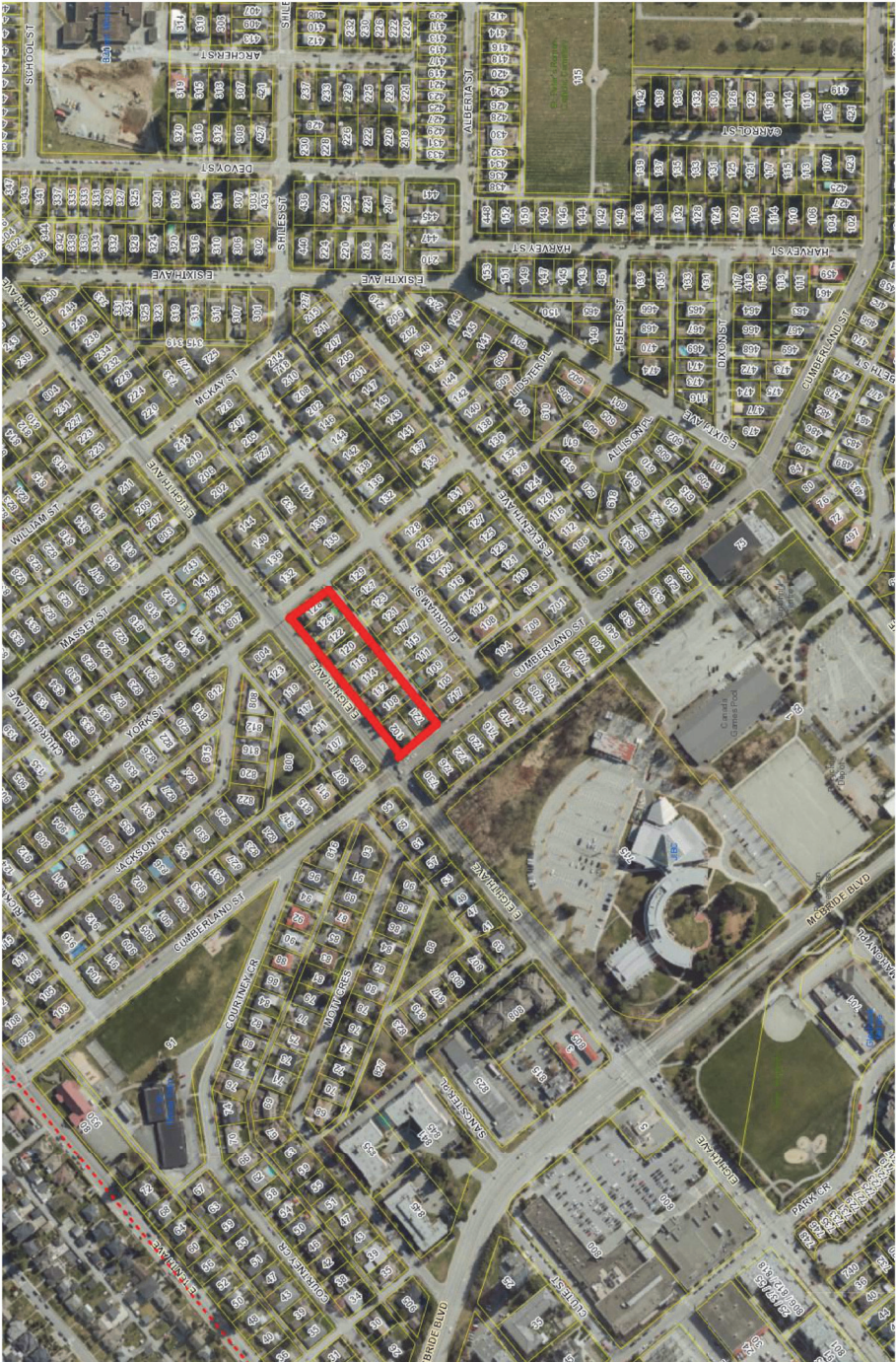


Attachment 3

Applicant Submission Materials (Select)



