



Attachment 1

Heritage Alteration Permit No. 186, 2021

Heritage Alteration Permit No. 186
File No.: HER00802

1. This Heritage Alteration Permit is issued to:

Jeff Spruston
c/o Fraser Crossing Constructors General Partnership
#2000 – 595 Burrard Street, Vancouver BC
P.O. Box 4912 V7X 1J1
jspruston@fcgp.ca

(the “Applicant”)

2. This Heritage Alteration Permit applies to, and only to, those lands within the City described below, and any or all buildings, structures and other development thereon:

Civic Address: *9 East Columbia Street*

Legal Description: *LOT 6, DISTRICT LOT 115, NEW WEST DISTRICT, PLAN BCP21830 GROUP 1.*

Parcel Identifier: *026-566-516*

(the “Lands”)

3. This Heritage Alteration Permit is required by:

- a heritage designation bylaw
- a heritage revitalization agreement
- a heritage conservation area designation
- a temporary heritage protection order
- a heritage conservation covenant
- a temporary control period

4. This Heritage Alteration Permit is issued subject to compliance with all the bylaws of the City applicable to the Lands, except as specifically varied by this Permit or the Pattullo Bridge Replacement Project Municipal Agreement (2019, and as amended).

5. The provisions of the following bylaws adopted under Part 15, Division 4, 5, or 7 of the Local Government Act (RSBC 2015) or predecessor legislation are varied or supplemented as indicated:

Heritage Revitalization Agreement Bylaw No. 6868, 2003 and
Heritage Designation Bylaw No. 6874, 2003 by allowing:

- i. 85.5 metre (280 foot) length of the Woodlands Wall, including the entire 10.5 metre (34.5 feet) return along McBride Boulevard and 75 metres (246 feet) along East Columbia Street, to be relocated north of its current location.

- ii. Concrete base of wall to be demolished and rebuilt in-kind in new location.
- iii. Wrought iron fencing to be restored and reinstalled on new concrete base.
- iv. Fencing to be cut at a panel end to reduce visible impact of change.
- v. Appropriate drainage to be installed along new portion of wall base.

- vi. Plaza to be repaved and extended with new retaining walls as required.
- vii. New outdoor furniture, landscaping, and lighting to be installed in plaza.
- viii. New symbolic gate posts to be constructed in plaza.
- ix. Markers for historic gate post location to be installed in plaza area.
- x. Interpretive signage to be installed at gate posts or in plaza.

All changes and restoration work are to be reviewed by the project's heritage professional.

6. The Lands shall be developed strictly in accordance with the terms, requirements and conditions of this Permit including the plans and specifications

Titled: PATTULLO BRIDGE REPLACEMENT PROJECT SEGMENT 1
NEW HERITAGE WALL
Prepared by: VIA, HATCH, and Fraser Crossing Constructors GP
Numbered: 361955-72-260-S10122 to 361955-72-260-S10129, inclusive
Dated: 2021-01-28

copies of which are on file at the offices of the City, and reduced copies of which are attached to and form part of this Permit.

7. The work authorized by this Permit must be done according to the following schedule:
- i. Work must be completed within **60 months** and not later than **December 31, 2026**.
8. If the Applicant does not substantially commence the work authorized by this Permit within **24 months** of the date of issuance of this Permit, the Permit lapses.
9. As a condition of the issuance of this Permit, the City of New Westminster is holding the Security set out below to guarantee the Applicant's performance of the terms, requirements and conditions of this Permit. The City may undertake and complete the work required to satisfy a term, requirement or condition of this Permit, or to ameliorate the effects of the Applicant's contravention or noncompliance, at the cost of the Applicant, and may apply the Security in payment of the cost of the work and incidental expenses the City has incurred, with any excess to be returned to the Applicant. There is filed accordingly:
- i. an Irrevocable Letter of Credit in the amount of \$0.
10. If the amount of the Security is insufficient, the City may add the remaining cost of the work undertaken and incidental expenses, to the taxes payable with respect to the Lands.
11. All plans and specifications included in this Permit are subject to any changes required by the Building Inspector or Approving Officer in cases where the plans and specifications do not comply with the Building Code or any provincial or City enactment, and such non-compliance is not specifically permitted by this Permit.

12. Minor variations of the plans and specifications that do not substantially alter the work described in the plans and specifications may be permitted if approved, in advance and in writing, by the City Planner.

13. This Permit is not a Development Permit or a Building Permit.

Authorizing Resolution of City Council:

Authorized signatories:

Jacque Killawee, City Clerk

Mayor Jonathan X. Cote

Date of Issue

It is an offence under Part 15 of the Local Government Act, punishable by a fine of up to \$50,000 in the case of an individual and \$1,000,000 in the case of a corporation, to fail to comply with the requirements and conditions of a Heritage Alteration Permit. In addition, the City may file a notice of contravention with the Land Title and Survey Authority against the Applicant's Title to the Lands.



