

Attachment 12

*Engineering
Servicing Memo*

Memorandum

To: Wendee Lang, Senior Development Planner

Date: March 10, 2025

From: Christian Medurecan, Engineering Technologist

File: PRJ-010760
DRF00309

Subject: WORKS AND SERVICES REQUIREMENTS FOR 65 FIRST STREET – REZ00249, SDP00238

We are responding to your Rezoning and Development Permit application as referenced above, updated plans received on February 10, 2025, for the development of 2 Tower 633 Unit Development.

As a condition of adoption, the Engineering Department requires the registration of a Section 219 No Build Covenant (Development Agreement) restricting Development Permit issuance until significant onsite Parkade Design issues have been resolved. Comments and details pertaining to the design issues have been expressed in the Transportation Memorandums dated February 6, 2023, April 17, 2024, December 20, 2024 and March 7, 2025.

NOTE: The requirements outlined in this Engineering Servicing Memorandum are subject to change pending resolution to the above.

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 shall, at a minimum, familiarize themselves with the following documents and plans:
 - 1.1. Master Transportation Plan
 - 1.2. Downtown Transportation Plan
 - 1.3. Active Transportation Network Plan
 - 1.4. Official Community Plan (OCP)
 - 1.5. Downtown Building and Public Realm Design Guidelines and Master Plan
 - 1.6. Urban Forest Management Strategy
 - 1.7. Zoning Bylaw No. 6680, 2001
 - 1.8. Subdivision and Development Control Bylaw No. 7142, 2007
 - 1.9. Erosion & Sediment Control Bylaw No. 7754, 2016
 - 1.10. Tree Protection and Regulation Bylaw No. 7799, 2016
 - 1.11. Street and Traffic Bylaw No. 7664, 2015
 - 1.12. Development Cost Charges Bylaw No. 8327, 2022
2. 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.
3. 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*.

4. 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).
5. All existing trees are to be protected in accordance with the City's Tree Protection and Regulation Bylaw No. 7799, 2016 and any trees identified for removal will need to have a permit approved and in place prior to removal.
6. 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:
 - 6.1. 3.0m x 3.0m Truncation at the corner of First Street and Agnes Street
 - 6.2. 3.0m x 3.0m Truncation at the corner of Agnes Street and Hasting Street
 - 6.3. Statutory Right of Way from the Hasting Street access and over the onsite drive court for 'Public Access'
 - 6.4. Statutory Right of Way (approx. 2.0m wide) along the entire southeast property line of the subject property connecting Hastings Street to Albert Crescent Park for 'Public Access'
7. At the time of Demolition Permit issuance, the applicant will be required to make a payment of a flat fee in the amount of **\$6,355.00** plus GST per serviced parcel for capping at the main, by the City, of all existing sewer and water service connections not for reuse.
8. 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.

TRANSPORTATION REVIEW – ON-SITE

9. On-site detailed transportation servicing and other requirements shall include, but are not necessarily limited to that which is listed and described in the *Transportation Comments – 65 First St – REZ00249 – Comments #4* dated March 7, 2025.

WORKS AND SERVICES – OFF-SITE

10. 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 First Street to the southwest, Agnes Street to the northwest, Hastings Street to the north, Wellington Street to the east and Albert Crescent to the south. According to the City's Master Transportation Plan (MTP), Agnes Street is classified at a local road/ greenway, First Street, Wellington Street and Albert Crescent as local roads, and Hastings Street as a narrow street.

FIRST STREET

- 10.1. Reconstruction of the First Street frontage complete with new sidewalk, curb and gutter, trees, landscaping (including irrigation), street lighting, and underground electrical and telecommunication servicing. First Street shall be reconstructed in its entirety 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 (southwest side)
 - 4.0m wide multi-use pathway to Agnes Street (northeast side)
 - 2.0m wide boulevard (both sides)
 - First Street shall terminate ("Dead End") at the south end of the 102 Agnes Street driveway
 - Removable bollards and/or baffle gate at the end of First Street for Parks Access
 - Signalization of the First Street & Agnes Street intersection

AGNES STREET - GREENWAY

- 10.2. Reconstruction of the Agnes Street frontage complete with new sidewalk, curb and gutter, street lighting, and underground electrical and telecommunication servicing. Improvements to the frontage and public realm/sidewalk on Agnes Street must align with the Agnes Street Greenway Plan. Agnes Street shall be reconstructed up to the southeasterly curb line 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
 - Signalization of the First Street & Agnes Street intersection

HASTINGS STREET

- 10.3. Reconstruction of the Hastings Street frontage complete with new sidewalk, curb and gutter, trees, landscaping, street lighting, underground electrical and telecommunication servicing. Hastings Street shall be reconstructed up to the north curb line 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 along the Hasting Street frontage from Agnes Street up to the walkway connecting to Albert Crescent Park at the southeast end of the subject property
- Removal of the existing and replacing with a 1.8m sidewalk along the north side of Hasting Street (in front of 44 Agnes Street) to allow for a 2.0m boulevard between the curb and front of sidewalk.
- Hastings Street shall terminate in line with the south property line for 43 Hastings Street
- Removable bollards and/or baffle gate to allow for Operation and Maintenance access to the new Columbia Street loop-ramp.
- Removal of the existing road (curb/gutter both sides, pavement, sidewalk). Restoration shall be coordinated with the City's Parks Department. The Minimum expectation would be topsoil and sod.

