

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: December 2, 2024

From: Jackie Teed, Director,
Planning and Development
File: #2518566
REZ00198

Item #: 2024-685

Subject: **Official Community Plan Amendment, Rezoning, and Development Variance Permit: 1135 Salter Street – Bylaws for First and Second Readings**

RECOMMENDATIONS

1. **THAT** Council consider Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 for First Reading.
2. **THAT** Council consider Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan, Liquid Waste Management Plan, and Drinking Water Management Plan, and which is deemed to be consistent with said program and plans in accordance with Section 477(3)(a) of the *Local Government Act*.
3. **THAT** Council consider Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 for Second Reading, and forward the bylaw to a Public Hearing.
4. **THAT** Council consider Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024 for First and Second Readings, and forward the bylaw to a Public Hearing.
5. **THAT** Council provide notice that following adoption of Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 and Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024, it will consider issuance of a Development Variance Permit (DVP00677) to:
 - a. Vary the onsite driveway access provisions of the Zoning Bylaw to facilitate tandem parking spaces; and
 - b. Vary certain building separation distances and the west side yard setback to accommodate electrical room access stair projections.

PURPOSE

To request that Council consider the proposed bylaws and Development Variance Permit, which would facilitate a 45-unit townhouse development at 1135 Salter Street.

EXECUTIVE SUMMARY

Official Community Plan amendment, rezoning, Development Variance Permit, and Development Permit applications have been received for 1135 Salter Street. These applications would facilitate a 45-unit townhouse development comprised of eight buildings with an overall floor space ratio of 0.793. Approximately 10% of the site area is proposed to be dedicated to the City for park purposes, and the applicant will be providing a cash contribution toward the design and construction of this parkspace. The proposed variances are to facilitate the tandem garage parking spaces and the external electrical room access stairs. Applicant-led consultation and review by relevant City committees (New Westminster Design Panel and Advisory Planning Commission) have been undertaken for the proposed development.

BACKGROUND

Application Background

During the initial two-stage Pre-Application Review process for this project, staff presented the Official Community Plan (OCP) amendment and proposal to the Land Use and Planning Committee (LUPC). The LUPC members generally supported further consideration of the OCP amendment proposal, as this OCP amendment proposal would:

- Be relatively low density;
- Provide additional greenspace that would be valuable to the community;
- Provide attached townhouses, generally considered to be more attainable and have a lower carbon footprint compared to other ground-oriented housing typologies; and
- Provide additional “missing middle” housing units.

At their May 9, 2022 meeting, Council received the preliminary report for the application and instructed staff to proceed with processing the applications for the proposed development.

Policy and Regulations

The subject property is currently designated “(RL) Residential – Low Density” in the Queensborough Community Plan. The land use designation is proposed to be changed to “(RM) Residential – Multiple Unit Buildings” for the development portion of the site, and “Parks, Open Space and Community Facilities” for the parkspace portion. The site would also be captured as part of the Ewen Avenue Multi-Family Development Permit Area #1 for regulating form and character. A copy of Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 is included (Attachment 1).

As the proposal is not consistent with the site’s existing “Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)” zone, the development portion of the site would be rezoned to “Queensborough Townhouse Districts (RT-3)”, and the parkspace portion of the site is proposed to be rezoned to “Parks Districts (P-10)”. A copy of Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024 is provided as Attachment 2.

The proposed variances would be subject to the City’s *Policy Approach to Considering Requests for Variances*. This policy-based approach involves evaluating a variance against a set of questions for the purposes of clarifying the benefits and necessity of the variance.

A summary of these and other relevant City policies and regulations is provided in Attachment 3.

Site Characteristics and Context

The subject site is located midway between Gifford and Jardine Streets with frontage on Salter Street in the Queensborough neighbourhood. It is situated within a neighbourhood block of 14 properties ranging in size and land use. The block is within the Advance Street Plan Area #2 of the Queensborough Community Plan (refer to summary of related City policies and regulations in Attachment 3). The currently vacant property has an approximate gross area of 9,348.33 sq. m. (100,625 sq. ft.).

Surrounding uses include mixed-use commercial/residential and townhouse developments on lands designated “(ML) Mixed Use – Low Rise” and “(RM) Residential – Multiple Unit Buildings” to the north, single detached dwellings to the east, single detached and a mixed-use residential development across Salter Street to the south, and a farm property that is not part of the Agricultural Land Reserve and is designated “(RL) Residential – Low Density” to the west. A site context map is provided in Attachment 3.

PROJECT DESCRIPTION

The proposed project is a 45-unit ground-oriented townhouse development organized into eight separate buildings along a central drive aisle with an overall floor space ratio of 0.793. All of the units are family-friendly, containing either two bedrooms or three bedrooms. At least 957.62 sq. m. (10,307.7 sq. ft.), or approximately 10% of the total site area, is proposed to be dedicated to the City as land for park purposes. In addition, a central common amenity area with seating and children’s play structures is proposed.

The development includes 91 parking spaces, comprising a mix of standard spaces, tandem garage spaces for the narrower units in Buildings 1 through 4, and visitor spaces. Both long-term and short-term bicycle parking spaces are also provided.

Due to flood hazard considerations, the project is proposing external stairs to access electrical rooms on the sides of three buildings. These currently project into a couple of the required building separation distances and the side yard setback, which would be

facilitated through a Development Variance Permit. Project statistics can be found in Attachment 3, while further details regarding the development (e.g. relationship with adjacent sites, proposed parkspace, and on-site open space) are provided in Attachment 4. The applicant’s architectural and landscape drawings are included as Attachment 5.

DISCUSSION

Overall Evaluation

In evaluation of the overall proposal, staff supports moving this application forward for consideration as the proposed development would contribute to additional ground-oriented, family-friendly “missing middle” dwelling units. As part of the proposed Official Community Plan amendment, the proposal would also provide additional parkspace for the community, including pedestrian connections to it. The proposed variances are considered to be reasonable and are not uncommon for Queensborough, and the applicant has adequately responded to feedback during the application review process.

Proposed Variances

Tandem Parking

The Zoning Bylaw (section 140.53) requires direct access to be provided to all parking spaces; however, tandem parking spaces can only be accessed from a drive aisle through another parking space. As the proposal includes 32 tandem parking spaces in four of the buildings (35% of total proposed parking spaces), a Development Variance Permit is required to facilitate the tandem parking configuration. Staff generally considers this variance to be reasonable given that:

- The unique land attributes of Queensborough, due to its location within the floodplain, limit the ability to provide underground parking for townhouse projects; and
- The proportion of tandem spaces proposed is less than 50%, which is the maximum staff considers reasonable.

Building Separation and Side Setback

External stairs for electrical room access are proposed on the sides of Buildings 3, 6, and 8 (Figure 1). These currently project into a couple of the required building separation distances and the west side yard setback (Attachment 3 – Project Statistics). Since electrical equipment should not be located below the flood construction level in accordance with the Flood Hazard Development Permit Area guidelines, and the proposed projections are limited only to these staircases, staff generally considers this variance to be reasonable.



Figure 1. Electrical Room Access Stair Locations.

Evaluation of the above proposed variances is detailed in Attachment 6.

CONSULTATION AND COMMITTEE REVIEW

Local Government Act Consultation and Be Heard New West

The *Local Government Act* includes specific requirements for consultation that must occur prior to the consideration of an Official Community Plan amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers will be affected by the proposed amendment. At their May 9 and September 26, 2022 meetings, Council endorsed consultation with the New Westminster Board of Education, local First Nations, and the Ministry of Transportation and Infrastructure. Feedback received to date is summarized below and has been provided to the applicant for consideration:

- Kwantlen First Nation recommended that an archaeological assessment be completed as part of the rezoning process;
- Kwikwetlem First Nation recommended hiring an archaeologist to conduct an overview assessment and should the rezoning be approved, for the developer to submit a referral;
- Musqueam Indian Band noted that without a formal study to indicate otherwise, they consider all development to have the potential to impact heritage resources;
- Squamish Nation recommended that the applicant engage a consultant to provide an archeological assessment, and that the project consider climate resilient and sustainability standards. The applicant has provided a summary of the sustainability measures that are proposed in Attachment 7;
- Tsawwassen First Nation has no concerns, but asked for any environmental or archaeological reports produced.

The City does not currently have a requirement or policy for archaeological monitoring to take place on these types of development projects; however, staff have identified this topic as requiring further study, and intend to develop a more robust policy on archeological assessments in partnership with local First Nations and Council. In the interim, the applicant voluntarily retained an archaeological consultant, who has conducted an Archaeological Overview Assessment (AOA) of the site. Based on the AOA, given the lack of nearby archaeological sites within Queensborough and the

nature of the subject site's subsurface peat matrix, the archeologist has concluded that it is unlikely that archaeological resources will be located within this development property.

A Be Heard New West project page was created for the proposed development, and two questions have been received through the Be Heard page. A copy of the Be Heard New West summary report is included as Attachment 8.

Applicant-led Consultation

Applicant-led consultation took place from September 8 to October 2, 2022, which included an online survey, virtual open house, and project website. Residents within 100 m. (328 ft.) of the project site were notified of opportunities to submit feedback. Three community members attended the open house and two survey responses were received. Survey feedback mostly related to:

- Support for new townhouses and more housing; and
- Mix of support and neutral feedback in terms of building design, tandem parking, and direct unit accesses.

A copy of the applicant's consultation summary report, including the comments received, is included as Attachment 9.

New Westminster Design Panel

The applicant presented the proposed development to the New Westminster Design Panel (NWDP) on December 13, 2022. Feedback mostly related to the amenity areas, architectural character of the buildings, and surrounding neighbourhood context. While there was not unanimous support for the proposal from the NWDP, the applicant subsequently worked with staff to make revisions to the project in response to the Panel's comments. A copy of the meeting minutes is included as Attachment 10.

Advisory Planning Commission

The proposal was presented to the Advisory Planning Commission (APC) on May 21, 2024. The APC expressed overall support for the applications. A copy of the meeting minutes is included as Attachment 11.

Applicant Response and Revisions

Key changes made by the applicant in response to consultation, committee, and City feedback include the following:

- Redesigning the central amenity space and play area between Buildings 3 and 4, and accommodating an additional common seating area between Buildings 5 and 6 by relocating one of the visitor parking spaces;
- Revising the architectural expression of the proposed buildings for better consistency with the Development Permit Area guidelines. The use of additional

colour has been proposed, including for the elevations that are oriented toward the central drive aisle;

- Adjusting the species and quantity of proposed on-site trees to reduce potential conflict and maintenance issues in the future;
- Lowering the slab elevations to ensure that the on-site and off-site grades work and correspond with each other.

Overall, staff is satisfied that the applicant has satisfactorily responded to the comments raised and recommend that the proposal proceed for Council consideration.

APPLICATION REVIEW PROCESS

The application has been progressing through the City’s development review process. The following steps have been completed:

1. Preliminary report to Council and Council consideration of Official Community Plan (OCP) amendment consultation requirements (May 9, 2022);
2. Consultation with outside agencies and organizations impacted by the OCP amendment as required by Sections 475 and 476 of the *Local Government Act*;
3. Applicant-led consultation (September 8 to October 2, 2022);
4. Presentation to the New Westminster Design Panel (December 13, 2022);
5. Review by the Advisory Planning Commission (May 21, 2024);
6. Council consideration of First and Second Readings of proposed bylaws, and issuance of notice for Development Variance Permit (DVP) consideration – **we are here**;

The next steps for this application are as follows:

7. Public Hearing and Council consideration of proposed bylaws;
8. Applicant addresses adoption requirements;
9. Council consideration of adoption of bylaws and issuance of DVP;
10. Issuance of Development Permit by Director of Planning and Development.

ADOPTION REQUIREMENTS

Items that will need to be addressed to staff’s satisfaction prior to the adoption of the proposed bylaws include, but are not limited to:

- Legal agreements to secure off-street parking, and the dedication of lands to the City of a minimum area of 957.62 sq. m. (10,307.7 sq. ft.) for park purposes;
- Payment of Voluntary Amenity Contribution of \$45,000;
- Payment of cash contribution of \$175,000 for the design and construction of the future parkspace.

FINANCIAL IMPLICATIONS

As a condition of bylaw adoption, consistent with the Interim Development Review Framework, this project would contribute a Voluntary Amenity Contribution in the sum of

\$45,000. This amenity contribution is intended to help fund capital investments required to accommodate a growing population and economy.

In addition, given that the project is an Official Community Plan amendment, a \$175,000 cash contribution would also be secured by the City, with the funds being used by the Parks and Recreation Department for the design and construction of the future parkspace.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. A staff-led project team was assigned to review this project and consists of staff from various departments, including Engineering (Servicing and Transportation), Fire, Electrical, Parks and Recreation, and Planning and Development (Building, Planning, and Trees). An Engineering Services Memo is included as Attachment 12.

The proposed Official Community Plan amendment has also been reviewed by the Directors of Finance and Engineering in conjunction with the City’s Financial Plan and the Region’s waste and water management plans (Attachment 13).

OPTIONS

The following options are offered for Council’s consideration:

1. That Council consider Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 for First Reading.
2. That Council consider Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 in conjunction with the City’s Capital Expenditure Program as contained in the Five Year Financial Plan and the Region’s Solid Waste Management Plan, Liquid Waste Management Plan, and Drinking Water Management Plan, and which is deemed to be consistent with said program and plans in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Council consider Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 for Second Reading, and forward the bylaw to a Public Hearing.
4. That Council consider Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024 for First and Second Readings, and forward the bylaws to a Public Hearing.
5. That Council provide notice that following adoption of Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024 and Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024, it will consider issuance of a Development Variance Permit (DVP00677) to:

- a. Vary the onsite driveway access provisions of the Zoning Bylaw to facilitate tandem parking spaces; and
- b. Vary certain building separation distances and the west side yard setback to accommodate electrical room access stair projections.

6. That Council provide staff with alternative direction.

Staff recommends Options 1 to 5.

ATTACHMENTS

- Attachment 1: Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw No. 8454, 2024
- Attachment 2: Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024
- Attachment 3: Background Information
- Attachment 4: Additional Project Details
- Attachment 5: Select Architectural and Landscape Drawings
- Attachment 6: Evaluation Criteria for Considering Variance Requests
- Attachment 7: Summary of Proposed Sustainability Measures
- Attachment 8: Be Heard New West Summary
- Attachment 9: Applicant-Led Consultation Summary
- Attachment 10: December 13, 2022 New Westminster Design Panel Meeting Minutes
- Attachment 11: May 21, 2024 Advisory Planning Commission Meeting Minutes
- Attachment 12: Engineering Services Memo
- Attachment 13: Memos from Directors of Finance and Engineering

APPROVALS

This report was prepared by:
Dilys Huang, Development Planner II

This report was reviewed by:
Kirsten Robinson, Senior Development Planner
Demian Rueter, Manager, Development Planning
Rupinder Basi, Deputy Director, Planning

This report was approved by:
Jackie Teed, Director, Planning and Development
Lisa Spitale, Chief Administrative Officer



Attachment 1

Official Community Plan Bylaw

No. 7925, 2017, Amendment

Bylaw No. 8454, 2024

CORPORATION OF THE CITY OF NEW WESTMINSTER

OFFICIAL COMMUNITY PLAN BYLAW NO. 7925, 2017, AMENDMENT BYLAW (1135 SALTER STREET) NO. 8454, 2024

A bylaw to amend Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early or ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 476(2) of the *Local Government Act* in respect of the bylaw;
- E. The Council has, between first and second readings of this bylaw, considered the bylaw in conjunction with:
 - i. The City's Capital Expenditure Program (as contained in the Five-Year Financial Plan (2024 - 2028) Bylaw No. 8442, 2024); and
 - ii. Metro Vancouver's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and Drinking Water Management Plan;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminister, in open meeting assembled, enacts as follows:

- 1. This bylaw may be cited for all purposes as "Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (1135 Salter Street) No. 8454, 2024".
- 2. The following land that is the subject of this bylaw is shown hatched on the map attached hereto as Schedule "A", and is referred to in this bylaw as the "Subject Land":

1135 Salter Street (Legal Description: LOT 2 WEST HALF BLOCK 18 DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER DISTRICT GROUP 1 PLAN LMP51311; PID: 025-131-249)

- 3. The Official Community Plan (OCP) is amended by altering the land use designation of the Subject Land:
 - a. From “(RL) Residential – Low Density” to “(RM) Residential – Multiple Unit Buildings” for the area labelled “Area 1” in Schedule “A” of this bylaw;
 - b. From “(RL) Residential – Low Density” to “Parks, Open Space and Community Facilities” for the area labelled “Area 2” in Schedule “A” of this bylaw;

And by amending Map 11 and Schedule C Land Use Designation Map included in the Queensborough Community Plan (Schedule D of the OCP) accordingly.

- 4. The Official Community Plan (OCP) is amended by altering the Ewen Avenue Multi-Family – Residential Development Permit Area #1 boundaries, shown on Map B Residential Development Permit Areas included in the Queensborough Community Plan (Schedule D of the OCP), by including the area of the Subject Land labelled “Area 1” in Schedule “A” of this bylaw.
- 5. The Official Community Plan and its schedules are further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format and numbering of the plan, maps and map legends, and the table of contents.

GIVEN FIRST READING this _____ day of _____, 2024.

GIVEN SECOND READING this _____ day of _____, 2024.