PROJECT DATA

LOT AREA
GROSS: 69,003.3 SF / 6,410.6 SM
DEDICATION: 599.8 SF / 55.7 SM
NET: 68,403.5 SF / 6,354.9 SM

ZONING INFO.
RT

NORTH SETBACK 4.27M
WEST SETBACK 1.83M
EAST SETBACK 1.83M
SOUTH SETBACK 7.62M

TOTAL UNIT NUMBER: 55 UNITS

HEIGHT
2.5 STOREY
BUILDING A 9.82M
BUILDING B 9.24M
BUILDING C 9.65M
BUILDING D 9.38M
BUILDING E 9.35M
BUILDING F 9.27M
BUILDING G 9.67M
BUILDING H 8.75M

FLOOR AREA

BUILDING A			
UNIT A1	1402 SF	130.29 m²	TYPE G
UNIT A2	1236 SF	114.86 m²	TYPE A2
UNIT A3	1244 SF	115.56 m²	TYPE A2
UNIT A4	1246 SF	115.74 m²	TYPE A2
UNIT A5	1245 SF	115.62 m²	TYPE A2
UNIT A6	1246 SF	115.74 m²	TYPE A2
UNIT A7	1280 SF	118.90 m²	TYPE A2
8899 SF 826.70 m²			

BUILDING B			
UNIT B1	1316 SF	122.24 m²	TYPE B2
UNIT B2	1282 SF	119.07 m²	TYPE B2
UNIT B3	1281 SF	119.03 m²	TYPE B2
UNIT B4	1281 SF	119.03 m²	TYPE B2
UNIT B5	1282 SF	119.07 m²	TYPE B2
UNIT B6	1318 SF	122.49 m²	TYPE B2
7760 SF 720.94 m²			

BUILDING C			
UNIT C1	1343 SF	124.81 m²	TYPE F
UNIT C2	1272 SF	118.21 m²	TYPE B1
UNIT C3	1272 SF	118.18 m²	TYPE B1
UNIT C4	1272 SF	118.15 m²	TYPE B1
UNIT C5	1272 SF	118.16 m²	TYPE B1
UNIT C6	1314 SF	122.08 m²	TYPE B1
7746 SF 719.58 m²			

BUILDING D			
UNIT D1	1237 SF	114.92 m²	TYPE A1
UNIT D2	1206 SF	112.08 m²	TYPE A1
UNIT D3	1206 SF	112.07 m²	TYPE A1
UNIT D4	1206 SF	112.00 m²	TYPE A1
UNIT D5	1206 SF	112.04 m²	TYPE A1
UNIT D6	1206 SF	112.05 m²	TYPE A1
UNIT D7	1206 SF	112.07 m²	TYPE A1
UNIT D8	1242 SF	115.37 m²	TYPE A1
9715 SF 902.59 m²			

FLOOR AREA RATIO

BASEMENT 20888 SF 1941.49 m²
UPPER LEVELS 48587 SF 4513.92 m²
TOTAL 69485 SF 6455.41 m²

PROP.: MAX. ALLOW.:
0.31 0.15
0.71 0.88
1.02 1.03* (1.00 +0.03 STEP CODE 4)

SITE COVERAGE:
PROPOSED: 40.8% (2595.2 SM / 6,354.9 SM)
ALLOWED 45.0% (2,859.6 SM / 6,354.9 SM)

OFF STREET PARKING

REQUIRED PROPOSED

RESIDENT STALLS (1.0 PER UNIT)
ACCESSIBLE (3 PER 40-69 REQD.)
VAN ACCESSIBLE (1 PER 4 ACC.)

