/or young:

- Schedule land clearing during the least-risk timing windows for songbirds and raptors (i.e., September 1 – February 28, and October 1 – February 28, respectively);
- If land clearing activities must occur during the Provincially recognized songbird and raptor nesting windows (i.e., March 1 – August 31, and March 1 – September 30, respectively), then a Bird Nest Survey (BNS) is required by a Qualified Environmental Professional (QEP) to ensure no potential active nests are present prior to works commencing;
  - BNS results are only valid for three (3) to five (5) calendar days, depending on timing within the breeding season, and if full land clearing, including felled vegetation and debris removal off-Site, does not occur within this time a secondary BNS must be conducted before clearing work can continue; and
- Given the dense vegetation within the southwestern portion of the Subject Properties (i.e., Himalayan blackberry and reed canary grass) making it difficult to observe potential bird nesting during a one-day survey, a full-time Environmental Monitor (EM) should be present for the duration of clearing activities within these areas.

Given this report was prepared as a due diligence review only, any future development expected to be planned during the provincially recognized songbird and raptor nesting window would require a formal bird nest survey be completed and memo prepared and submitted to the City to confirm no new nests or bird related activity is occurring within the Site.

We trust that this letter provides information on breeding behaviour within the Subject Properties with accompanying best management practices to guide future development. Should you require additional information or clarification, please do not hesitate to contact the undersigned at 604-501-1624.

Sincerely,

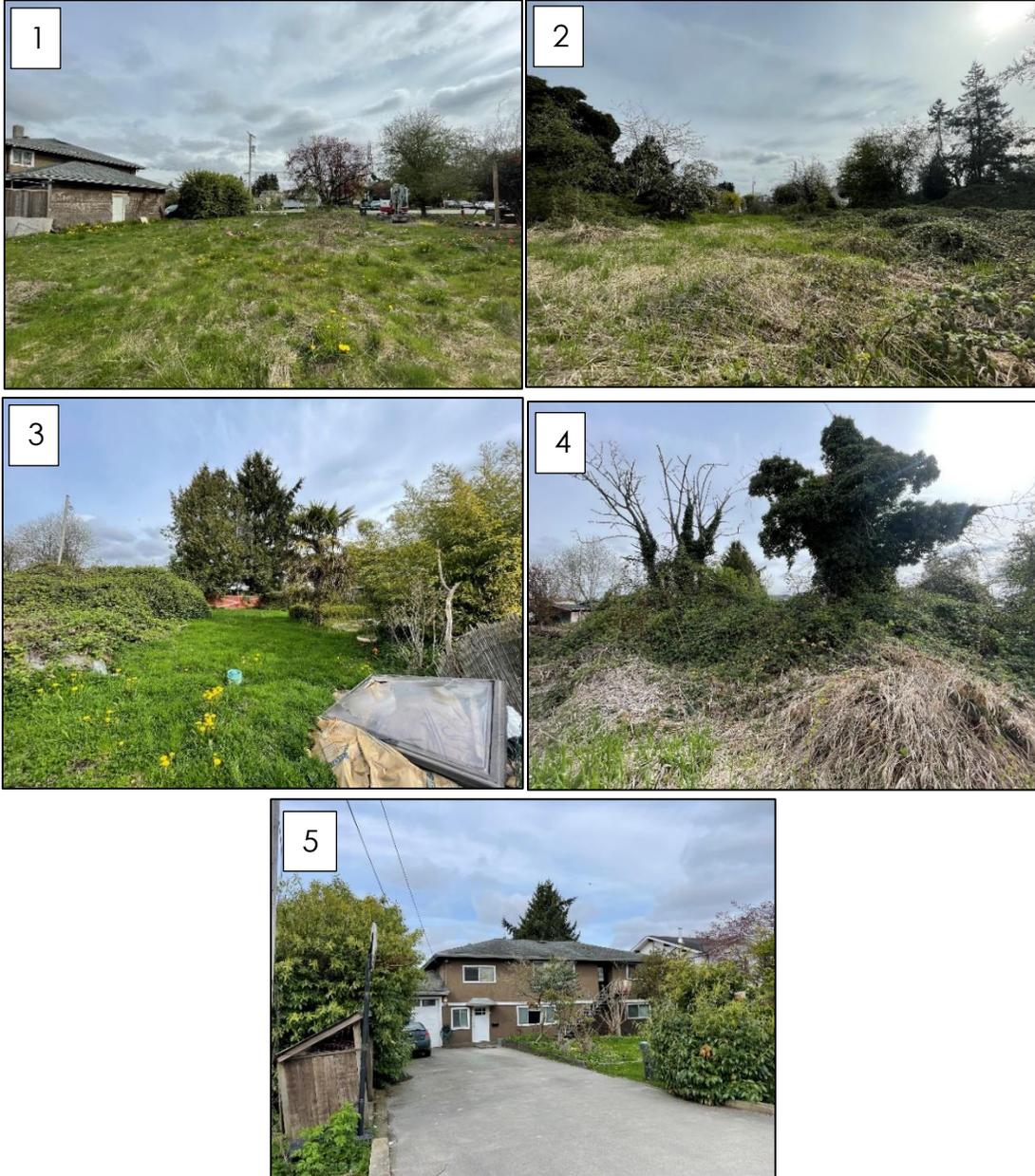
**Pacific Land Resource Group Inc.**

Kyla Milne (Bryant), RPBio, QEP  
Lead Biologist

Bridgette Knowlan, BIT  
Junior Biologist

Kim Nguyen  
Environmental Technician

## Site Photographs – April 25, 2023



**Photographs 1-5.** **(1)** Facing northeast, looking at the northeastern portion of the southern Subject Property (i.e., 114 Spruce Street) with vegetation along the perimeter and an open, primarily low-grass dominated central portion where a single-family dwelling was historically located. **(2)** Facing northeast, looking at the southwestern portion of 114 Spruce Street dominated by reed canary grass and dense thickets of Himalayan blackberry. **(3)** Facing north, looking at the central portion of 118 Spruce Street within the backyard of the existing single-family dwelling showing the transition between the manicured backyard lawn and garden trees/shrubs within the northeast and the dense Himalayan blackberry to the southwest. **(4)** Facing northeast, looking at the southwestern portion of 118 Spruce Street, dominated by dense, matted reed canary grass, dense thickets of Himalayan blackberry, and English ivy. **(5)** Facing west, looking at the existing single-family dwelling surrounded by laurel hedges, and garden shrubs.