WELLINGTON STREET

- 10.4. All works within Wellington Street dedicated roadway shall be coordinated with the City's Parks Department. Wellington Street shall be reconstructed based on the following minimums:

- Removal of the existing road (curb/gutter both sides, pavement, sidewalk). The Minimum expectation would be topsoil and sod.

ALBERT CRESCENT PARK

- 10.5. All works within Albert Crescent Park shall occur under the direction of the City's Parks Department. Albert Crescent Park shall be reconstructed based on the following minimums:

- 4.0m multi-use pathway connecting First Street to the bicycling facilities at the Patullo Bridge
- Pedestrian level lighting
- Removal of the existing road (curb/gutter both sides, pavement, sidewalk). Restoration shall be at the direction of the City's Parks Department. The Minimum expectation would be topsoil and sod.

VEHICULAR SITE ACCESS, LOADING AND SOLID WASTE MANGEMENT

- 10.6. All access requirements shall meet City Bylaw specifications

UNDERGROUND UTILITIES

Sanitary

- 10.7. Provision of an adequate single sanitary sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

Based on the results of the Modeling Application, SWM00055, upgrading the size of the existing combined sewer main (approximately 100m, from MH 4263 to approximately MH 4554; up to the Metro Vancouver diversion) will be required. The proposed size upgrades are reference in the table below:

Table 1: Proposed Combined Sewer Size Upgrades

Pipe ID	Length (m)	Existing Diameter (mm)	Proposed Diameter (mm)
CMB 42634264	45.1	300	375
CMB 42644265	3.7	300	375
CMB 42654553*	16.1	375	600
CMB 45534554	17.1	300	600
CMB 45547777	14.9	300	600

For reference regarding the location of the upgrades, in the vicinity of the proposed development, please refer to the City's GIS mapping system, CityViews.

Storm

- 10.8. Provision of an adequate single storm sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

Water

- 10.9. Provision of an adequate single water service connection for the development satisfying the fire and domestic demands complete with a suitable water meter with backflow protection. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development water demands must be upgraded at the developer's expense.

Electrical, Telecommunication and Gas

- 10.10. 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. It is recommended that any kiosks be placed in an indented SROW to avoid conflicts with the proposed sidewalks. The development should plan the site to account for a vista on their site as a default if their transformer is 2500kVA or larger. For further information, please contact Marc Rutishauser in the City Electrical Operations Department at (604) 527-4533 for electrical servicing details. Contact Telus or Rogers directly for telecommunication details.
- 10.11. 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.
- 10.12. All costs associated with the design and construction of gas servicing for the development. Please contact Fortis BC directly for servicing details.

- 10.13. 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

- 10.14. 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

- 10.15. The boulevards shall be prepared for boulevard trees complete with a 1.0m deep, New Westminster Planting Blend or approved equal, growing medium for the full width of the boulevard, including 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.
- 10.16. At the developer's cost, trees will be selected by the City's Parks Department from a City Approved nursery based on available soil volume and location. The developer shall retain a City pre-approved contractor to pick-up and plant the trees in accordance with City Specifications
11. 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
12. Under the Works and Services Agreement with the City the developer must address the following requirements:

- 12.1. 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.
- 12.2. 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.
13. The following payments and deposits shall be paid at the time of execution of the Works and Services Agreement:
 - 13.1. Payment to cover the cost of preparing the Works and Services Agreement, currently **\$2,129.00** plus tax.
 - 13.2. Payment of **four percent (4%)** of the estimated construction costs to cover engineering and administrative costs incurred by the City.
 - 13.3. 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.
 - 13.4. Payment of a flat fee in the amount of **\$937.55** per tree for selection and purchase by the Parks Department.
 - 13.5. Signing of a latecomer waiver clause.
14. Submission of any easement or right of way documents required by the City in relation to the proposed development.
15. The following charges shall be paid at the time of Building Permit Issuance:
 - 15.1. Payment of applicable New Westminster Development Cost Charges in accordance with Bylaw 8327, 2022 and amendments.
 - 15.2. Payment of applicable School Site Acquisition charges in accordance with School District #40 Capital Bylaw No. 2008-1.
 - 15.3. Payment of applicable Translink Regional Transportation Development Cost Charges in accordance with Bylaw No. 155-2024 and amendments.
 - 15.4. Payment of applicable Great Vancouver Regional Sewerage & Drainage District (GVS&DD) Development Cost Charges in accordance with Bylaw 371, 2023 and amendments.

- 15.5. Payment of applicable Metro Vancouver Regional Water District Development Cost Charges in accordance with Bylaw 257, 2022 and amendments.
- 15.6. Payment of applicable Metro Vancouver Regional Parkland Acquisition Development Cost Charges in accordance with Bylaw 1367, 2023 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

Attached.

cc L. Leblanc, Director of Engineering Services
 K. Agyare-Manu, Deputy Director, Engineering Services
 H. Maghera, Engineering Development Services Supervisor
 C. Dobrescu, Utilities and Special Projects Engineer
 G. Otieno, Infrastructure Engineer
 R. Li, Utilities Project Engineer
 M. Anderson, Manager Transportation
 M. Anderson, Manager of Transportation
 S. Mater, Transportation Planner
 E. Mashig, Manager, Deputy Director, Parks, Planning and Policy
 M. Rutishauser, Deputy Director, Electrical Services
 S. Trachta, Deputy Director, Building