55 82
3 3
0 0

VISITOR STALLS (0.1 / UNIT)

6 6

61 88

BICYCLE PARKING - LONG TERM (RES.) 55
BICYCLE PARKING - SHORT TERM (VISITOR) 0

56 (LOCATED IN INDIV. STORAGE ROOMS)
12 (BIKE RACKS)

PRIVATE OUTDOOR AREAS

BUILDING A			
A1	407 SF	37.79 m²	
A2	363 SF	33.68 m²	
A3	363 SF	33.70 m²	
A4	362 SF	33.62 m²	
A5	363 SF	33.70 m²	
A6	362 SF	33.61 m²	
A7	372 SF	34.56 m²	
2590 SF 240.67 m²			

BUILDING E			
E1	309 SF	28.71 m²	
E2	327 SF	30.36 m²	
E3	311 SF	28.90 m²	
E4	327 SF	30.36 m²	
E5	311 SF	28.90 m²	
E6	326 SF	30.28 m²	
1911 SF 177.51 m²			

BUILDING B			
B1	294 SF	27.34 m²	
B2	262 SF	24.41 m²	
B3	262 SF	24.37 m²	
B4	292 SF	27.16 m²	
B5	262 SF	24.37 m²	
B6	263 SF	24.43 m²	
1637 SF 152.07 m²			

BUILDING F			
F1	364 SF	33.77 m²	
F2	368 SF	34.15 m²	
F3	364 SF	33.79 m²	
F4	367 SF	34.06 m²	
F5	364 SF	33.79 m²	
F6	367 SF	34.06 m²	
F7	364 SF	33.79 m²	
F8	373 SF	34.65 m²	
2928 SF 272.05 m²			

BUILDING C

BUILDING G			
G1	365 SF	33.89 m²	
G2	366 SF	33.03 m²	
G3	364 SF	33.82 m²	
G4	363 SF	33.71 m²	
G5	364 SF	33.81 m²	
G6	364 SF	33.82 m²	
G7	364 SF	33.84 m²	
G8	376 SF	34.94 m²	
2916 SF 270.86 m²			

BUILDING H			
H1	272 SF	25.23 m²	
H2	347 SF	32.23 m²	
H3	273 SF	25.34 m²	
H4	303 SF	28.19 m²	
H5	272 SF	25.23 m²	
H6	347 SF	32.23 m²	
1813 SF 168.45 m²			

TOTAL 18301 SF 1700.21 m²

BUILDING G			
UNIT G1	1241 SF	115.29 m²	TYPE A1
UNIT G2	1205 SF	111.96 m²	TYPE A1
UNIT G3	1204 SF	111.88 m²	TYPE A1
UNIT G4	1207 SF	112.12 m²	TYPE A1
UNIT G5	1204 SF	111.85 m²	TYPE A1
UNIT G6	1206 SF	112.08 m²	TYPE A1
UNIT G7	1204 SF	111.87 m²	TYPE A1
UNIT G8	1236 SF	114.79 m²	TYPE A1
9707 SF 901.85 m²			

BUILDING H			
UNIT H1	1227 SF	113.96 m²	TYPE C2
UNIT H2	1381 SF	128.30 m²	TYPE D2
UNIT H3	1185 SF	110.06 m²	TYPE C2
UNIT H4	1381 SF	128.30 m²	TYPE D2
UNIT H5	1185 SF	110.07 m²	TYPE C2
UNIT H6	1394 SF	129.48 m²	TYPE D3
7752 SF 720.18 m²			

TOTAL 69485 SF 6455.41 m²

20888 SF 1941.49 m²
48587 SF 4513.92 m²
69485 SF 6455.41 m²

40.8% (2595.2 SM / 6,354.9 SM)
45.0% (2,859.6 SM / 6,354.9 SM)

REQUIRED PROPOSED

RESIDENT STALLS (1.0 PER UNIT)
ACCESSIBLE (3 PER 40-69 REQD.)
VAN ACCESSIBLE (1 PER 4 ACC.)

55 82
3 3
0 0

VISITOR STALLS (0.1 / UNIT)

6 6

61 88

BICYCLE PARKING - LONG TERM (RES.) 55
BICYCLE PARKING - SHORT TERM (VISITOR) 0

56 (LOCATED IN INDIV. STORAGE ROOMS)
12 (BIKE RACKS)

PRIVATE OUTDOOR AREAS

BUILDING A			
A1	407 SF	37.79 m²	
A2	363 SF	33.68 m²	
A3	363 SF	33.70 m²	
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A5	363 SF	33.70 m²	
A6	362 SF	33.61 m²	
A7	372 SF	34.56 m²	
2590 SF 240.67 m²			