PUBLIC HEARING held this _____ day of _____, 2024.

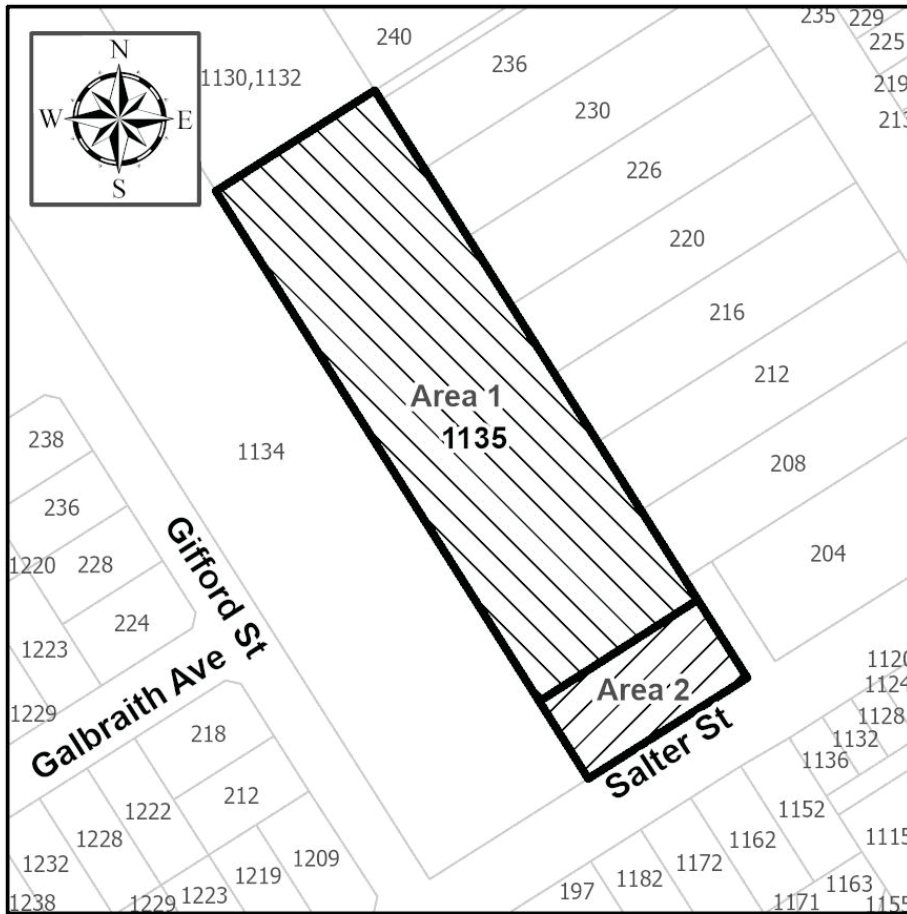
GIVEN THIRD READING this _____ day of _____, 2024.

ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this _____ day of _____, 2024.

Mayor Patrick Johnstone

Hanieh Berg, Corporate Officer

SCHEDULE "A"





Attachment 2

*Zoning Bylaw No. 6680, 2001,
Amendment Bylaw No. 8455, 2024*

CORPORATION OF THE CITY OF NEW WESTMINSTER

ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (1135 SALTER STREET) NO. 8455, 2024

A Bylaw to Amend Zoning Bylaw No. 6680, 2001.

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;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminister in open meeting assembled ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "Zoning Bylaw No. 6680, 2001, Amendment Bylaw (1135 Salter Street) No. 8455, 2024".
2. The following land that is the subject of this bylaw is shown hatched on the map attached hereto as Schedule "A", and is referred to in this bylaw as the "Subject Land":
1135 Salter Street (Legal Description: LOT 2 WEST HALF BLOCK 18 DISTRICT LOT 757 GROUP 1 NEW WESTMINSTER DISTRICT GROUP 1 PLAN LMP51311; PID: 025-131-249)
3. Zoning Bylaw No. 6680, 2001 is hereby amended as follows:
 - a) Rezoning the Subject Land from "Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)" to "Queensborough Townhouse Districts (RT-3)" for the area labelled "Area 1" in Schedule "A" of this bylaw;
 - b) Rezoning the Subject Land from "Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)" to "Parks Districts (P-10)" for the area labelled "Area 2" in Schedule "A" of this bylaw; and
 - c) Amending the Zoning Map annexed as Appendix "A" to Zoning Bylaw No. 6680, 2001 to reflect this rezoning.

GIVEN FIRST READING this _____ day of _____, 2024.

GIVEN SECOND READING this _____ day of _____, 2024.

PUBLIC HEARING held this _____ day of _____, 2024.

GIVEN THIRD READING this _____ day of _____, 2024.

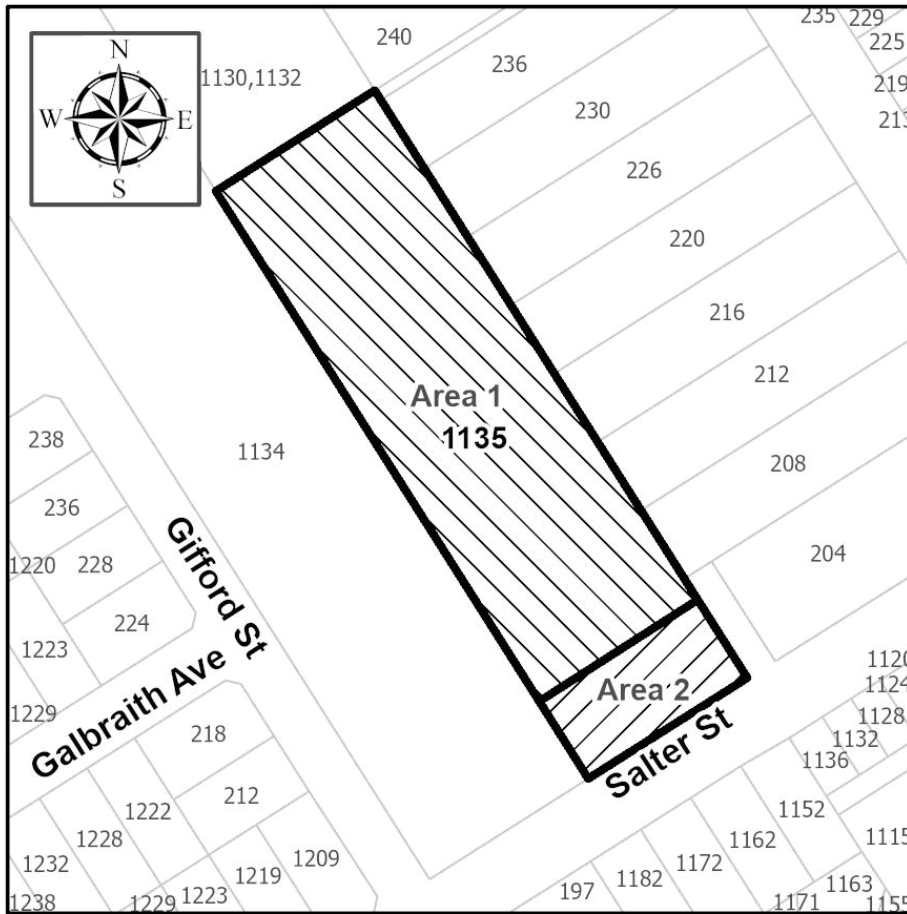
ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____, 2024.

Mayor Patrick Johnstone

Hanieh Berg, Corporate Officer

Schedule "A" to Zoning Bylaw No. 6680, 2001, Amendment Bylaw No. 8455, 2024

Map Showing Land to be Rezoned





Attachment 3
Background Information

SUMMARY OF RELATED CITY POLICIES AND REGULATIONS

Queensborough Community Plan

Land Use Designation

The subject property is currently designated “(RL) Residential – Low Density” in the Queensborough Community Plan (QCP). As this land use designation envisions low density residential uses such as single detached dwellings and duplexes, the site would need to be redesignated to “(RM) Residential – Multiple Unit Buildings” to allow for townhouses. The “Parks, Open Space and Community Facilities” designation is proposed for the parkspace portion of the site.

Development Permit Area

As the site is not currently located in a form and character Development Permit Area (DPA), an amendment to the QCP map would be required to include the site as part of the Ewen Avenue Multi-Family DPA. Besides encouraging best practices for promoting water and energy conservation and reducing greenhouse gas emissions, this DPA also establishes guidelines for the form and character of multi-family residential development, such as this proposed townhouse project.

The site also falls within the Flood Hazard DPA. Guidelines for this DPA are intended to minimize the potential for loss of life and property damage in the event of flooding of the Fraser River. The underside of the floor system for habitable space must be at or above the flood construction level of 3.53 m. (11.58 ft.) Geodetic Survey of Canada (GSC).

The Development Permit Area guidelines can be accessed via the following links:

- [Ewen Avenue Multi-Family DPA](#)
- [Flood Hazard DPA](#)

Advance Street Plan

The subject property is identified as being within Advance Street Plan (ASP) Area #2 (Figure 1). The ASP is intended to guide future development where there are large parcels that could potentially be subdivided and/or where there are whole blocks made up of larger parcels where development decisions remain to be made such as in the case of this proposal. The plan also provides a degree of certainty for landowners and developers regarding the future development of the community, including a general understanding of future road dedication and off-site servicing requirements.

ASP Area #2 was created with the understanding that the properties located within this neighbourhood block would be redeveloped in accordance with current Queensborough Community Plan land use designations. Based on the ASP, the properties to the east and the property to the west were anticipated to be redeveloped to low density residential uses, such as single detached dwellings and duplexes.

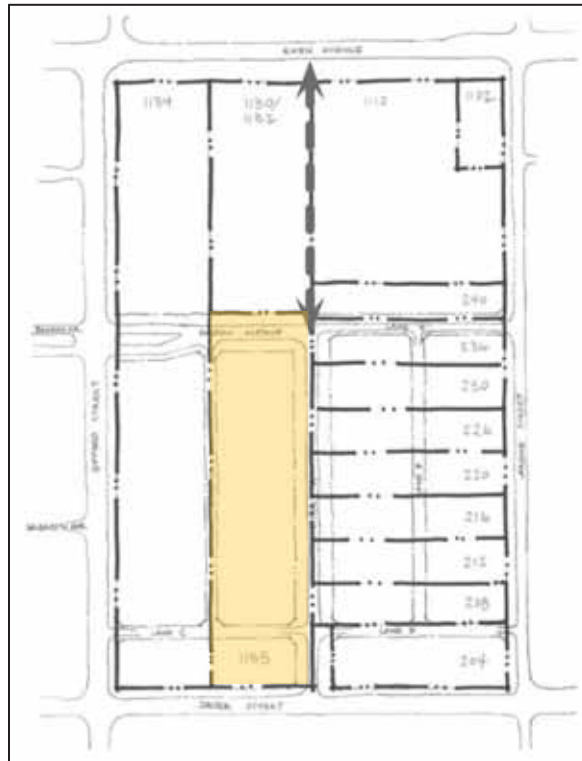


Figure 1. Advance Street Plan Area #2 (existing property lines shown in heavy black, while future property lines shown in light black – subject site is highlighted).

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 RQ-1 district does not allow for townhouses; therefore, the applicant is proposing to rezone the site to “Queensborough Townhouse District (RT-3)” to facilitate the proposed development. For consistency with the land use designation, the parkspace portion of the site is proposed to be rezoned to “Parks Districts (P-10)”.

Family-Friendly Housing Policy

Per the City’s Family-Friendly Housing Policy in place at the time of application, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three bedrooms or more. All of the proposed units in this application would contain two bedrooms (33%) or three bedrooms (67%), exceeding the minimum requirements, including those in the recently updated Family-Friendly Housing Policy.

SITE LOCATION MAP



PROJECT STATISTICS

	Permitted/Required under RT-3	Proposed
Site Details		
Site Area (Gross)	--	9,348.33 sq. m. (100,625 sq. ft.)
Site Area (Net)	--	5,824.87 sq. m. (62,698.37 sq. ft.)
Site Coverage	40%	37.12%
Floor Space Ratio	0.8	0.793
Units	--	45
2-Bed (33%)	79 sq. m. (850 sq. ft.) <i>(*excluding flood control area)</i>	89.9 sq. m. – 95.51 sq. m. (967.68 sq. ft. – 1,028.06 sq. ft.)
3-Bed (67%)	79 sq. m. (850 sq. ft.)*	95.96 sq. m. – 118.83 sq. m. (1,032.9 sq. ft. – 1,279.08 sq. ft.)
Building Height	10.7 m. (35 ft.)	9.76 m. (32.02 ft.)
Building Setbacks		
Front (North)	3.05 m. (10 ft.)	3.05 m. (10 ft.)
Rear (South)	4.57 m. (15 ft.)	4.57 m. (15 ft.)
Side	4.57 m. (15 ft.)	4.57 m. (15 ft.) (with 1.55 m. (5.09 ft.) setback for Bldg. 8 electrical room access stair projection)
Distance Between Buildings		
Between Two Side Walls	4.27 m. (14 ft.)	4.27 m. (14 ft.) (with 1.24 m. (4.07 ft.) building separation distance for Bldgs. 2 & 3 and Bldgs. 6 & 7)
Between Front and Rear	10.97 m. (35.99 ft.)	11.31 m. (37.11 ft.)
Parking (Vehicle)		
Residential	66	82 (including 32 tandem spaces)
Visitor	9	9
Parking (Bicycle)		
Long Term	68	90
Short Term	6	6

* Note: *grey highlighted text indicates proposed variances*

* *Evaluation of zoning requirements based on 2019 bylaw that was in effect at the time of application submission*



Attachment 4
Additional Project Details

ADDITIONAL PROJECT DETAILS

Relationship with Adjacent Sites

As part of site configuration, the proposed development has taken the Advance Street Plan into consideration. The majority of proposed dwelling units would orient toward the future north-south road to the east and toward a future lane anticipated along the existing abutting property to the west. The proposed units within Building 8 would front onto the proposed park area to the south.

In order to provide a finer grain publicly-accessible pedestrian network and connectivity to the future public parkspace, public statutory rights-of-way are proposed for the on-site pedestrian pathways that run along the western and southern perimeters of the site and the east-west mid-block connection adjacent to the central amenity space.

Land for Park Purposes

The proposed development includes a minimum of 957.62 sq. m. (10,307.7 sq. ft.) of land (around 10% of the gross site) for park purposes. This land portion will be subdivided from the rest of the property and transferred to the City. As part of the amenity, the applicant will also be contributing \$175,000 toward construction of the future “pocket” park. This parkspace will be designed and constructed by the City’s Parks and Open Space Planning Division.

Open Space and Trees

In addition to the land for park purposes, a primary common amenity area consisting of seating and children’s play structures is proposed between Buildings 3 and 4. A few smaller areas with seating are proposed to be interspersed through the development near the site entrances and between buildings. Open space for individual dwelling units is provided through private patios and balconies.

As part of the development, three replacement trees are required per Tree Protection and Regulation Bylaw requirements. The project proposes 46 new trees for the site, which have been reviewed by City arborist staff.

Attachment 5
*Select Architectural and
Landscape Drawings*



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Project
1135 Salter St.

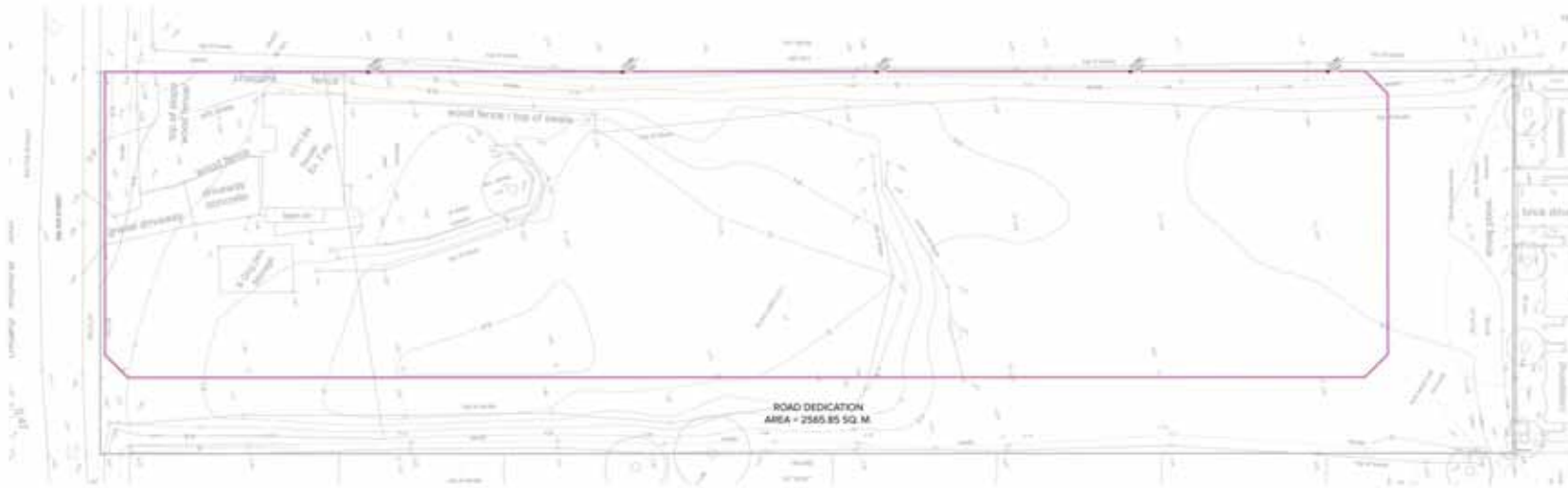
Owner
1080894 BC LTD.