BUILDING E			
E1	309 SF	28.71 m²	
E2	327 SF	30.36 m²	
E3	311 SF	28.90 m²	
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E5	311 SF	28.90 m²	
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B1	294 SF	27.34 m²	
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B3	262 SF	24.37 m²	
B4	292 SF	27.16 m²	
B5	262 SF	24.37 m²	
B6	263 SF	24.43 m²	
1637 SF 152.07 m²			

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F7	364 SF	33.79 m²	
F8	373 SF	34.65 m²	
2928 SF 272.05 m²			

BUILDING C

BUILDING G			
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H6	347 SF	32.23 m²	
1813 SF 168.45 m²			

TOTAL 18301 SF 1700.21 m²

20888 SF 1941.49 m²
48587 SF 4513.92 m²
69485 SF 6455.41 m²

40.8% (2595.2 SM / 6,354.9 SM)
45.0% (2,859.6 SM / 6,354.9 SM)

REQUIRED PROPOSED

RESIDENT STALLS (1.0 PER UNIT)
ACCESSIBLE (3 PER 40-69 REQD.)
VAN ACCESSIBLE (1 PER 4 ACC.)

55 82
3 3
0 0

VISITOR STALLS (0.1 / UNIT)

6 6

61 88

BICYCLE PARKING - LONG TERM (RES.) 55
BICYCLE PARKING - SHORT TERM (VISITOR) 0

56 (LOCATED IN INDIV. STORAGE ROOMS)
12 (BIKE RACKS)

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A2	363 SF	33.68 m²	
A3	363 SF	33.70 m²	
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A6	362 SF	33.61 m²	
A7	372 SF	34.56 m²	
2590 SF 240.67 m²			

BUILDING E			
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B6	263 SF	24.43 m²	
1637 SF 152.07 m²			

BUILDING F			
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F7	364 SF	33.79 m²	
F8	373 SF	34.65 m²	
2928 SF 272.05 m²			

BUILDING C

BUILDING G			
G1	365 SF	33.89 m²	
G2	366 SF	33.03 m²	
G3	364 SF	33.82 m²	
G4	363 SF	33.71 m²	
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VAN ACCESSIBLE (1 PER 4 ACC.)

55 82
3 3
0 0

VISITOR STALLS (0.1 / UNIT)

6 6

61 88

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BICYCLE PARKING - SHORT TERM (VISITOR) 0

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A5	363 SF	33.70 m²	
A6	362 SF	33.61 m²	
A7	372 SF	34.56 m²	
2590 SF		240.67 m²	

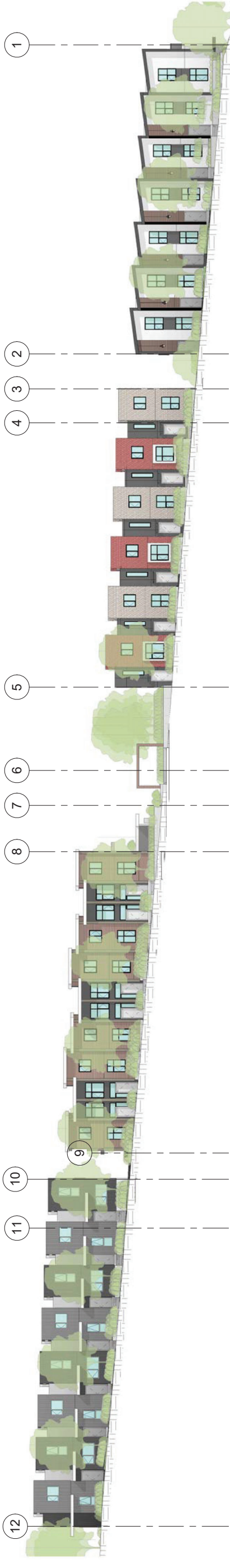
BUILDING E			
E1	309 SF	28.71 m²	
E2	327 SF	30.36 m²	
E3	311 SF	28.90 m²	
E4	327 SF	30.36 m²	
E5	311 SF	28.90 m²	
E6	326 SF	30.28 m²	
1911 SF		177.51 m²	



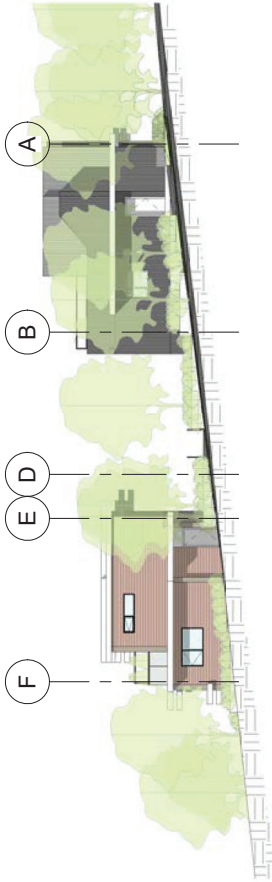




① OVERALL ELEVATIONS - SOUTH
1/16" = 1'-0"



② OVERALL ELEVATIONS - NORTH
1/16" = 1'-0"



③ OVERALL ELEVATIONS - EAST
1/16" = 1'-0"



④ OVERALL ELEVATIONS - WEST
1/16" = 1'-0"

KEY PLAN

DRAWING TITLE
OVERALL ELEVATIONS

PROJECT NO. 102210
SCALE: 1/16" = 1'-0"
DRAWN: Author
CHECKED: Checker
DRAWING NO.



WCA

Wilson Cheng Architects Inc.
1610-1177 West Hastings St., Vancouver, BC, V6E 2K3
604-630-9488 wca.ca

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PROJECT TITLE

102 - 128 EAST 8TH AVENUE & 721 CUMBERLAND ST., NEW WESTMINSTER

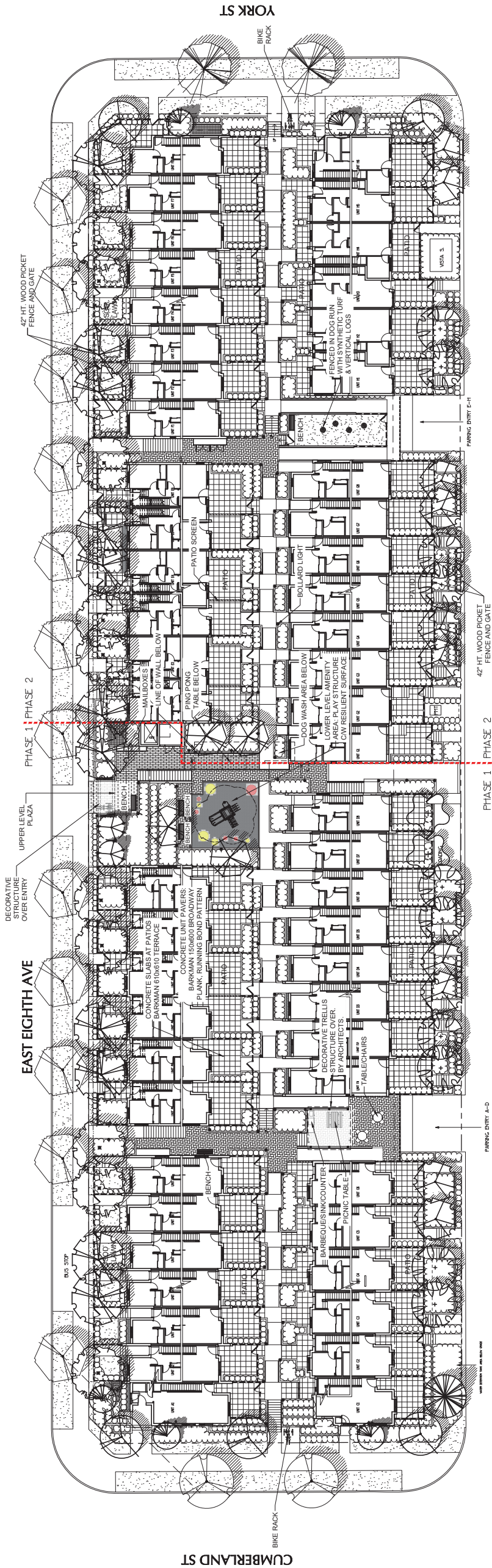
NO.	DATE	REMARKS
01	JUL 22, 2024	ISSUED FOR REVIEW
02	NOV 28, 2024	ISSUED FOR DP RE-SUBMISSION
03	APRIL 1, 2025	ISSUED FOR DP RE-SUBMISSION
04	JUN 6, 2025	ISSUED FOR DP RE-SUBMISSION