Sheet Title
**SURVEY & DEDICATION
PLAN**

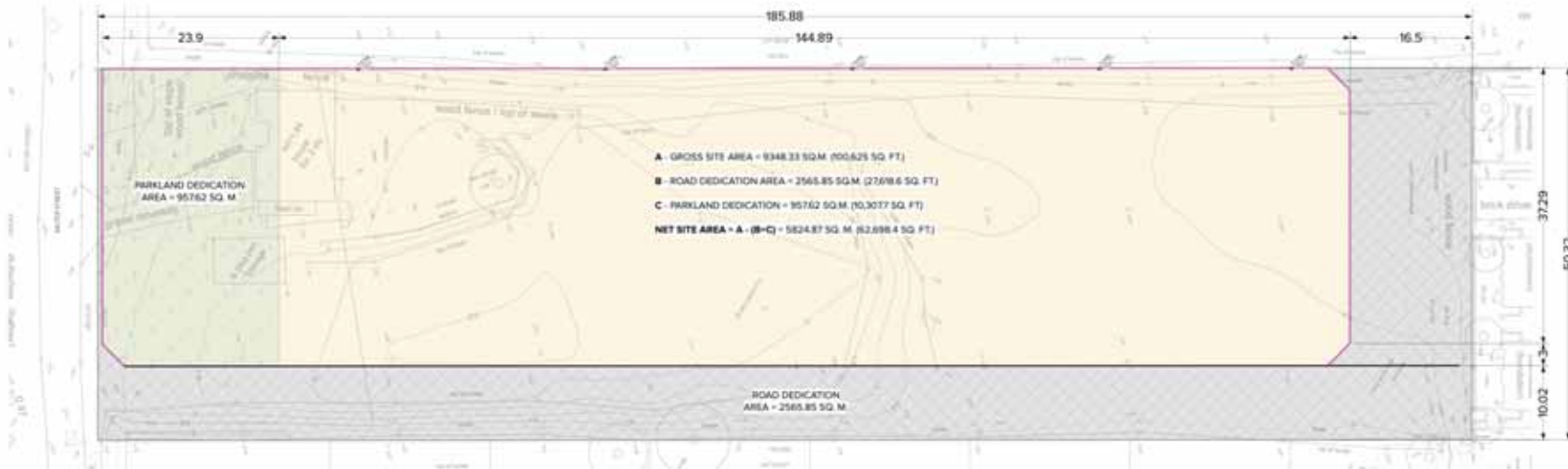
Total Sheets	26	Sheet No.	A101
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Reviewed By	RD	Status	
Contractors		Consultants	Architecture Panel Inc.

AHJ	City of New Westminster	Documents	
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No.	Date	Issue Notes
C	11-03-22	DP Re-submission
O	02-10-22	DP Re-submission
E	03-08-23	DP Re-submission
F	16-10-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	16-04-24	DP Re-submission



1 SURVEY
Scale NTS



2 PLAN SHOWING DEDICATION
Scale NTS

LEGEND

ROAD DEDICATION	
PARKLAND DEDICATION	
NET SITE	



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Project
1135 Salter St.

Owner
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Sheet Title
SITE PLAN

Total Sheets	26	Sheet No.	A2.01
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No.	Date	Issue Notes
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H	18-05-24	DP Re-submission
I	16-04-24	DP Re-submission

DESIGN RATIONALE AND SUMMARY

The proposed project is a multi-story, residential development that is located in the City of New Westminster and is situated in the Greenborough West Street Development. This project aims to provide housing that reflects the diversity of the surrounding community. The project will add 45 units of attached units to the Green Avenue Multi-Family area. The project is proposed to be a variety of unit types. To meet this purpose and government's green objectives we have included a variety of proposed units that also includes low-carbon units to achieve a net-zero goal.

The form and character of the buildings were developed to maintain a harmony in design with the neighbourhood. The buildings were designed in compliance with the guidelines for Green Avenue Multi-Family area. The site features two vehicular entries that are designed to include permeable paving with additional seating that are well-traveled and also includes that encourages residents and staff to walk to work and the future park. Ample amenity planning around the main plaza that only it site and existing public space surrounding the site.

The units of Building that face the Future (Boscon Ave and the Future North - South) have direct access from the sidewalk to the public realm, that are surrounded by self-ventilating openings with the surrounding as well as providing additional privacy units of Building 5B has access to a path along the whole property line that is intended to be shared with the future park to be developed. All units have access to a sidewalk that leads to the open-air parking area that has been designed with a very distinct separation of zones. All private open spaces are well screened by the thoughtful placement of shrubs and trees from common, amenity spaces and entrances. Courtyards on the Benjamin Howe Residential Development that exist are used to create a sense of scale and is intentionally allowed to bring out the design features and forms as well as contribute to the overall quality of the community. The site also features a design that encourages an effective interaction from the public through the building areas as well as multiple entrances. The proposed (On-Park) South sidewalk along the site of the property can be accessed by public which will eventually lead the units to future park to be developed. The location of North-South path can be modified for various future scenarios. However, the path will still remain accessible from Boscon Ave to the Proposed park at later.

The overall intention for this project is to ensure that the residents have an enhanced outdoor experience. This includes open spaces for all units with easy interaction with parking lot and also provide with benches for seating. Uninterrupted access and trees to take cover and nature to the buildings. Proposed trees and shrubs are chosen for not only for their low footprint factor but also being to their varying evergreen colors and better maintenance and the soil size.

A common amenity space is provided in the center of the site being from street and from main roads. The amenity area comprises of seating areas for the leisure of the residents as well as a separate outdoor seating for the nearby play area.

The visual interface of the building facade with the proposed new property line allows for the light on the roof primarily with shade and the low building height of the property. We have tried to ensure that there aren't any vertical spaces that can be used for unauthorized activity, and offer friends to the security of the development. All the private open spaces are contained and separated and the other outdoor spaces are provided with low building not offering any unauthorized gathering opportunities and so on.

DEVELOPMENT REPORT

AREA CALCULATION	PERMISSIBLE/ MINIMUM REQ	PROPOSED	RT-3 ZONE COMPLIANCE
Overall setback	6.7 m	9.75 m	COMPLIANCE
Minimum site area including stairs & building circulation net zero energy performance based on public realm contribution (RT-3 compliance)	40%	3712% (2M2 33 sq m)	COMPLIANCE
Minimum setbacks provided			
FRONT - NORTH	3.05 m	3.05 m	COMPLIANCE
REAR - SOUTH	4.57 m	4.57 m	COMPLIANCE
SIDE - EAST & WEST	4.57 m	4.57 m	COMPLIANCE
DISTANCE BETWEEN BUILDINGS			
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	1.24 m	VIOLATION REQUESTED
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	4.27 m	COMPLIANCE
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	1.99 m	VIOLATION REQUESTED
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	6.14 m	COMPLIANCE
DISTANCE BETWEEN FRONT AND REAR OF THE BUILDING	10.97 m	13.31 m	COMPLIANCE

DENSITY CALCULATION

NUMBER OF UNITS/ AREA IN ACRE = 45/ 143 = 3147 UNITS/ ACRE

UNIT AREA CALCULATION

AREA CALCULATION	NO. OF BEDROOMS	UNITS	LEVEL 1 (GARAGE LEVEL/INHABITABLE)	LEVEL 1 (STAIR + FOYER)	LEVEL 2	LEVEL 3	PROPOSED UNIT AREA	PROPOSED UNIT AREA	RT-3A Compliance	TOTAL AREA
			10.7%	11.1%	10.1%	10.7%	60.5	61.7%	100%	36.7%
PROPOSED UNITS		45								
UNIT A	2 - Bedroom	5	43.85	11.48	40.54	43.25	102.55	95.27		476.28
UNIT A1	2 - Bedroom	1	43.85	11.72	40.54	43.25	102.589	95.31		95.31
UNIT A2	2 - Bedroom	1	42.71	8.71	40.54	43.25	102.11	94.90		94.90
UNIT B	3 - Bedroom	8	49.84	5.54	45.21	45.21	103.23	95.96		767.68
UNIT B1	2 - Bedroom	8	48.04	5.22	42.34	42.34	98.32	89.90		719.20
UNIT C	3 - Bedroom	3	49.96	14.21	48.67	52.83	124.04	115.71		347.01
UNIT C1	3 - Bedroom	1	50.33	14.67	50.49	53.87	128.81	118.83		118.83
UNIT C2	3 - Bedroom	1	50.33	14.67	50.49	53.63	127.75	118.75		118.75
UNIT C3	3 - Bedroom	1	48.85	12.54	45.9	50.09	119.54	109.53		1094.63
UNIT C4	3 - Bedroom	5	48.49	12.67	47.7	50.88	120.81	112.25		561.25
UNIT C5	3 - Bedroom	1	58.62	11.29	47.7	50.81	120.97	111.80		111.80

BUILDING AREA CALCULATION

AREA CALCULATION (INCLUDING BALCONY)	LEVEL	AREA (sq.m.)	AREA (sq.ft)
BUILDING 1		486.99	5234.81
BUILDING 2		584.26	6274.4
BUILDING 3		562.8	6032.56
BUILDING 4		501.88	5405.54
BUILDING 5		552.84	5945.47
BUILDING 6		682.62	7328.79
BUILDING 7		682.62	7328.79
BUILDING 8		584.71	6291.48
GROSS AREA		4,818.23 sq.m.	51,892.75 sq.ft.

UNIT TYPES

A	SINGLE GARAGE UNITS - 8 UNITS	
A1	SINGLE GARAGE UNITS - 1 UNIT	
A2	SINGLE GARAGE UNITS - 1 UNIT	
B	TANDEN UNITS - 8 UNITS	
B1	TANDEN UNITS - 8 UNITS	
C	SIDE BY SIDE GARAGE UNITS - 3 UNITS	
C1	SIDE BY SIDE GARAGE UNITS - 1 UNIT	
C2	SIDE BY SIDE GARAGE UNITS - 1 UNIT	
C3	SIDE BY SIDE GARAGE UNITS - 1 UNIT	
C4	SIDE BY SIDE GARAGE UNITS - 1 UNIT	
C5	SIDE BY SIDE GARAGE UNITS - 1 UNIT	
C6	SIDE BY SIDE GARAGE UNITS - 1 UNIT	
TOTAL NUMBER OF UNITS: 45		

ELEVATION LEGENDS:

FFL	FINISHED FLOOR ELEVATION	EXISTING GRADES
CGE	GARAGE DOOR ELEVATION	PROPOSED CIVIL GRADES
		PROPOSED GRADES





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Project
1135 Salter St.

Owner
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Sheet Title
TRANSPORTATION PLAN

Total Sheets	Sheet No.
26	A2.02
Drawn By	Checked By
BF/SS/LT	RD
Reviewed By	Status
RD	
Contractors	Consultants
	Architecture Panel Inc.

AHJ Documents
City of New Westminster

No.	Date	Issue Notes
C	11-03-22	DP File Submission
O	02-10-22	DP File Submission
E	03-08-23	DP File Submission
F	16-10-23	DP File Submission
G	03-05-24	DP File Submission
H	18-05-24	DP File Submission
I	16-04-24	DP File Submission



1 TRANSPORTATION PLAN
Scale: NTS

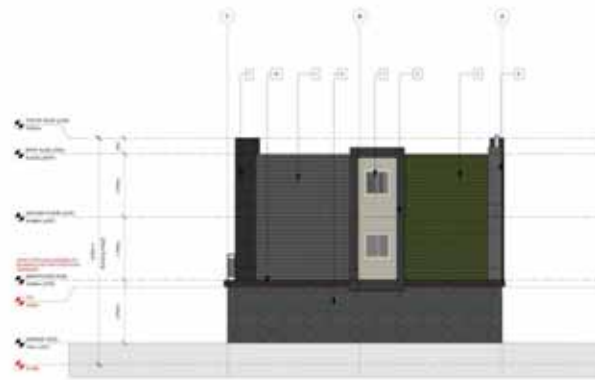
PARKING REPORT	No. of Units	Required	Proposed	ST.34 ZONE Compliance
STANDARD CAR PARKING - 2 BEDROOM	7	1.4 PER TWO BEDROOM 1.4 X 7	9.8	7
TANDEM UNITS - 3 BEDROOM	8	1.4 PER TWO BEDROOM 1.4 X 8	11.2	8
STANDARD CAR PARKING - 3 BEDROOM	22	1.5 PER THREE BEDROOM 1.5 X 22	33	22
TANDEM UNITS - 3 BEDROOM	8	1.5 PER THREE BEDROOM 1.5 X 8	12	8
TOTAL RESIDENTIAL PARKING			66	62
TOTAL VISITOR PARKING REQUIRED	49	0.2 PER UNIT	9	9
VISITOR PARKING - STANDARD SIZE		SPACE SIZE - 3.70 m x 5.30 m	5	
VISITOR PARKING - COMPACT SIZE		SPACE SIZE - 2.44 m x 4.57 m	3	
ACCESSIBLE PARKING		SPACE SIZE - 4.20 m x 5.50 m	1	
TOTAL VISITOR PARKING			9	9
LONG TERM BICYCLE PARKING	49	1.5 PER UNIT	73.5	49
VISITOR BICYCLE PARKING			6	6

CONFORMANCE (Green bar) VARIANCE REQUESTED (Red bar)

NOTE:
Parking Garages for all units & visitor parking stalls SP-4, SP-8 & SP-9 proposed to be rough-in for Level 2 for EV charging



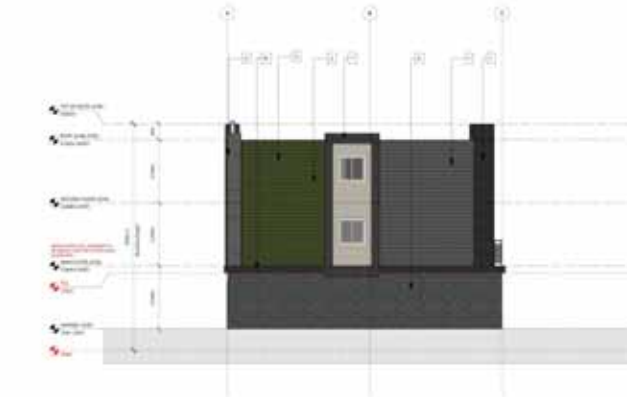
1 EAST ELEVATION
Scale: 1/8"



2 SOUTH ELEVATION
Scale: 1/8"



3 WEST ELEVATION
Scale: 1/8"



4 NORTH ELEVATION
Scale: 1/8"

FINISHES

- 1 4" HORIZONTAL HARDIE BOARD, CONCRETE GREY, SEE BR CHART BELOW
- 2 4" HORIZONTAL HARDIE BOARD, COLUMBIAN BURN, SEE BR CHART BELOW
- 3 4" HORIZONTAL HARDIE BOARD, VICTORIA PENNOC, SEE BR CHART BELOW
- 4 4" HORIZONTAL HARDIE BOARD, PENNOC GREEN, SEE BR CHART BELOW
- 5 4" HORIZONTAL HARDIE BOARD, STANCHINA RED, SEE BR CHART BELOW
- 6 SMOOTH FINISH PANELS FRAMED FOR PAINT, BELLMAN MOORE, BLACK
- 7 SMOOTH FINISH PANELS FRAMED FOR PAINT, BELLMAN MOORE, ANTIWEAR GREY
- 8 SMOOTH FINISH PANELS FRAMED FOR PAINT, BELLMAN MOORE, BLACK
- 9 1" X 1" MILDLED FINISH, PENNOC BURN
- 10 INTERCEPT FIBRE BACK GLAZED GLASS UNIT
- 11 SANDALWOOD PAINTED TO MATCH BELLMAN MOORE, BLACK

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS AS PER FURN AND MULTI-FAMILY GUIDELINES



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Project
1135 SALTER ST.

Owner
1080894 BC LTD.

Sheet Title
BUILDINGS 1 - ELEVATIONS

Sheet No.
A4.01

Total Sheets
26

Contractor

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City of New Westminster

Documents
DP Application

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Status
DP Application

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	02-09-23	DP Re-submission
F	12-12-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	18-04-24	DP Re-submission

Scale





1 EAST ELEVATION
Scale 1/8"



2 SOUTH ELEVATION
Scale 1/8"



3 WEST ELEVATION
Scale 1/8"



4 NORTH ELEVATION
Scale 1/8"

- FINISHES**
- 1 1/2" HORIZONTAL LAUREL SERRAL EDWARDS GREY 302 3M CHART BELOW
 - 2 1/2" HORIZONTAL LAUREL SERRAL EDWARDS BUFF 302 3M CHART BELOW
 - 3 1/2" HORIZONTAL LAUREL SERRAL VICTORIA PRADO 302 3M CHART BELOW
 - 4 1/2" HORIZONTAL LAUREL SERRAL GREEN 302 3M CHART BELOW
 - 5 1/2" HORIZONTAL LAUREL SERRAL STRATFORDA RED 302 3M CHART BELOW
 - 6 ENCOYI FINISH PANELS FINISH FOR PAINT BENJAMIN MOORE - ABBASSET GREY
 - 7 ENCOYI FINISH PANELS FINISH FOR PAINT BENJAMIN MOORE - BLACK
 - 8 1 x 4 WALLED FINISH-HENLOCK BEAM
 - 9 ENCOYI THIN BRICK GLAZED BRICKING
 - 10 FINISH BOARD FINISH TO MATCH BENJAMIN MOORE - BLACK



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Project
1135 SALTER ST.

Client
1080894 BC LTD.

Draw Title
BUILDING 2 - ELEVATIONS

Sheet No.
A4.02

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Total Sheets
26

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Status
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C	11-03-22	DP Re-submission
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F	12-12-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	18-04-24	DP Re-submission

Scale





1 EAST ELEVATION
Scale: 1/8"



2 SOUTH ELEVATION
Scale: 1/8"

FINISHES

- 1 8" HORIZONTAL LAMINAR STONE, EDWARDS GREY, SEE 04 CLAYT BELOW
- 2 8" HORIZONTAL LAMINAR STONE, JUNGLE BLUFF, SEE 04 CLAYT BELOW
- 3 8" HORIZONTAL LAMINAR STONE, VICTORIAN PRODUCT, SEE 04 CLAYT BELOW
- 4 8" HORIZONTAL LAMINAR STONE, PENNELL GREEN, SEE 04 CLAYT BELOW
- 5 8" HORIZONTAL LAMINAR STONE, STRATFORDS WOOD, SEE 04 CLAYT BELOW
- 6 SMOOTH FINISH PANELS FINISH FOR PAINT, BENJAMIN MOORE - APPASSET GREY
- 7 SMOOTH FINISH PANELS FINISH FOR PAINT, BENJAMIN MOORE - BLACK
- 8 2" X 4" MILDLED FINISH-HEMLOCK BRAM
- 9 SMOOTH FEATURED FACE BRICK, BRACKETT GLASS BLOCK SECTION
- 10 TROUSER BRIMS FINISH TO MATCH BENJAMIN MOORE - BLACK



3 WEST ELEVATION
Scale: 1/8"



4 NORTH ELEVATION
Scale: 1/8"

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER GIVEN AND MATCH-PANTRY GUIDELINES



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Project
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Client
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Draw Title
BUILDING 3 - ELEVATIONS

Sheet No.
A4.03

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Total Sheets
26

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Status
DP Application

Contractor
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City of New Westminster

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Documents
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H	18-01-24	DP Re-Submission
I	18-04-24	DP Re-Submission

Scale





1 EAST ELEVATION
Scale: 1/8"



3 WEST ELEVATION
Scale: 1/8"



2 SOUTH ELEVATION
Scale: 1/8"



4 NORTH ELEVATION
Scale: 1/8"

FINISHES

1. 1" HORIZONTAL LAMBE SOLING, COMBINATION RED, SEE 3D CHART BELOW
2. 1" HORIZONTAL LAMBE SOLING, LAMBE BLAY, SEE 3D CHART BELOW
3. 1" HORIZONTAL LAMBE SOLING, VICTORIAN FINISH, SEE 3D CHART BELOW
4. 1" HORIZONTAL LAMBE SOLING, FINISHING, SEE 3D CHART BELOW
5. 1" HORIZONTAL LAMBE SOLING, STRATFORDIA RED, SEE 3D CHART BELOW
6. SMOOTH FINISH PANELS, PRIMED FOR PAINT, BENJAMIN MOORE - ROCKY COAST
7. SMOOTH FINISH PANELS, PRIMED FOR PAINT, BENJAMIN MOORE - BLACK
8. 1 X 1 FILLED FINISHING, OAK BLEND
9. SMOOTH TEXTURED FACE BRICK (SMOOTH) GLAZED (SEE 3D)
10. FACIA BOARD, PAINTED TO MATCH SOLING, MOORE BLACK

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER GIVEN AND MATCH-PANEL GUIDELINES



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Project
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Client
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Draw Title
BUILDING 4 - ELEVATIONS

Sheet No.
A4.04

Total Sheets
26

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DP Application

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F	12-12-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	18-04-24	DP Re-submission

Scale





1 SOUTH ELEVATION
Scale 1/8"



2 EAST ELEVATION
Scale 1/8"

- FINISHES**
- 8" HORIZONTAL WOOD BOARD, STRAIGHTEN GRAY 303 90 CHART BELOW
 - 8" HORIZONTAL WOOD BOARD/COLUMNS SLIP, SEE 9M CHART BELOW
 - 8" HORIZONTAL WOOD BOARD, VICTORIAN PERIOD, SEE 9M CHART BELOW
 - 8" HORIZONTAL WOOD BOARD, RANGELL GREEN, SEE 9M CHART BELOW
 - 8" HORIZONTAL WOOD BOARD, STRAIGHTEN RED 303 90 CHART BELOW
 - SMOOTH FINISH PANEL FINISH FOR PAINT BENJAMIN MOORE - MOORE COAST
 - SMOOTH FINISH PANEL FINISH FOR PAINT BENJAMIN MOORE - BLACK
 - 7 X 7 MILLED TRUSS FLOOR JOIST BEAM
 - PAVING THIN BRICK GLAZED GRAY 9M
 - TRUCK BOARD FINISH TO MATCH BENJAMIN MOORE BLACK



3 NORTH ELEVATION
Scale 1/8"



4 WEST ELEVATION
Scale 1/8"

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER GIVEN AND MATCH-PAINTY GUIDELINES

HISTORICAL TRUE COLOURS



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Project
1135 SALTER ST.

Client
1080894 BC LTD.

Draw Title
BUILDING 5 - ELEVATIONS

Sheet No. A4.05	Total Sheets 26	Contractor	Consultant Architecture Panel Inc.
Drawn By BF/SS	Checked By RD	APL City of New Westminster	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	01-11-22	DP Re-submission
E	02-09-23	DP Re-submission
F	12-12-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	18-04-24	DP Re-Submission





- FINISHES**
- 1 8" HORIZONTAL WOOD BEAM, EDWARDS MEX 80 CHART BELOW
 - 2 8" HORIZONTAL WOOD BEAM, VICTORIAN PERIOD, 80 CHART BELOW
 - 3 8" HORIZONTAL WOOD BEAM, VICTORIAN PERIOD, 80 CHART BELOW
 - 4 8" HORIZONTAL WOOD BEAM, VICTORIAN PERIOD, 80 CHART BELOW
 - 5 8" HORIZONTAL WOOD BEAM, VICTORIAN PERIOD, 80 CHART BELOW
 - 6 SMOOTH FRESH PAINT FINISH FOR PAINT BENJAMIN MOORE - ROCKY COAST
 - 7 SMOOTH FRESH PAINT FINISH FOR PAINT BENJAMIN MOORE - BLACK
 - 8 4" X 4" WOOD FRESH VENEER BEAM
 - 9 SHOOTY FINE BRICK GLAZED 2001 SH
 - 10 FACIA BOARD FINISH TO MATCH BENJAMIN MOORE BLACK



BENJAMIN MOORE'S HISTORICAL TRUE COLOURS AS PER EVEN AGE MULTI-FAMILY GUIDELINES

HISTORICAL TRUE COLOURS



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Project
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Client
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Draw Title
 BUILDING 6 - ELEVATIONS

Sheet No. A4.06	Total Sheets 26	Contractor	Consultant Architecture Panel Inc.
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Reviewed By RD	Status DP Application		

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	02-11-22	DP Re-submission
E	02-09-23	DP Re-submission
F	12-12-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	18-04-24	DP Re-Submission





1 SOUTH ELEVATION
Scale 1/80

2 EAST ELEVATION
Scale 1/80

- FINISHES**
- 1" HORIZONTAL HAZEL BROWN LINENWOOD 8811 88 88 CHART BELOW
 - 2" HORIZONTAL HAZEL BROWN/OLIVE 8811 88 88 CHART BELOW
 - 2" HORIZONTAL HAZEL BROWN VICTORIAN PERIOD 88 88 CHART BELOW
 - 2" HORIZONTAL HAZEL BROWN PERIMETER 8811 88 88 CHART BELOW
 - 2" HORIZONTAL HAZEL BROWN STRATHCONA 8811 88 88 CHART BELOW
 - SMOOTH FINISH PANELS FINISH FOR EAST BENJAMIN MOORE: ROCKY COAST
 - SMOOTH FINISH PANELS FINISH FOR EAST BENJAMIN MOORE: BLACK
 - 1 1/2" V-GROOVE FRESH FENCE BEAM
 - HOCKEY TRIM BRICK GLAZED DARK GREY
 - HAZEL BEAM FINISH TO MATCH BENJAMIN MOORE BLACK



3 NORTH ELEVATION
Scale 1/80



4 WEST ELEVATION
Scale 1/80

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS AS PER EVEN AGE MULTI-FAMILY GUIDELINES

HISTORICAL TRUE COLOURS



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Client
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Draw Title
BUILDING 7 - ELEVATIONS

Sheet No.
A4.07

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RD

Total Sheets
26

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RD

Status
CP Application

No	Date	Issue Notes
C	11-03-22	CP Re-submission
D	02-11-22	CP Re-submission
E	02-09-23	CP Re-submission
F	12-12-23	CP Re-submission
G	03-01-24	CP Re-submission
H	18-01-24	CP Re-submission
I	18-04-24	CP Re-Submission





1 WEST ELEVATION
Scale 1/8"



2 SOUTH ELEVATION
Scale 1/8"



3 EAST ELEVATION
Scale 1/8"



4 NORTH ELEVATION
Scale 1/8"

- FINISHES**
- 1" HORIZONTAL WOOD GRAIN, SHIMAWOOD GREY, 3/4" CHART BELOW
 - 1" HORIZONTAL WOOD GRAIN, SHIMAWOOD BLUE, 3/4" CHART BELOW
 - 1" HORIZONTAL WOOD GRAIN, VICTORIAN PINK, 3/4" CHART BELOW
 - 1" HORIZONTAL WOOD GRAIN, PEASHELL GREEN, 3/4" CHART BELOW
 - 1" HORIZONTAL WOOD GRAIN, STATIONING RED, 3/4" CHART BELOW
 - SMOOTH FRESH PANELS FINISH FOR PAINT BENJAMIN MOORE - ARDENT COAST
 - SMOOTH FRESH PANELS FINISH FOR PAINT BENJAMIN MOORE - BLACK
 - 1/4" X 1/4" WELDED FINISH WOOD DOCK 8/16"
 - SMOOTH TEXTURED FAS FACED PROCEPT GLAZED 6/16"
 - FACED BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS
AS PER GIVEN AND MATCH-PANEL GUIDELINES



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Project
1135 SALTER ST.

Client
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Draw Title
BUILDING 8 - ELEVATIONS

Sheet No.
A4.08

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Reviewed By
RD

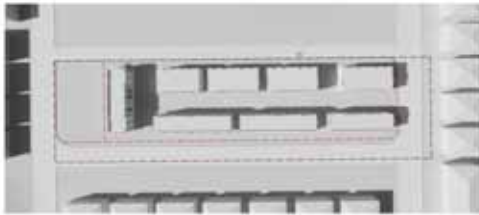
Total Sheets
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Checked By
RD

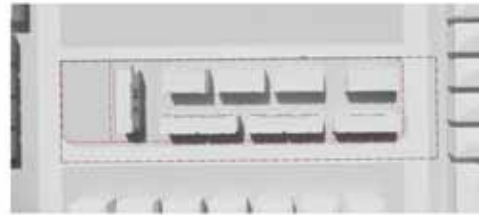
Status
DP Application

No	Date	Issue Notes
C	11-03-22	DP Re-submission
D	01-11-22	DP Re-submission
E	02-09-23	DP Re-submission
F	12-12-23	DP Re-submission
G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	18-04-24	DP Re-Submission

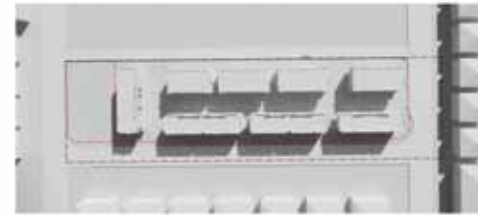




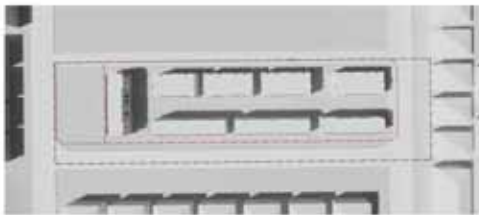
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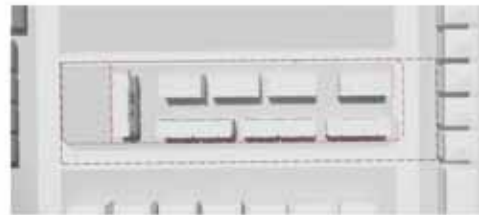
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Scale: NTS



3 APRIL 3 PM
Scale: NTS



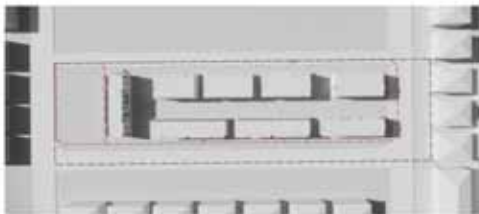
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Scale: NTS



5 JUNE 1 PM
Scale: NTS



6 JUNE 3 PM
Scale: NTS



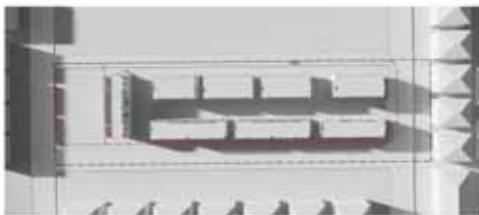
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Scale: NTS



8 SEP 1 PM
Scale: NTS



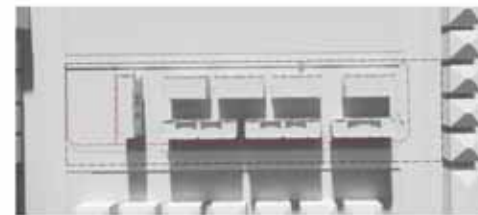
9 SEP 3 PM
Scale: NTS



10 JAN 9 AM
Scale: NTS



11 JAN 1 PM
Scale: NTS



12 JAN 3 PM
Scale: NTS



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Owner
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Sheet Title
SHADOW STUDY

Total Sheets	Sheet No.
26	AS.02
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AHJ Documents
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No	Date	Issue Notes
C	11-03-22	DP file submission
O	02-11-22	DP file submission
E	03-08-23	DP file submission
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Scale



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1 SECTION AA
 Scale 1/50



2 SECTION BB
 Scale 1/50

Project
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Owner
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Sheet Title
SITE SECTIONS

Total Sheets	Sheet No.
26	AS.03
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G	03-01-24	DP Re-submission
H	18-01-24	DP Re-submission
I	16-04-24	DP Re-submission





1 VIEW OF PEDESTRIAN ENTRY TO AMENITY AREA IN BETWEEN BUILDINGS 5 & 6
Scale: NTS



2 VIEW OF MAIN ENTRANCE - BASRAN AVE.
Scale: NTS



3 VIEW SHOWING USE OF HISTORICAL TRUE COLOURS
Scale: NTS



4 INTERNAL ROADScape
Scale: NTS



5 VIEW OF SEATING OPPORTUNITIES IN AMENITY AREA IN BETWEEN BUILDINGS 5 & 6
Scale: NTS



6 VIEW OF CENTRAL AMENITY PLAZA
Scale: NTS



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Project
1135 Salter St.

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Sheet Title
PERSPECTIVES

Total Sheets	Sheet No.
26	A6.D1
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O	02-10-22	DP file submission
E	03-08-23	DP file submission
F	16-10-23	DP file submission
G	03-05-24	DP file submission
H	18-05-24	DP file submission
I	16-04-24	DP file submission

Scale



1 KEY PLAN
Scale: 1:250

DESIGN RATIONALE AND SUMMARY

This multi-family residential proposed project is located in the City of New Westminster's Queenborough Area. The project aims to provide housing which reflects the diversity of the surrounding community and provides opportunities to create a vibrant, family oriented neighborhood.

During the central location of this site, it requires intricate landscape treatment in almost all directions and edges of the site. The main objective of this design is to create communal views with equal importance given to privacy of each unit. Every part of site is used to accentuate the overall design with careful use of landscaping elements. Several techniques like delineation for way-finding, access control, safety, and aesthetics in dealing with the design issues has precluded this design scheme.

We are proposing an addition of landscaped paving structures to identify the varied use entrances and accentuation with the built form edge. The dense development zones and their respective demographics have been attempted by allocating a variety of hardscape finishes such as the stamped concrete, Belgard concrete hard pressed slabs, and in situ concrete panels directing the movement and circulation.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces. The element used to define these spaces (private patios from one another) is stone.

The hardscaping and the landscape buffer zones of the site have been very strongly designed in favor of the native trees and shrubs. They are chosen for not only for their low footprint factor but also owing to their mostly evergreen nature and limited maintenance and the leaf litter.

The outdoor amenity has been designed with a very distinct separation of areas. Thoughtful use of shrubs and trees to screen private spaces from common amenity spaces. Also part of the amenity is treated as play area.