KEY PLAN

DRAWING TITLE
3D sections B

PROJECT NO. W2310
SCALE:
DRAWN: Author
CHECKED: Checker
DRAWING NO.

SEAL:



PARKING ENTRY A-D

PHASE 1 PHASE 2

PHASE 1 PHASE 2

PHASE 1 PHASE 2

6	25.MAY.20	NEW SITE - SOIL VOLUME / TREES PER CITY	DO
5	25.MAR.28	NEW SITE PLAN	DO
4	25.MAR.25	CITY RESUBMISSION	DO
3	24.NOV.27	REVISED SITE / SECTIONS	DO
2	24.NOV.20	REVISED SITE / SECTIONS	DO
1	24.OCT.03	NEW SITE PLAN, CITY COMMENTS	DO
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

102 - 128TH EAST 8TH AVENUE &
721 CUMBERLAND STREET
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE
PLAN

DATE:	24.JUN.27	DRAWING NUMBER:	
SCALE:	1"=20'-0"		
DRAWN:	DO		
DESIGN:	DO		
CHKD:	MCY		

L1

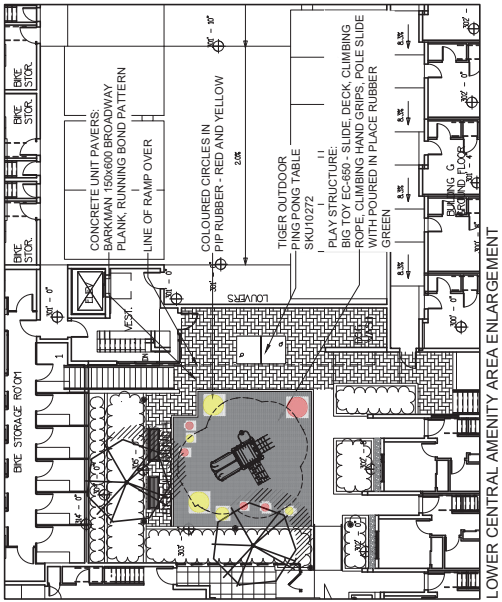
OF 10

PMG PROJECT NUMBER:

24107-7.ZIP

PLANT SCHEDULE			PMG PROJECT NUMBER: 24-107	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	10	ACER X FREEMANT 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6CM CAL: 1.5M STD: 8'8"
	10	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL: 1.5M STD: 8'8"
	2	CHAMAECYPARIS ORTUSA	HINKOK FALSE CYPRESS	1.5M HT: 8'8"
	1	QUERCUS BLANDA 'ROCKY MOUNTAIN SENTRY'	PRINCELTON SENTRY OAK	6CM CAL: 2.4M STD: 8'8"
	1	QUERCUS BLANDA 'ROCKY MOUNTAIN SENTRY'	PRINCELTON SENTRY OAK	6CM CAL: 1.5M STD: 8'8"
	5	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6CM CAL: 1.5M STD: 8'8"
	1	PCIEA OMORICA	SERBIAN SPRUCE	2.5M HT: 8'8"
	1	PNUS NIGRA	AUSTRIAN BLACK PINE	3M HT: 8'8"
	2	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL: 1.5M STD: 8'8"
	5	ZEKOVIA SERRATA	SAWLEAF ZELKOVA	6CM CAL: 1.5M STD: 8'8"

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL SPECIFICATIONS TO BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL. * SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BID-SOLUS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



LOWER CENTRAL AMENITY AREA ENLARGEMENT