Three small plazas with seating opportunity are proposed near the two vehicular entry points of the site. The three plazas vary in size with shrubbery on the sides to for a more welcoming interface.



Yellow-flowered Canna lily, Red-flowered Canna lily, Red-flowered Canna lily, Red-flowered Canna lily, Red-flowered Canna lily

See Tree Schedules, Tables and Descriptions on L3

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standard's latest edition. Container sizes are specified as per 'CNTA Standards'. Both plant size and container size are the minimum acceptable sizes. The installer is advised to search and view, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. Substitutions must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the 'BC Landscape Standard'. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

Min. growing medium depths over prepared subgrade shall be:	
Lean areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	200mm (ground root ball)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground Area', except for the areas over structures where the medium shall conform to the requirements for 'Level 1 applications'. Processing and mixing of the growing medium shall be done off site using a mechanized screening process. Prepared growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be actually free from subsoil, weed including weedy plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All wood fences to be cedar, with one coat of clear penetrating preservative.

All engineering drawings (Civil, Mechanical, Electrical and Structural) to supersede the Landscape drawings where applicable. These Landscape drawings are to be considered prevailing only in case of soft landscape/paving.

All soft landscape areas to be serviced by High Efficiency irrigation System.



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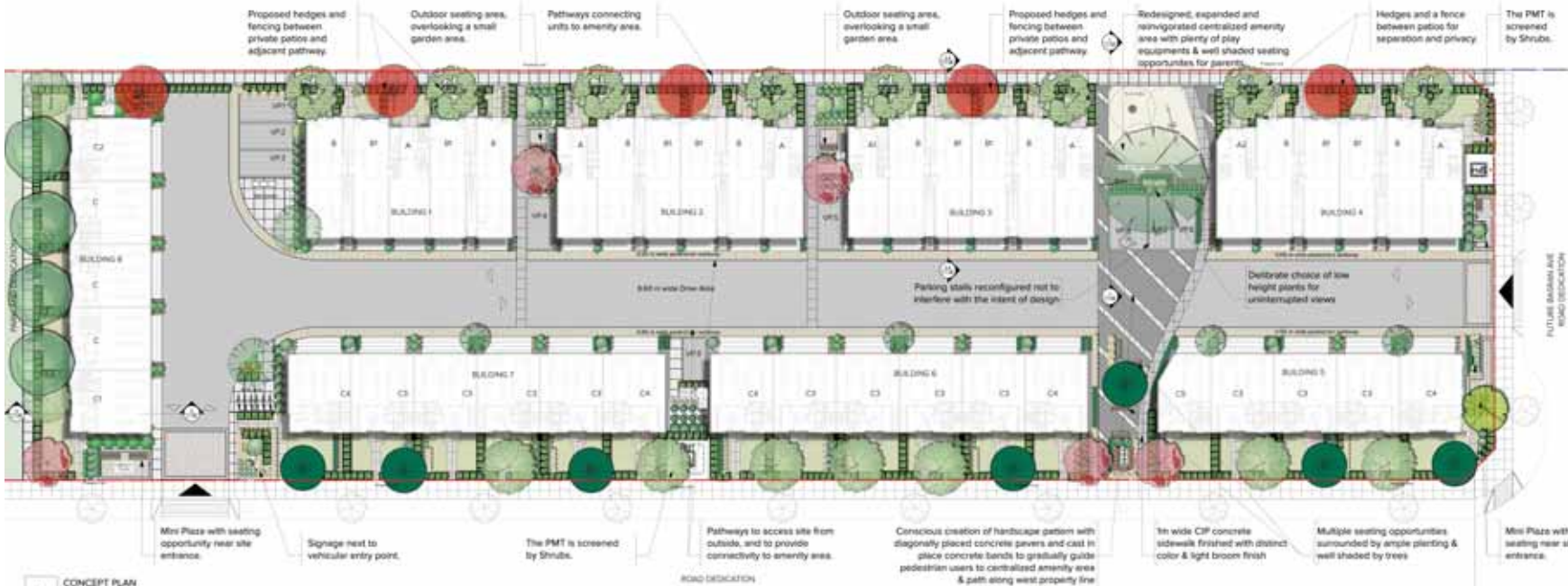
Sheet Title
LANDSCAPE KEY PLAN

Total Sheets	Sheet No.
7	LL01
Drawn By	Checked By
SS/BB	RD
Reviewed By	Status
RD	
Contractors	Consultants
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AHJ Documents
City of New Westminster

No.	Date	Issue Notes
C	11-03-22	DP File Submission
D	02-11-22	DP File Submission
E	03-08-23	DP File Submission
F	16-10-23	DP File Submission
G	18-01-24	DP File Submission
H	23-04-24	DP File Submission
I	12-06-24	DP File Submission





1 CONCEPT PLAN
Scale: 1:200



2 VIEW SHOWING THOUGHTFULLY DESIGNED PATIOS
Scale: NTS



3 VIEW OF SEATING ALONG NORTH-EAST AMENITY PLAZA
Scale: NTS



4 VIEW SHOWING TAXUS HEDGE SCREENING BETWEEN PATIOS & COMMON SPACES
Scale: NTS



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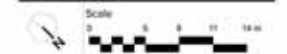
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Sheet Title
CONCEPT PLAN

Total Sheets	Sheet No.
7	L1.02
Drawn By	Checked By
SS/BB	RD
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RD	
Contractors	Consultants
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No.	Date	Issue Notes
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F	16-10-23	CP Re-submission
G	18-01-24	CP Re-submission
H	29-04-24	CP Re-submission
I	12-06-24	CP Re-submission



Attachment 6
*Evaluation Criteria for Considering
Variance Requests*

EVALUATION CRITERIA FOR CONSIDERING VARIANCE REQUESTS

Information Question

- 1. What is the intent of the bylaw which the applicant is seeking to have varied?***

Section 140.53 of the Zoning Bylaw regulates access to a parking stall. The intent is that a parking stall must be accessed by either a driveway or a ramp. A parking space cannot be accessed through another stall.

The intent of the Zoning Bylaw's side yard setback and building separation distance provisions are to ensure that adequate space is provided between buildings, privacy impacts are minimized, etc.

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 – more family-oriented townhouse units may be provided by allowing tandem parking. If 100% of the development were required to provide side-by-side parking, this would result in either fewer units or units without required off-street resident parking.

Yes – from a flood hazard perspective, as electrical equipment should not be located below the flood construction level (FCL), the stairs would facilitate access to the electrical rooms above the FCL.

- 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.***

Yes – since the floodplain limits the ability to construct underground parking in Queensborough, parking for townhouse projects in this neighbourhood is typically provided at grade.

Yes, if the stairs were not to project within the building separation distances, the buildings would need to be placed at a further distance from each other, reducing the number of proposed units. If the electrical rooms were proposed at grade, they would not be consistent with the Flood Hazard Development Permit Area guidelines.

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 – since the proposed variance is related to off-street parking for a project with more than five units, it would not be considered as a Director-delegated minor variance.

While the variances to accommodate the electrical room access stairs may be considered as minor variances, their consideration is being combined with the tandem parking variance for efficiency and simplicity.

6. ***Is the proposed variance relatively minor?***

Yes – the proposed tandem parking variance is considered to be relatively minor given that it would affect less than 50% of the total proposed parking, which is the maximum considered reasonable in Queensborough.

Yes – the proposed projections are limited only to the three staircases leading to the electrical rooms.

Building Specific Criteria (Side Yard Setbacks)

- ***Does the decreased setback still provide adequate space between the building and the adjacent building (or a building that could be built under the existing zoning) in terms of liveability and open space proportionate to the size of the building?***

While one electrical room access staircase is proposed to project into the west side yard setback, and two staircases would project into the building separation distances, the buildings themselves would still meet the minimum required setbacks and building separation distances under the RT-3 zone.

- ***Does the decreased setback still provide for appropriate massing along the street?***

Similar to above, only the proposed electrical room access stairs, rather than the buildings, would project into the west side yard setback and building separation distances.

- ***Does the decreased setback create privacy issues for the adjacent property in terms of windows, decks, or balconies?***

Since the buildings themselves would still meet the setback and building separation requirements of the proposed RT-3 zone, the staircase projections are not anticipated to create privacy issues as they would only be in use when access is required to the electrical rooms.

Attachment 7
*Summary of Proposed
Sustainability Measures*

Sustainability comments

Response to City Comments 8 April, 2024.

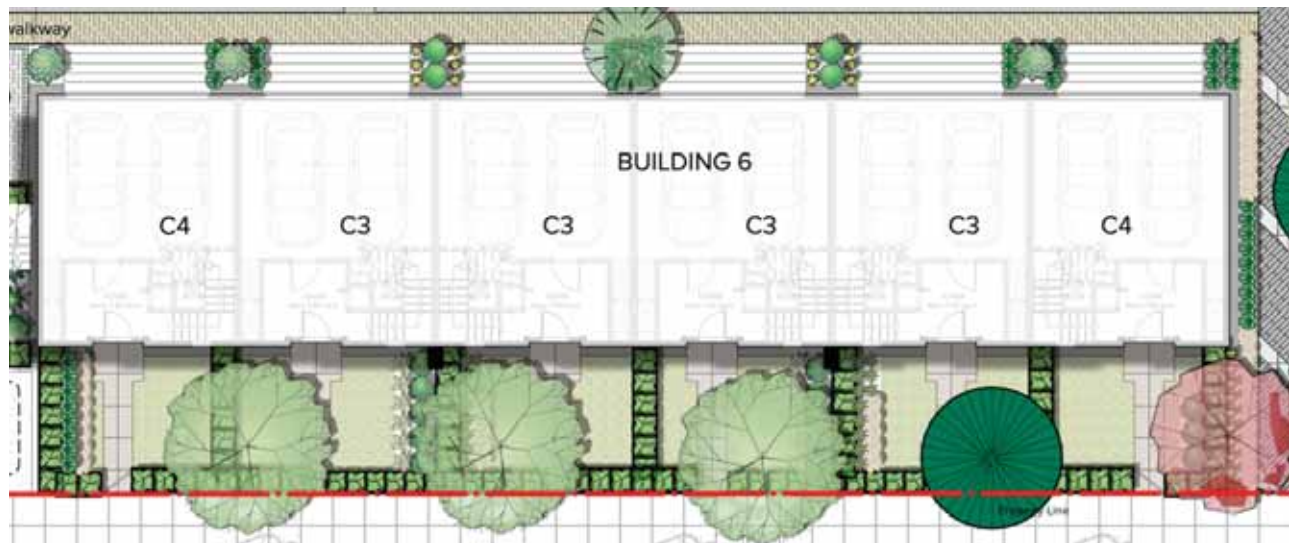
City Comments 4 April 2024

API response in Yellow.

4. A few months ago, we had provided feedback from Squamish Nation, who recommended that projects consider the following:

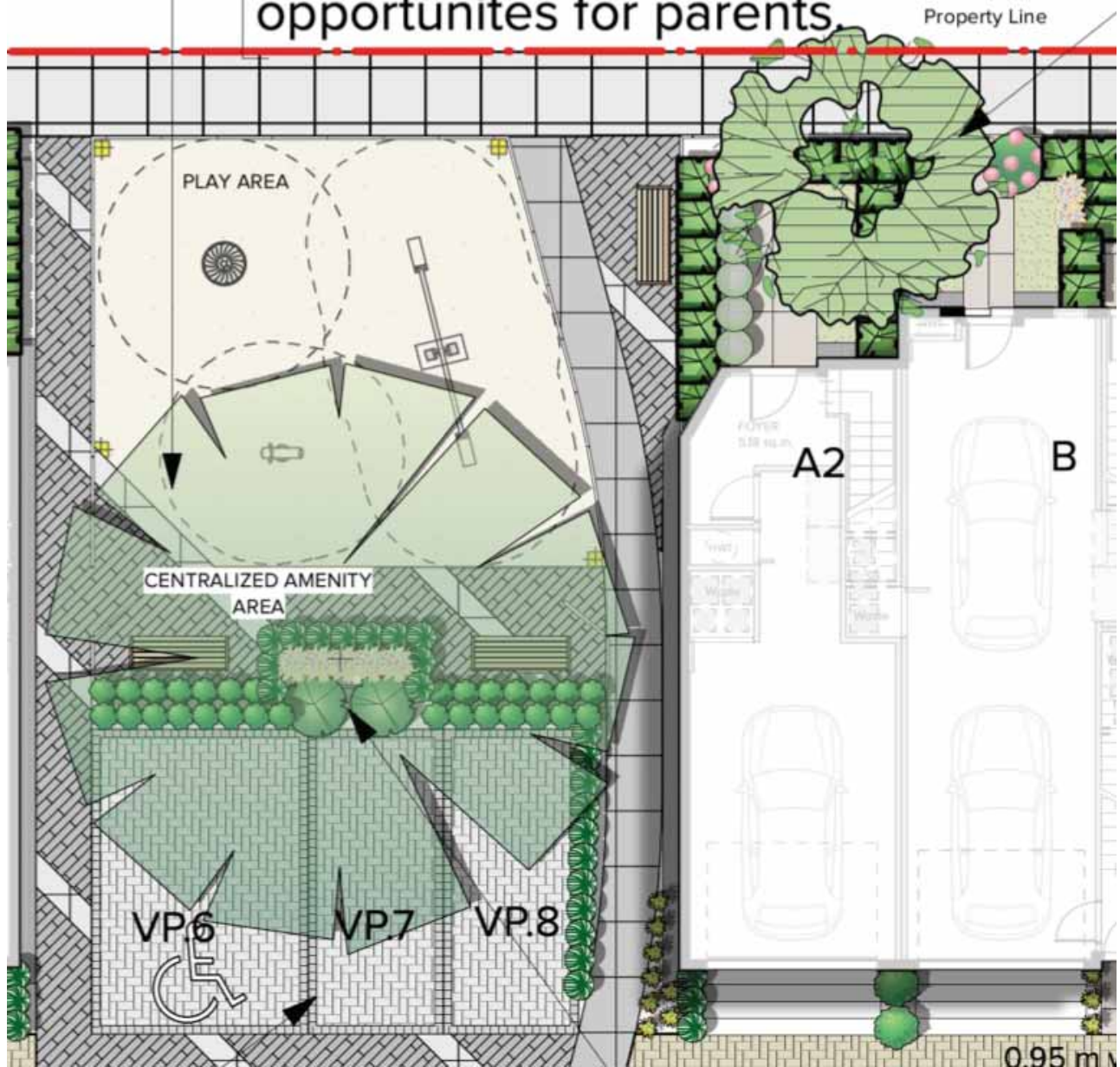
– Climate resilient standards (e.g., HEPA smoke filters, passive cooling, and increased stormwater drainage capacity)

- API: Individual residential units have a dedicated open area with a tree in each yard. All common amenity areas have been shaded naturally with tree canopies. Refer Images below.



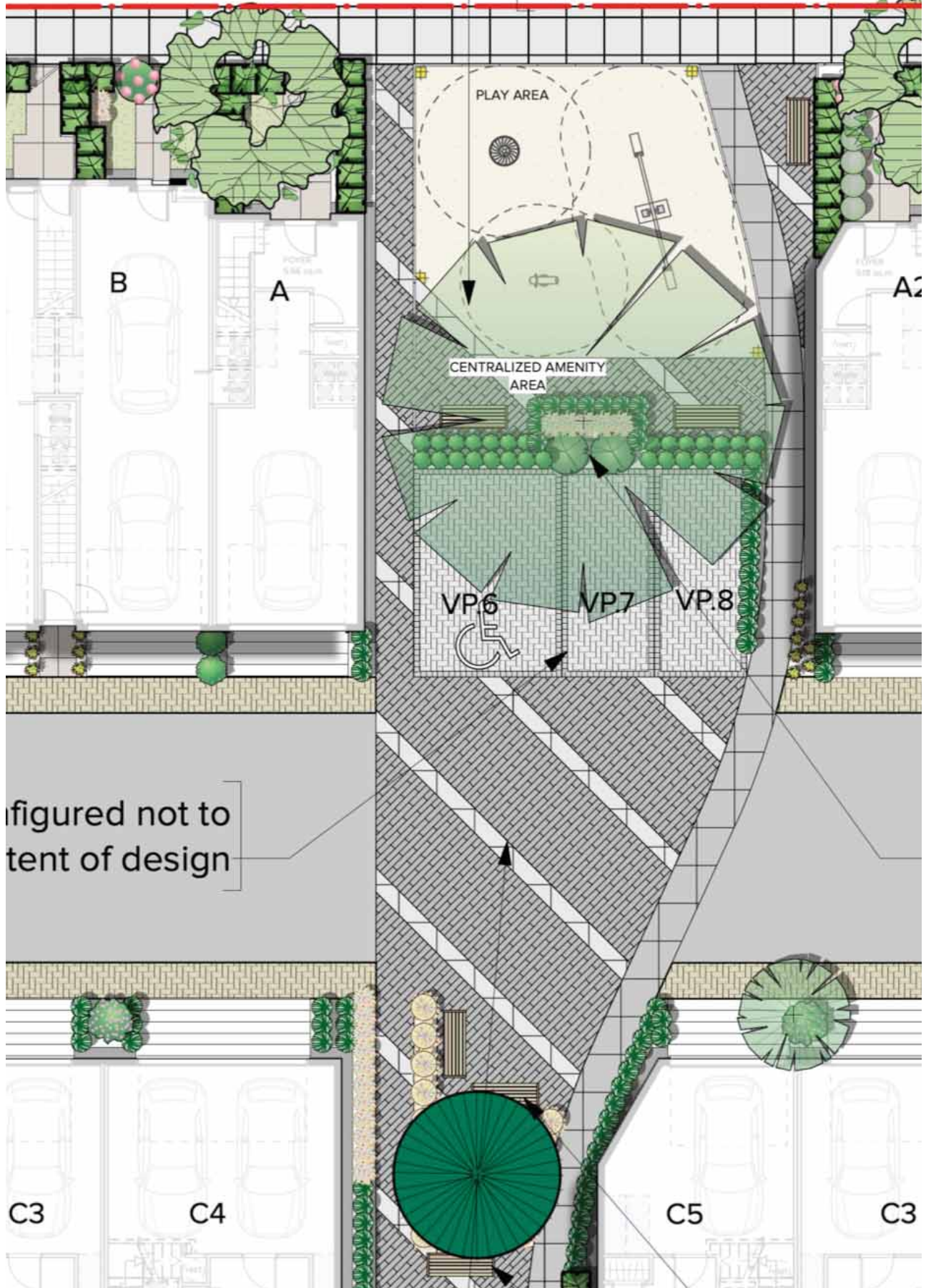
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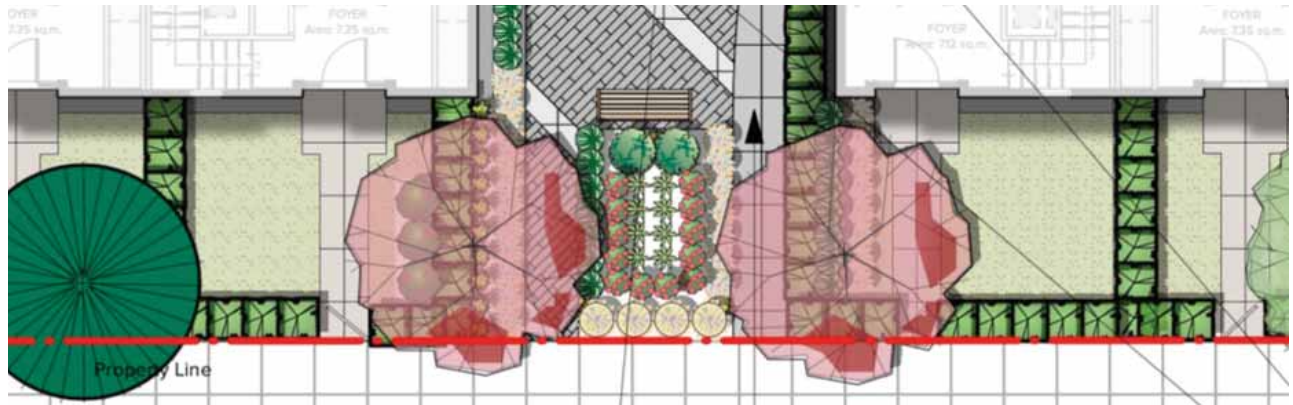
Redesigned, expanded and reinvigorated centralized amenity area with plenty of play equipments & well shaded seating opportunities for parents



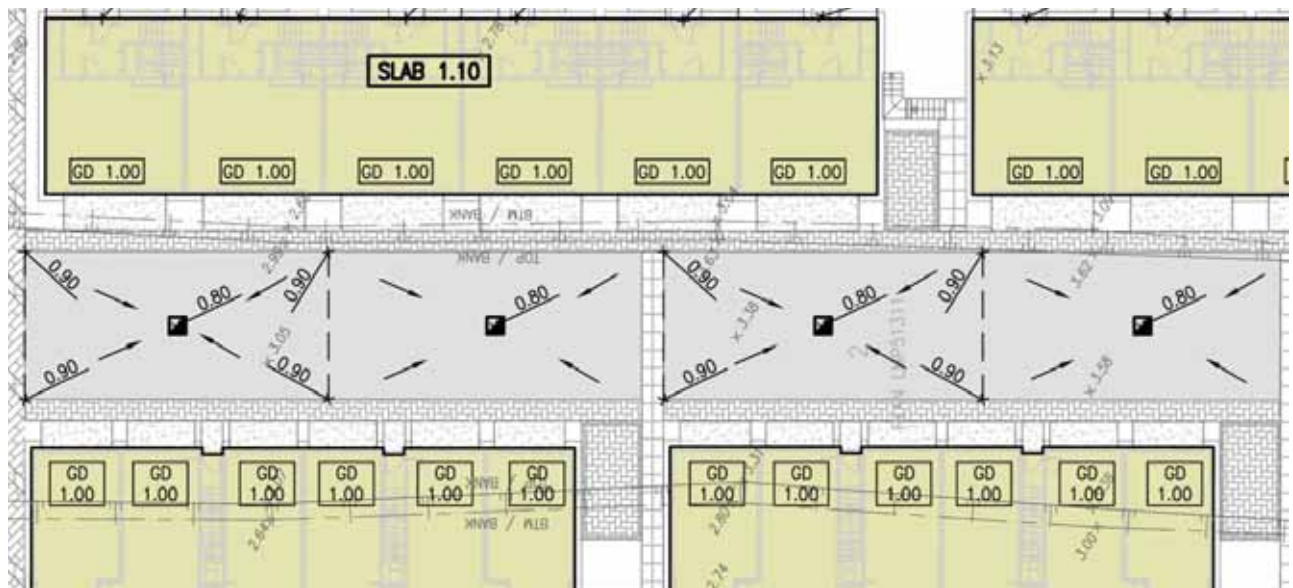
- We have tried to limit asphalt usage on site, and proposed concrete paver alternatives with a lesser heat absorption capacity. Refer Image below.

opportunities for parents

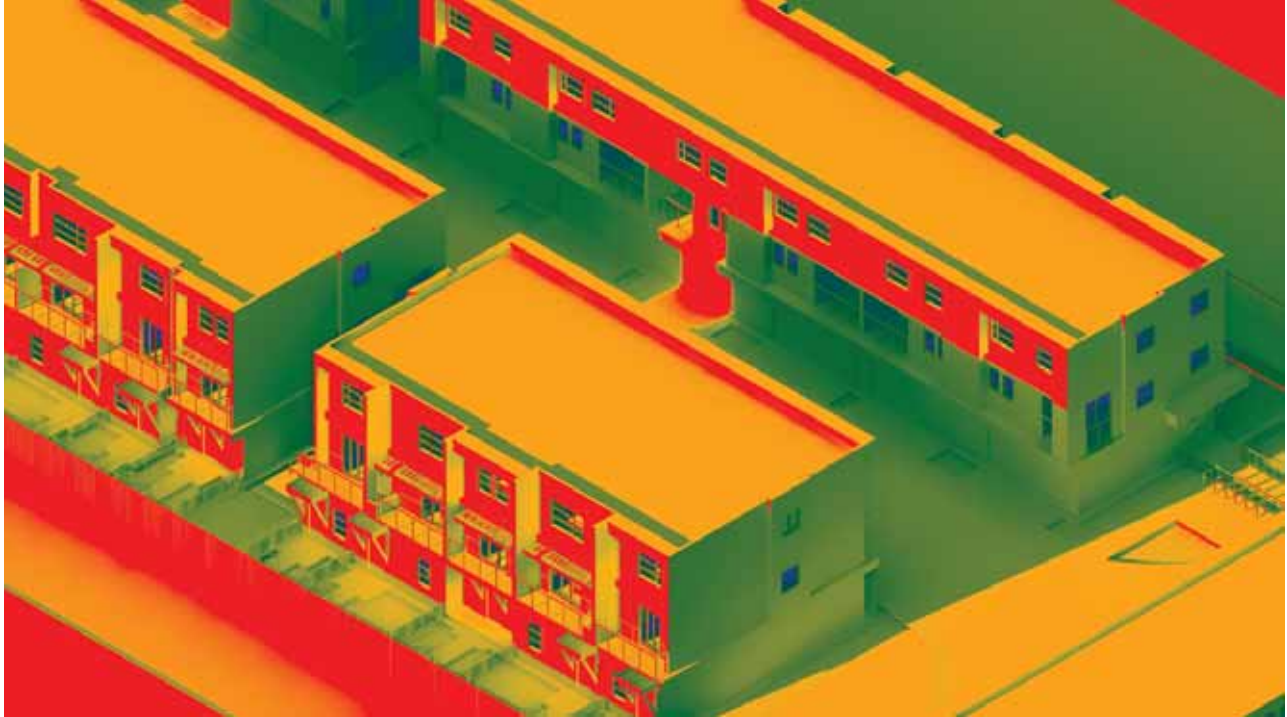




- Storm water drain system is optimized to maximize surface run-off. Catch basins are placed at regular intervals for efficient storm water drainage. Refer Image below.



- Vertical and horizontal solar protection elements have been consciously included for passive cooling. Their effects can be noted from the thermal analysis image included below.



- *Building design features to mitigate against climate impacts (e.g. increased temperatures, increased risk to (wildfire) smoke, increased rainfall and wind, external flood risks)*
 - API: Building response to heat mapping is depicted in the thermal analysis. (Red-Hot, Green-Cool)
 - Vertical solar control elements balance the intensity of heat in hot weather. Fenestrations counter the sun exposed surface and allow ventilation and comfort. Refer Image below.



- Risk of increased rainfall can be managed on site through roof drains and an efficient storm water drainage system as mentioned previously.
- Site grades allow a higher Finished Floor elevation, reducing risks to external flood.

– *Net zero carbon emissions (considering clean power/heat, building envelope, renewables, and embodied carbon)*

API: Indeed. High performance building envelope systems are visualized to be used and the flat roof also allows for insulation to be placed on the outside with much better efficiency compared to the internal batt insulation. Further, a compact design with moderate floor-to-ceiling heights, use of flat roofing systems and modulating the window sizes have been consciously done to achieve minimizing the embodied carbon.

– *Highest sustainability standards as possible (including considerations for water consideration, stormwater management, waste management, transportation, environmental conservation, and food security)*

API: Water consideration has been given special thought by utilizing native planting that reduces leaf litter and consumes limited resources such as water and maintenance. Native vegetation and bird friendly plants proposed contribute towards a sustainable on-site environment. Shrub varieties- Vaccinium Ovatum, Ribes Sanguineum, Rosa Nutkana, Mahonia Aquifolium, Mahonia Nervosa, Arctostaphylos Uva Ursi- Kinnikinnick are planted throughout the site. A compact design layout also allows for consolidated water use and self supporting building elements for not just water but also solar and wind protection. The most efficient waste management system with curb-side pickup is proposed to eliminate any need for a garbage enclosure or facility.

Overall, a design solution with emphasis on sustainability and conservation of resources is intentionally proposed which will stand well in growing climate of efficiency.

Such time, you had mentioned to us that the above will be included as necessary – could you provide more detailed information in terms of what climate/sustainability measures are proposed as part of the project for response?

API: As would have been obvious to the reader of this document, the design of the site not only talks about solar/wind protection by utilizing the features such as the fins and shades but also proposes to use high efficiency envelope systems. This is only enhanced by a site planning layout that supports inter building sustainability measures and consolidation of landscape features to help the overall efficiency.



Attachment 8

Be Heard New West Summary

Project Report

29 October 2020 - 18 November 2024

Be Heard New West City 1135 Salter Street



Visitors Summary

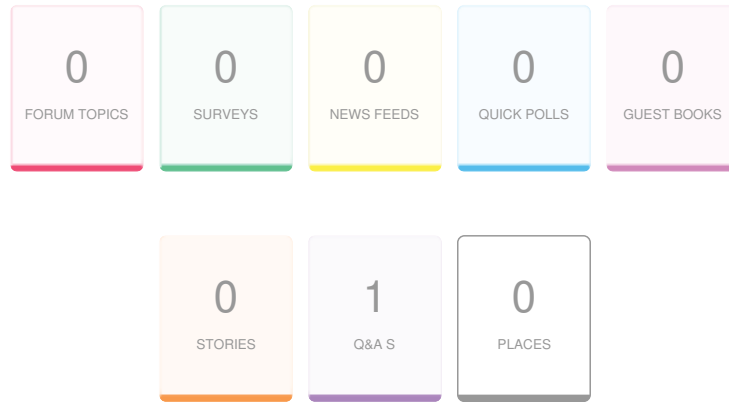


Highlights



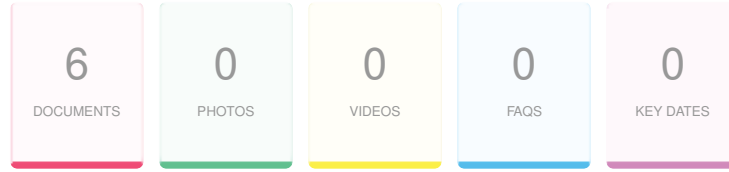
Aware Participants	481	Engaged Participants	3		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	481	Contributed on Forums	0	0	0
Informed Participants	164	Participated in Surveys	0	0	0
Informed Actions Performed	Participants	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	163	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	1	2	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	137				
Contributed to a tool (engaged)	3				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a question about 1135 Salter Street	Published	7	1	2	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Proposed Drawing Package - August 2022	109	142
Document	Preliminary Council Report - May 9, 2022	36	87
Document	NWDP Meeting - December 13, 2022	33	48
Document	Proposed Drawing Package - May 2024	22	30
Document	Land Use Planning Committee Report - June 2019	18	35
Document	Applicant-Led Consultation Report - September 2022	6	11

QANDA

Ask a question about 1135 Salter Street

Visitors 7	Contributors 3	CONTRIBUTIONS 3
-------------------	-----------------------	------------------------

Q

S22(1)

11 November 22

The best use of the Queens Park Petting Zoo is to return this space again to a petting zoo of farm animals. My children loved to see the all the young animals in this space and all other children were equally joyful. This space is a lovely opportunity to get to know and experience farm animals. As my daughter became older, she loved volunteering to clean the space and to help feed the animals.

A

Privately Answered

Hello, thank you for sharing your feedback on the Queen's Park Farm. We have passed along your comments to the Queen's Park Farm project team. If you have further thoughts or ideas you would like to share about that project, we invite you to take our survey or attend one of our upcoming sessions. You can find more information here: <https://www.beheardnewwest.ca/qp-farmfuture>

Q

S22(1)

09 December 22

This development for rental units will be owned by one entity? Will it require rental and strata fees? Is the city considering to encourage housing options like non-strata row houses that can be owned by individuals rather than organization?

A

Publicly Answered

Thank you for your questions regarding the project at 1135 Salter Street. The current proposed development for this site will be strata townhouse units, rather than rental units. Strata units are owned by individuals, and typically involve strata fees to maintain common areas. In terms of ownership type, the City's broader Infill Housing Program allows for both townhouses (strata title developments) and rowhouses (fee simple developments – i.e. owned by an individual, not strata).

QANDA

Ask a question about 1135 Salter Street

Q

S22(1)

13 August 24

S22(1) would like to know the latest status of this project. Has this proposal received 2nd and 3rd reading? Any outstanding items? Thanks.

A

Privately Answered

Thank you for your enquiry – the proposed project has not yet been considered by Council for readings. Staff is currently working with the applicant to address any outstanding items prior to taking the applications to Council for consideration. Any project updates will be posted on the Be Heard page.

Attachment 9
Applicant-Led Consultation
Summary



APPLICANT-LED CONSULTATION REPORT

An applicant-led public consultation was commissioned on this project in the months of September and October. To accomplish a successful applicant-led consultation, we followed the following strategy as outlined by the City.

Notification - Create plenty of opportunities to notify the stakeholders and residents of the virtual meeting along with capture any queries or concerns in the lead up to the virtual meeting

Virtual Meeting - Present the proposed development and answer any questions and capture any concerns that need to be addressed.

Create Report - Compile and create a summary of the process and include it in the report.

NOTIFICATION

An applicant-led virtual open house was held on the 22 September, 2022. Below we outline the methods used for notification of the consultation.

An extensive plan for exposure of our virtual open house was undertaken with the following steps.

- Construction of a dedicated website advertising the timings, coordinates and links to the said virtual open house
- Physical flyers (pre approved by the city) and hand delivered to a list of stakeholders and residents provided by the city
- Advertisements published in the New West Record 2 weeks in advance of the event.




1. ADVERTISEMENTS

The following advertisement was published in the New West Record on the 8th and 15th of September, 2022. It invited participants to a scheduled zoom meeting to put forth their opinions and questions to the consultants.

MAPLE MEWS VIRTUAL OPEN HOUSE



Proposed Townhouse Project
at 1135 Salter St.,
New Westminster



The Design Team and the developers invite you to a scheduled Zoom meeting where they will be available to review and answer any questions that you may have.

DATE: 22 September 2022
WEBSITE: www.1135maplemews.com
BE HEARD NEW WEST PAGE:
www.beheardnewwest.ca/1135-salter-st

REZONING: From Queensborough Neighbourhood Residential Dwelling Districts (RQ1) to Queensborough Townhouse Districts (RT-3 or RT-3A)
PROJECT NAME: Maple Mews
EMAIL: info@1135maplemews.com
PHONE: 604 583 0810



2. FLYERS

The following flyer copy was distributed to all the relevant property owners within 100 meter radius of the subject property. The flyers were hand delivered to these properties on 9th September, 2022.



Proposed Townhouse Project at 1135 Salter St., New Westminster



The proposed project is a multi-family residential development that is located in the City of New Westminster's Queensborough Area. This project aims to provide housing that reflects the diversity of the surrounding community and provides opportunities to create a vibrant, family oriented neighbourhood.

The project will add 45 stratified units to the Ewen Avenue Multi-Family areas.

The project has modern sensibilities but with a reference to the traditional by using historic, vibrant colors. The project includes a variety of proposed unit designs to cater to a variety of families. It also includes few units with tandem parking spaces for which a variance is requested.



The form and character of the buildings was developed to maintain a harmony in design with the neighbourhood. For more information on the proposed development and to provide feedback via online survey, please visit :

www.1135maplemews.com

MAPLE MEWS VIRTUAL OPEN HOUSE

The Design Team and the developers invite you to a scheduled Zoom meeting where they will be available to review and answer any questions that you may have.

DATE: 22 September 2022 | **Time:** 5:30 PM - 7:30 PM

WEBSITE: www.1135maplemews.com

BE HEARD NEW WEST PAGE: www.beheardnewwest.ca/1135-salter-st

REZONING: From Queensborough Neighbourhood Residential Dwelling Districts (RO-1) to Queensborough Townhouse Districts (RT-3 or RT-3A)

PROJECT NAME: Maple Mews

EMAIL: info@1135maplemews.com

PHONE: 604 583 0810





From: salvia architecturepanel.com salvia@architecturepanel.com
Subject: Proposed Townhouse Project at 1135 Salter St, New Westminster
Date: September 12, 2022 at 11:34 AM
To: qbpresidents@yahoo.ca
Cc: Ruchir Dhall ruchir@architecturepanel.com, mohanmarwaha56@gmail.com



Good Morning Laurie,

We are the architectural firm representing the client that is proposing a new townhouse project with 45 f2 at Salter St.. Please find attached below a flyer with details of this development along with a website listed below. Please don't hesitate to reach out if you have any questions or concerns.

<https://www.1135maplemews.com/>

Thanks and regards,

Salvia Dhall,
Studio Director
MDM,CSM®
(604) 385 3600, (604) 825 0670
salvia@architecturepanel.com



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. If you have received this communication in error please contact the sender by telephone or by response via mail.

We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.



FLYER 8 Sept
2022.pdf



ARCHITECTURE **PANEL** INC.

A flyer was also sent to the Queensborough Residents Association by email on 12th September, 2022. Please find a copy of the email attached below.

3. WEBSITE

The following website was designed to create more awareness about the project and advertise the virtual information meeting as well as capture inputs via an online survey. Attached below are a few images of the website.

<https://www.1135maplemews.com/>



Home and Survey Pages from the website



HOME OVERVIEW VISION SURVEY ADMIN LOGOUT HELP

Edit Contact-Me/Evaluation Request

Mohan [Back to Admin](#)

Personal Infor

First Name
Last Name
Address
Telephone #
Cellphone #
Workphone #
Fax #
Email
Email Consent
Preferred Contact By

Send Date Sep 12, 2022

Message: What do you think about the proposed building design? Neutral
Would you like to see new townhouses in the Ewen Avenue Multi-family area? Like
How do you feel about tandem parking in some townhouses? Like
How do you feel about each townhouse unit having direct access to the sidewalk? Neutral
Any other feedback? More housing is desperately needed in Metro Vancouver and this should get done as soon as possible. It is ridiculous that it has sat for so long waiting to be rezoned from residential to residential

Notes: HomePage Contact Request



HOME OVERVIEW VISION SURVEY ADMIN LOGOUT HELP

Edit Contact-Me/Evaluation Request

Mohan [Back to Admin](#)

Personal I

First Name
Last Name
Address
Telephone #
Cellphone #
Workphone #
Fax #
Email
Email Consent
Preferred Contact By

Send Date Sep 12, 2022

Message: What do you think about the proposed building design? Neutral
Would you like to see new townhouses in the Ewen Avenue Multi-family area? Like
How do you feel about tandem parking in some townhouses? Neutral
How do you feel about each townhouse unit having direct access to the sidewalk? Like
Any other feedback? The building design shouldn't be like ordinary or you could see everywhere. It should be classy looks expensive but affordable

Notes: HomePage Contact Request



Above are images of 2 surveys and their responses.



No phone calls were received including any call from the Residents Association.

VIRTUAL MEETING SUMMARY

Applicant led consultation was successfully held virtually on the 22nd of September 2022 between 5:30pm to 7:30pm.

There were a total of 4 queries presented at the virtual meeting listed below with their responses.

Query 1 - Neighbouring property's owner's relative had a concern about preloading and block wall between subject property and the neighbouring property to the east. They wanted to know how that will effect the levels.

Response 1 - They were informed that preloading and block wall will be removed before starting construction. The eventual development on the subject property (including separation road) will not have any significant level difference from their property.

Query 2 - There was a query about the proposed onsite and offsite trees on the perimeter of the proposed development. They wanted to know how effective the landscape separation would be in terms of providing screening from adjoining properties.

Response 2 - It was conveyed that the boulevard trees in tandem with the yard hedging and onsite trees would create effective screening and requisite separation. The landscape site plan was screen shared to demonstrate this concept and address any issues.

Query 3 - There was a query requesting more information about the colours used in this project. Also, they wanted to know if the developers had done any other project in the area before.

Response 3 - It was explained the the colour palette was chosen from the Vancouver Historic Colour Palette as mandated by the OCP. They were also informed this was the developers first project in the area.

Query 4 - Fellow architect attended the meeting to test the waters and assess the response for a comparable project in the area that they are considering.

Response 4 - No response required.



Attachment 10

December 13, 2022 New Westminster

Design Panel Meeting Minutes

NEW WESTMINSTER DESIGN PANEL
MINUTES

Tuesday, December 13, 2022

Meeting held electronically and open to public attendance
Council Chamber, City Hall

PRESENT

Winston Chong*	Architectural Institute of BC (AIBC)
Bryce Gauthier*	BC Society of Landscape Architects (BCSLA)
Brad Howard *	Development Industry Representative (UDI)
Caroline Inglis*	Architectural Institute of BC (AIBC)
Narjes Miri*	Architectural Institute of BC (AIBC)
Stanis Smith*	Architectural Institute of BC (AIBC)

REGRETS

Micole Wu	BC Society of Landscape Architects (BCSLA)
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GUESTS

Mary Chan Yip*	PMG Landscape
Robert Ciccozzi *	Ciccozzi Architecture
Ruchir Dhall*	Architecture Panel Inc.
Amin Nikfarjam*	Ciccozzi Architecture
Damon Oriente*	Architecture Panel Inc.

STAFF PRESENT

Dilys Huang	Development Planner
Katie Stobbart	Committee Clerk

*Denotes electronic attendance

1. **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Winston Chong opened the meeting at 3:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. **CHANGES TO THE AGENDA**

There were no changes to the agenda.

3. **ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**

3.1 **Minutes of July 26, 2022**

MOVED and SECONDED

THAT the minutes of the July 26, 2022 New Westminster Design Panel meeting be adopted.

Carried.

All members present voted in favour of the motion.

3.2 **Minutes of November 23, 2022**

MOVED and SECONDED

THAT the minutes of the November 23, 2022 New Westminster Design Panel meeting be adopted.

Carried.

All members present voted in favour of the motion.

4. REPORTS AND PRESENTATIONS

4.1 102-128 East Eighth Avenue and 721 Cumberland Street: Rezoning and Development Permit for Infill Townhouses

Dilys Huang, Development Planner, provided a presentation titled “102-128 East Eighth Avenue and 721 Cumberland Street” to give an overview of the proposal.

Procedural Note: Bryce Gauthier joined the meeting at 3:12 p.m.

Robert Ciccozzi and Amin Nikfarjam, Ciccozzi Architecture, provided a presentation titled “102-128 East Eighth Avenue and 721 Cumberland Street,” and Mary Chan Yip, PMG Landscape, provided an overview of the landscape portion of the proposal.

In response to questions from the Panel, Mr. Ciccozzi, Mr. Nikfarjam, and Ms. Chan Yip advised:

- The adaptable units were not required to be accessible. The amenity space is easily reached from the accessible parking, and there is access from the street to the adaptable units. Could potentially look at locating the accessible stalls closer to the adaptable units;
- The four separate archetypes are arranged back-to-back to make them appear as separate projects;
- The allocation of 31 more stalls than the City requires was market-driven, as people buying townhouses are likely to want two parking stalls. This was negotiated to 1.5 stalls per unit and an abundance of bicycle parking to satisfy both the City and clients;
- Shared outdoor amenities include a children’s play area with climbing structure and seating for parents; picnic tables and a barbecue located centrally and close to the mailbox area for socializing; a fenced dog run area; and community garden plots along the south edge of the site;
- This is not a phased development; units will be built and occupied all at once;
- Adaptable units reach the garbage room either via the street or via the elevator down to the parking area; and
- There is no weather protection for the terraced upper level decks, as adding roofs would change the massing of the project.

The Panel provided the following comments on the proposal:

- The variety in architectural character is good and the colours work; it is a much-needed family-friendly project with generously sized, well laid-out homes;
- The architects may want to consider mixing up the clusters of archetypes to make them feel less cookie-cutter;
- Suggest adding pick-up/drop-off zones in the public area of the parkade or off the street to facilitate deliveries;
- Potentially flip buildings 5-8 so all patios face the centre spine of the site to create opportunities for community space and better activate the lane;
- There is a stark transition between buildings 2 and 3, while 3 and 4 are quite similar—suggest either toning down scheme 1 so there is less of a difference between 1 and 2 or pushing scheme 2 so the transition is not as stark;
- Aesthetically, the detailing for the contemporary is the weakest of the archetypes—there may be too big a range of styles, and it would be nice to have a more subtle transition rather than a dramatic change;
- Suggest including benches along the central spine to provide areas of rest;
- The panel supports the City’s efforts for parking reduction, and would like to see a further reduction in parking spaces—consider managing with TDM opportunities (e.g. car-share);
- Potentially look at the opportunity for a car-share program on-site to decrease the reliance on two cars per household;
- Suggest incorporating bike wash/maintenance areas; and
- Recommend looking again at on-site accessibility, particularly around garbage access, parking, drop-off, etc.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project at 102-128 East Eighth Avenue and 721 Cumberland Street subject to the applicant working with staff to further review the accessibility of the project, along with consideration of the Panel’s above comments.

Carried.

All members present voted in favour of the motion.

4.2 1135 Salter Street: Official Community Plan Amendment, Rezoning, Development Variance Permit, and Development Permit for Townhouse Development

Dilys Huang, Development Planner, provided a presentation titled “1135 Salter Street” to give an overview of the proposal.

Ruchir Dhall, Architecture Panel Inc., provided a presentation titled “1135 Salter Street,” and Damon Oriente, Architecture Panel Inc., provided an overview of the landscape portion of the proposal.

In response to questions from the Panel, Mr. Dhall and Mr. Oriente advised:

- There are seating areas for the public at both vehicular entries, as well as two small seating areas. Between buildings 3 and 4, there is a paved area as well as a children’s play area with a grassy area beyond that;
- There has been a lot of thought given to various types of units;
- The desire was to create harmony through the use of the Vancouver historic colour palette;
- DPA guidelines state that the roof design should minimize the overall massing, to which end the flat roof was chosen. There are a number of guidelines—including height and floodplain elevation requirements—which made determining the best height a tight design exercise;
- Adaptable units have not yet been proposed, but could look at which units would be best for incorporating;
- This proposal is not within the Agricultural Land Reserve;
- There is currently no design for the future park space, as the Parks and Recreation Department has asked to design and implement the park space programming, which will likely include consultation;
- Based on the current drawings, the flood construction levels are met; and
- The main central drive aisle is as narrow as it can be for functionality.

The Panel provided the following comments on the proposal:

- Amenity spaces are lacking in terms of design intent;

- There is a need for the sidewalk along the property line, but it does intrude on back yards which are small and shaded;
- The one potential amenity that would make the project more livable (the park) is cut off from the project;
- The historic Vancouver colours should be carried all the way through, including the central area;
- There are street trees along the street and in front yards, including trees with wide canopies—in ten years that may be a very shaded frontage and grass may not grow. May want to consider balancing the quantity of trees with light access;
- The repetition of a single building type feels austere;
- Would like to see at least some units designed to be accessible in the future;
- The architectural character of the buildings needs further inspiration—the buildings feel top-heavy and the outward-facing elevations lack character and colour;
- These are meant to be family-friendly homes but lack indoor kid-friendly play areas, especially for the A and B units;
- Flat roofs create the opportunity to add value through usable roof decks;
- There is a lack of information relating to neighbourhood context—would like to understand the layout of the site in terms of existing and future conditions, shadowing and overlook, mail and parcel delivery, etc.;
- The end units facing south and north have too many materials on one plane, particularly with the corrugated panel and transition between the materials;
- In Building 1, upper floor unit layout has laundry and bathroom blocking the window. Suggest rearranging that layout so the window is more practical;
- Consider more material transitions in the road paving to help transition the sudden stop a little better;
- May want to add more interest to the elevations and make them more comfortable for residents by providing more weather protection on balconies;
- A mid-block development such as this needs to have a proposed idea of what will neighbour it; and
- The City should provide some guidance for what is required for the road dedication and why traffic needs to go in that direction.

MOVED and SECONDED

THAT the New Westminster Design Panel not support the proposed development at 1135 Salter Street.

Carried.

Caroline Inglis and Narjes Miri voted in opposition.

5. STANDING REPORTS AND UPDATES

There were no items.

6. NEW BUSINESS

There were no items.

7. END OF MEETING

The meeting ended at 5:29 p.m.

8. UPCOMING MEETINGS

The next meeting is to be determined.

Certified Correct,

Original Signed _____
Winston Chong
Chair

Original Signed _____
Katie Stobbart
Committee Clerk



Attachment 11

May 21, 2024 Advisory Planning

Commission Meeting Minutes



**ADVISORY PLANNING COMMISSION
MINUTES**

Tuesday, May 21, 2024, 6:00 p.m.

**Open to public attendance in Council Chamber, City Hall
Committee members may attend electronically**

PRESENT:

Mr. Andrew Hull	Chair/Community Member
Mr. Quentin Van Der Merwe	Alternate Chair/Community Member
Ms. Ginny Foo	Community Member
Ms. Krista Macaulay*	Community Member
Mr. Diego Pons	Community Member
Ms. Gwendolyn Reischman*	Community Member
Mr. Joseph Van Vliet	Community Member

ABSENT:

Mr. Jassy Briach	Community Member
Ms. Luana Pinto	Community Member

GUEST:

Mr. Ruchir Dhall	Architecture Panel Inc.
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STAFF PRESENT:

Mr. Mike Watson	Acting Manager of Development Planning
Ms. Dilys Huang	Planner II
Mr. Marius Miklea	Assistant Corporate Officer
Ms. Carilyn Cook	Committee Clerk

*Denotes electronic attendance

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Andrew Hull, Chair, opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

2. CHANGES TO THE AGENDA

MOVED and SECONDED

THAT the Agenda of the May 21, 2024 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS

3.1 September 19, 2023

MOVED and SECONDED

THAT the Minutes of the September 19, 2023 Advisory Planning Commission be adopted as circulated.

CARRIED UNANIMOUSLY

4. REPORTS AND PRESENTATIONS

4.1 Official Community Plan Amendment, Rezoning, and Development Variance Permit: 1135 Salter Street

4.2 1135 Salter Street – Staff Presentation

Dilys Huang, Development Planner II, provided a presentation summarizing the 1135 Salter Street proposal.

A Commission member noted that the proposed development is on a floodplain and that the mitigation is to lift up of the living areas by 3.54 metres. He shared that he had reviewed information on the City’s website related to the dykes in Queensborough and found that many of them are in disrepair, while the flood reports from 2014 assume that the dykes are in good shape. He queried what would happen if we were to experience a 100-year flood and if the 3.54 metre uplift would be sufficient to protect the complex given current state of the dykes.

In response to questions from the Commission, Ms. Huang advised:

- For this particular area of Queensborough, the flood construction level is 3.54 metres above GSC. Flood protection levels are identified within the Development Permit area for flood hazard which is a part of the current Official Community Plan (OCP). Any future updates that are proposed will be reflected in the OCP;

- This particular site is not located adjacent to a dyke but it would still need to comply with the current flood construction levels that are specified;
- Regarding the OCP designations for the different properties, these were determined through an extensive public engagement process when the OCP was updated;
- The Residential Medium density (RM) designation and other higher forms of designation tend to be more concentrated along Ewen Avenue which is identified as a Great Street in the OCP and, within the Queensborough Community Plan, there is also the Advance Street Plan that provides the anticipated configuration of the sites as well as future road networks. The OCP currently designates this site Residential Low-Density (RL); and
- For future developments, whether or not adjacent properties would also be designated as RM would depend on an OCP amendment application. Review of such a proposal would need to go through an application process similar to this one.

4.3 1135 Salter Street – Applicant Presentation

Ruchir Dhall, Architecture Panel Inc., provided a presentation with further detail on the application.

In response to a question from the Commission, Mr. Dhall advised that the park space for the community will be developed and maintained by the City and that the on-site amenity green space for the residents will be maintained as a part of the strata maintenance plan.

Discussion ensued, and in response to questions from the Commission, Dilys Huang, Development Planner II, advised:

- The proposed south side park space will be sub-divided and the developer will be providing that land to the City. The Parks and Recreation Department will be designing and constructing the park space using the capital contribution provided by the developer;
- The park space will be located in an area that will allow residents from other complexes to use it;
- The Parks and Recreation Department has requested \$175,000 from the developer to go towards the design and construction of the park space; and
- The turnover of the land for the park space to the City would be to the satisfaction of the Director of Parks and Recreation. Information

has been shared with the developer regarding the state in which the land needs to be in when it is turned over to the City.

The Chair called on registered speakers from the public.

Carmen Ng and Susan Ng, residents, advised that they own properties on Ewen Avenue and Jardine Street and shared the following comments:

- There is concern about drainage from the site as it could potentially flood the lower areas with less drainage;
- Currently, their Ewen Avenue property is being flooded by the property next door when it rains and the developer has not done anything for mitigation;
- The higher density that comes with the increase in height variance could also negatively affect their property; and
- There is concern that there will be no access to their home from Salter Street and request that parking on their side is improved to ensure access to their property.

In response to questions from the Commission, Ms. Ng confirmed that their farm runs behind the western side of the proposal property, from Ewen Avenue to Salter Street and that the roads around the property are higher than the actual property.

In response to questions from the Commission, Ms. Huang provided the following comments:

- The Engineering Department is currently reviewing the proposal. Proposed stormwater management and drainage works will need to be in accordance with City bylaws and requirements; and
- Typically on-site drainage will be managed and treated within property boundaries.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity to hear unregistered first time speakers.

CARRIED UNANIMOUSLY

There were no unregistered first time speakers.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity for the applicant to address the Commission for a second time.

CARRIED UNANIMOUSLY

In response to the concerns previously expressed by Commission members and residents Carmen Ng and Susan Ng, Mr. Dhall advised of the following:

- As the preload on the site is higher than the surrounding properties, drainage naturally flows to the adjacent properties. The preload will be removed as the development progresses; and
- Engineering Department staff have been in contact with the developer's consultants and it was advised that the proposed development be lowered by approximately two feet as permitted by the flood construction level. This has been done by acquiring as-built drawings and to the satisfaction of the City's Engineering staff.

The Chair called for speakers from the public and there were none.

MOVED and SECONDED

THAT the Advisory Planning Commission provided the opportunity to hear second time speakers.

CARRIED UNANIMOUSLY

The Chair called for second time speakers and there were none.

In response to questions from the Commission, Ms. Huang provided the following comments:

- The Engineering Department will be reviewing proposed works to be done with respect to stormwater management and on-site drainage;
- The applicant will need to enter into a Works and Services Agreement (Agreement) with the City prior to the issuance of a Building Permit. The specific details of the Agreement would be determined through a detailed review by the Engineering Department and include any stormwater management requirements;
- Some portions of the pavement will be permeable pavers;

- A stormwater management plan would be required as part of the engineering works along with geo-technical and other water-related studies; and
- Residents who wish to provide new and additional feedback on the proposal may do so via the City's Be Heard website.

Carilyn Cook, Committee Clerk, will share the link to the Be Heard website with the delegates after the meeting.

Discussion ensued, and in response to a question from the Commission, Mr. Dhall advised that the developer is eager to begin construction and anticipates breaking ground early next spring.

Discussion ensued and Commission members provided the following comments:

- The drainage issues should be dealt with prior to the beginning of construction of the project;
- Generally in favour of this development; however, weary when anything is proposed to be built on a floodplain;
- Long-term flood protection in Queensborough is still concerning;
- We are in a housing crisis as well as a school-capacity crisis with local schools already over capacity. Adding 45 units of housing will increase school populations and consideration of amenities for projects does not include schools;
- The addition of more and more development in Queensborough will potentially raise the water table and greatly impact existing properties that are lower because they have not been developed; and
- The City should apply pressure to the school district and provincial government regarding school sizes and to ensure that Queensborough is properly served as it is currently underserved.

MOVED and SECONDED

THAT the Advisory Planning Commission support the application, the Official Community Plan amendment, rezoning, and Development Variance Permits for 1135 Salter Street.

CARRIED UNANIMOUSLY

5. **NEW BUSINESS**

None.

6. **END OF MEETING**

The meeting ended at 7:15 p.m.

7. **UPCOMING MEETINGS**

Remaining scheduled meetings for the year, which take place at 6:00 p.m. unless otherwise noted:

June 18, 2024

July 16, 2024

August 20, 2024

September 17, 2024

October 15, 2024

November 19, 2024

December 3, 2024

Certified correct,

Original Signed

Andrew Hull, Chair

Original Signed

Carilyn Cook, Committee Clerk



Attachment 12
Engineering Services Memo

Memorandum

To: Dilys Huang, Development Planner

Date: March 13, 2024

From: Christian Medurecan, Engineering Technologist

File: PRJ-007694
DRF00203

Subject: WORKS AND SERVICES REQUIREMENTS FOR 1135 SALTER STREET – REZ00198, DP000828, DVP00677, OCP00032

We are responding to your Development Application resubmission as referenced above dated January 3, 2024 for the proposed 45 Unit Townhouse Development.

Provided the applicant is successful in obtaining a Development Permit, the Engineering Department requirements include but may not necessarily be limited to the following:

1. The developer is required to submit a subdivision application and follow the subdivision processes. For more information on the requirements, see our webpage at <https://www.newwestcity.ca/subdivision-process#subdivision-process>.
2. The developer shall, at a minimum, familiarize themselves with the following documents and plans:
 - 2.1. Master Transportation Plan
 - 2.2. Active Transportation Network Plan
 - 2.3. Official Community Plan (OCP)
 - 2.4. Zoning Bylaw No. 6680, 2001
 - 2.5. Subdivision and Development Control Bylaw No. 7142, 2007
 - 2.6. Erosion & Sediment Control Bylaw No. 7754, 2016
 - 2.7. Tree Protection and Regulation Bylaw No. 7799, 2016
 - 2.8. Street and Traffic Bylaw No. 7664, 2015
3. Submission of an application for subdivision for the additional Lot (Park Land) 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.

Terms and conditions by which the Park Land would be turned over to the City, these include but are not limited to the following:

- 3.1. Site shall be delivered at "existing or natural grade" meaning the pre-development site grade unless otherwise agreed upon by the Director of Parks & Recreation
- 3.2. All site grading and drainage plans to be reviewed and approved by the City to ensure there are no future erosion and sediment risks
- 3.3. Site shall be delivered as a clean site free of all construction debris or encumbrances to develop a neighborhood park (i.e. above or below grade infrastructure or utilities)
- 3.4. Site shall be delivered with a minimum of 300mm of imported topsoil and seeded lawn mix (per specifications provided by the Parks & Recreation Department)
- 3.5. Provision of storm, sanitary, water and electrical service connections
- 3.6. Provision of geotechnical, hydrological and/or environmental reports concerning the property

4. 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 elevation 3.53 meters Geodetic Survey of Canada Datum the "Flood Construction Level" (FCL). Prior to subdivision approval you will need to have obtained a **fill permit** and completed the placement of fill. The completion of the fill placement would be signified by a letter from a qualified Professional Geotechnical Engineer certifying that the site fill placement has been completed such that the homes can be built at the designated FCL and the lots can be safely used for the intended townhouse / multiunit residential 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 Planning and Building divisions of the Climate Action, Planning and Development Department.
5. A Geotechnical Engineering Report is required from a qualified geotechnical engineer to satisfy potential differential settlement problems for all roads, 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 have been built in accordance with the design drawings, the Master Municipal Specifications and the Subdivision and Development Control Bylaw and are expected to perform within the design tolerances for the designated design life of the infrastructure
6. 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 meets the requirements outlined in the Bylaw.
7. Onsite storm sewer water management will be required to limit the post development flow to pre-development flow. The onsite works shall be designed in accordance with the City's *Subdivision & Development Control Bylaw* and *Integrated Storm Water Management Plan*.
8. A Stormwater Management Plan (SWMP) detailing the proposed storm drainage servicing for the development and the impact on the downstream system is required and shall be in accordance with the City's Design Criteria. Detention and Retention facilities shall be designed to meet the rainwater management targets of the City's *Integrated Stormwater Management Plan (ISMP)*.
9. 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.
10. Provision of easement, dedications and statutory rights-of-way that may be required to meet the capacity, functionality and design objectives for all modes of travel of the City including access to the proposed development. To be confirmed through a complete review of a full application with required technical information, studies and analysis. At a minimum, the City will be requiring, but not necessarily limited to the following:
 - 10.1. Dedication along the easterly property line (approximately 10.0m wide)
 - 10.2. Dedication along the northerly property line (approximately 16.5m wide)
 - 10.3. 3.0m x 3.0m truncation at the corner of the North-South Road and Basran Avenue
 - 10.4. 3.0m x 3.0m truncation at the corner of the North-South Road and Salter Street
 - 10.5. 3.0m x 3.0m truncation at the corner of Basran Avenue and the West property line

- 10.6. Statutory Right of Way along the North/South pathway at the west property line for 'Public Access'
 - 10.7. Statutory Right of Way along the East/West pathway at the south property line for 'Public Access'
 - 10.8. Statutory Right of Way along the East/West midblock pathway for 'Public Access'
11. All construction to be in accordance with the most current MMCD (Platinum Edition), City of New Westminster Subdivision and Development Control Bylaw No. 7142, 2007, Design Criteria and Supplementary Specifications unless specified elsewhere.

WORKS AND SERVICES – OFF-SITE

12. 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 also required to enter into a Works and Services Agreement with the City addressing off-site servicing requirements prior to issuance of a building permit. The off-site services shall include, but are not necessarily limited to the following:

ROADWORKS

The subject site is bounded by Salter Street to the south. According to the City's Master Transportation Plan (MTP) Salter Street is classified as a neighborhood collector road.

Salter Street

- 12.1. Reconstruction of the Salter Street frontage completed with new sidewalk, curb and gutter, trees, landscaping (including drainage and irrigation), traffic calming measures, street lighting, underground electrical and telecommunication servicing. Salter 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 landscaped front boulevard
 - Raised cross-walk
 - Speed hump

Proposed North/South Road

- 12.2. Construction of half (10.0m wide) of the ultimate (20.0m wide) North/South Road frontage completed with new sidewalk, curb and gutter, trees, landscaping (including drainage and irrigation), traffic calming measures, street lighting, underground electrical and telecommunication servicing. Half of the ultimate North/South Road shall be constructed based on the following minimums:
- 1.8m wide unobstructed sidewalk
 - 2.0m wide landscaped front boulevard
 - 3.0m wide travel lanes (each direction)

- 3 (three) speed humps

Basran Avenue

12.3. Construction of the Basran Avenue frontage complete with new sidewalk, curb and gutter, trees, landscaping (including drainage and irrigation), street lighting, underground electrical and telecommunication servicing, Basran Avenue shall be constructed in its entirety based on the following minimums:

- 1.8m wide unobstructed sidewalks (both sides)
- 2.0m wide landscaped front boulevards (both sides)
- 0.5m wide landscaped back boulevard (south side)
- 3.0m wide travel lanes (each direction)
- 2.4m wide parking lane (south side)
- 1 (one) speed hump

Vehicular Site Access

12.4. All vehicle access requirement should meet City Bylaws specifications

UNDERGROUND UTILITIES

Sanitary

12.5. Provision of adequate sanitary sewer mains to service the development complete with manholes and a single service connection with a manhole or inspection chamber at property line. Sanitary mains shall be constructed along all proposed frontages. Size and location to be determined by the Developer's consulting engineer and approved by the City.

Storm

12.6. Provision of adequate storm sewer mains to service the development complete with manholes, catch basins and a single service connection with a manhole or inspection chamber at property line. Storm mains shall be constructed along all proposed frontages. Size and location to be determined by the Developer's consulting engineering and approved by the City.

Water

12.7. Provision of adequate water mains to service the development for fire and domestic demands complete with fire hydrants and a single service connection with a suitable water meter with back flow prevention. Water mains shall be constructed along all proposed frontages with an Automatic Flushing Device installed at the end of the water main on Basran Avenue for water quality and redundancy purposes. Size and location to be determined by the Developer's consulting engineer and approved by the City.

Electrical, Telecommunication and Gas

12.8. 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 Electrical Operations Department at (604) 527-4533 for electrical servicing details. Contact Telus and Shaw directly for telecommunication servicing details.

- 12.9. 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. Please contact Phil Kotyk, Fiber Network Operations Manager at (604) 527-4641 for City communication servicing details.
- 12.10. All costs associated with the design and construction of gas servicing for the development. Please contact Fortis BC directly for servicing details.
- 12.11. 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 engineering 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 issuance of the Works and Services Agreement.

STREET LIGHTING

- 12.12. Roadway lighting for all street frontages shall be provided and upgraded 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

- 12.13. 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. For further information, please contact Sylvain Martel, Senior Arborist at (604) 527-4625.
 - 12.14. Boulevard trees will be selected, purchased, installed and maintained by the Parks Department.
13. 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
 - Street trees, landscaping
 - Topographical and lot grading plans

- Erosion and sediment control plans
 - Electrical power supply and distribution facilities
 - Telecommunication facilities
 - Gas facilities
14. Under the Works and Services Agreement with the City the developer must address the following requirements:
- 14.1. 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.
 - 14.2. The developer will be required to post a security deposit for 120% of the estimated construction cost of the offsite 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.
15. The following payments and deposits shall be paid at the time of execution of the Works and Services Agreement:
- 15.1. Payment to cover the cost of preparing the Works and Services Agreement, currently **\$2,067.00** plus tax.
 - 15.2. Payment of **four percent (4%)** of the estimated construction costs to cover engineering and administrative costs incurred by the City.
 - 15.3. Under the Works and Services Agreement, the developer will be required to pay a deposit **\$5,000.00** to cover any charges for emergency works and signage.
 - 15.4. Payment of a flat fee in the amount of **\$955.00** per tree for the selected, purchased, installed, and maintained by the Parks Department.
 - 15.5. Signing of a latecomer waiver clause.
16. Submission of any easement or right of way documents required by the City in relation to the proposed development.
17. The following charges shall be paid at the time of Building Permit Issuance:
- 17.1. Payment of applicable Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charges in accordance with Bylaw 187, 1996 and amendments.
 - 17.2. Payment of applicable New Westminster Development Cost Charges in accordance with Bylaw 7311, 2009 and amendments.

- 17.3. Payment of applicable School Site Acquisition charges in accordance with School District #40 Capital Bylaw No. 2008-1.
- 17.4. Payment of applicable Regional Transportation Development Cost Charges in accordance with Bylaw No. 124-2018.
- 17.5. Payment of applicable Greater Vancouver Water District Development Cost Charges in accordance with Bylaw 257, 2022 and amendments.

Should you have any further questions, please contact the undersigned at 604-636-4463 or cmedurecan@newwestcity.ca.

Regards,



Christian Medurecan, ASCT, CPWI-2, BC-CESCL
Engineering Technologist

cc L. Leblanc, Director of Engineering Services
K. Agyare-Manu, Senior Manager Engineering Services
H. Maghera, Engineering Development Services Supervisor
C. Dobrescu, Utilities and Special Projects Engineer
G. Otieno, Infrastructure Engineer
M. Anderson, Manager Transportation
G. Hermanson, Transportation Planner
E. Mashig, Manager, Park Horticulture & Open Space Planning
M. Rutishauser, Manager, Electrical Engineering Design & Planning
J. Krevs, Senior Plan Reviewer

Attachment 13

*Memos from Directors of
Finance and Engineering*

Memorandum

To: Hanieh Berg
Corporate Officer

Date: June 12, 2024

From: Shehzad Somji,
Chief Financial Officer / Director of
Finance

File: REZ00198

**Subject: Official Community Plan Amendment (1135 Salter Street) Bylaw
No. 8454, 2024**

Please be advised that I have examined the proposed Official Community Plan Amendment Bylaw No. 8454, 2024 in conjunction with the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2024-2028) Bylaw No. 8442, 2024).

In my examination, I have found there to be no inconsistencies between the proposed OCP Amendment Bylaw and the aforementioned Capital Expenditure Program. Accordingly, I am satisfied that the proposed OCP Amendment Bylaw may proceed to Council for consideration.



Shehzad Somji,
Chief Financial Officer / Director of
Finance

Memorandum

To: Hanieh Berg
Corporate Officer

Date: June 12, 2024

From: Kwaku Agyare-Manu
Deputy Director, Engineering Services

File: REZ00198

Subject: Official Community Plan Amendment (1135 Salter Street) Bylaw No. 8454, 2024

Please be advised that I have examined the proposed Official Community Plan (OCP) Amendment Bylaw No. 8454, 2024 in conjunction with Metro Vancouver's Integrated Solid Waste and Resource Management Plan, Integrated Liquid Waste and Resource Management Plan, and Drinking Water Management Plan (all of which were adopted by the Metro Vancouver Regional District after liaison with the City).

In my examination, I have found there to be no inconsistencies between the proposed OCP Amendment Bylaw No. 8454, 2024 and the aforementioned Waste and Water Management Plans. Accordingly, I am satisfied that the proposed OCP Amendment Bylaw may proceed to Council for consideration.



Kwaku Agyare-Manu,
Deputy Director, Engineering Services