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

FRASER CROSSING
CONSTRUCTORS OF

HATCH

VIA

BRITISH COLUMBIA

TRANSPORTATION
INVESTMENT CORPORATION

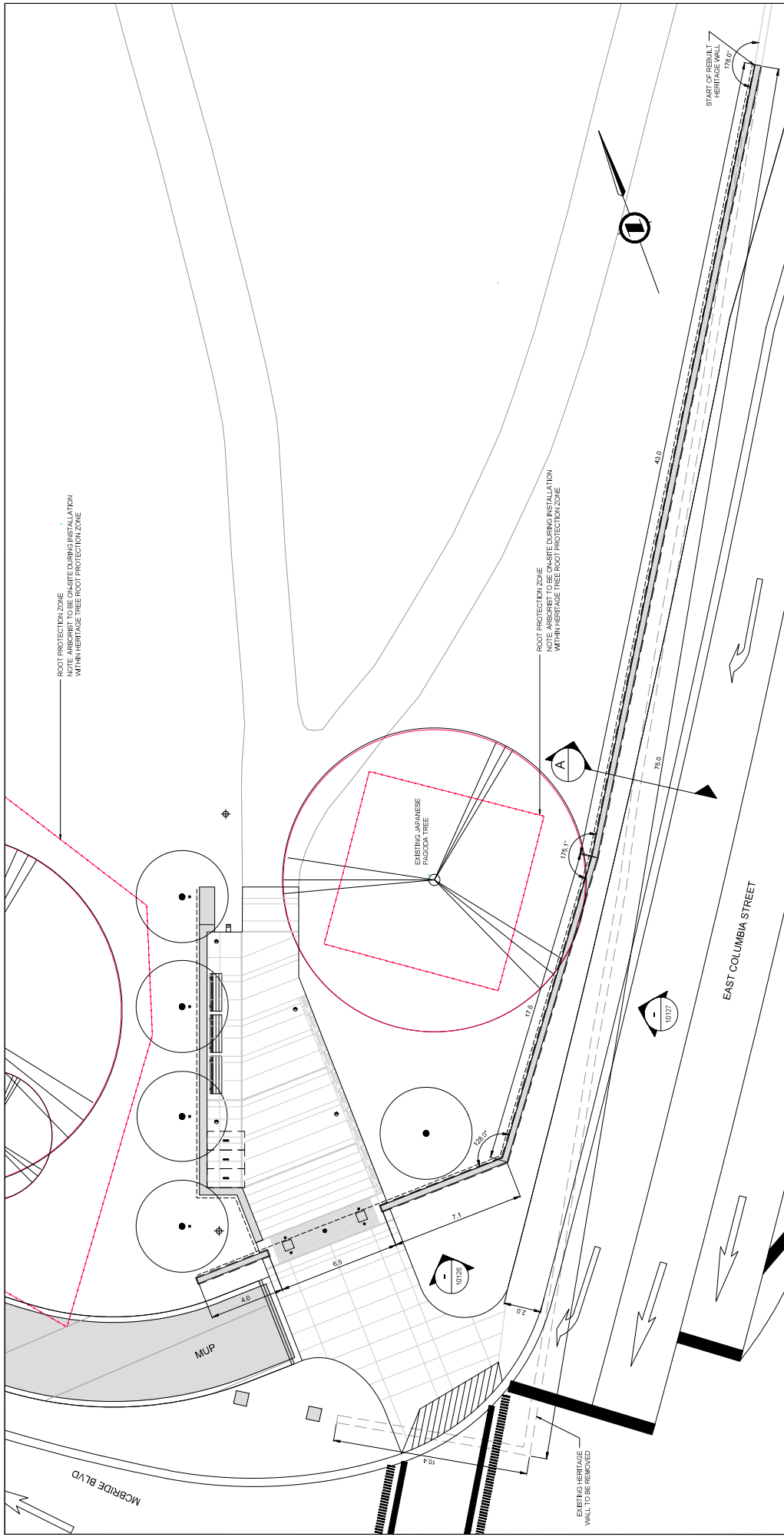
PBR-HATCH-LND-DMG-10122

SEGMENT 1
SITE PLAN
NEW HERITAGE WALL

DESIGNED	DATE	2021-02-17
CHECKED	DATE	2021-02-17
APPROVED	DATE	2021-02-17
DRAWN	DATE	2021-02-17
GROUP CODES	DATE	2021-02-17
FILE NUMBER	FILE NUMBER	
PROJECT NUMBER	PROJECT NUMBER	361955-72-260-510122
REV	DESCRIPTION	REV
1		

PRELIMINARY
FOR INFORMATION ONLY
2021-02-17

NOT FOR
CONSTRUCTION



PBR-HATCH-IND-DMG-10123

FRASER CROSSING CONSTRUCTION S.P. | HATCH | VIA | BRITISH COLUMBIA | TRANSPORTATION INVESTMENT CORPORATION

SCALE: 1:100

SEGMENT 1

PLAN

NEW HERITAGE WALL

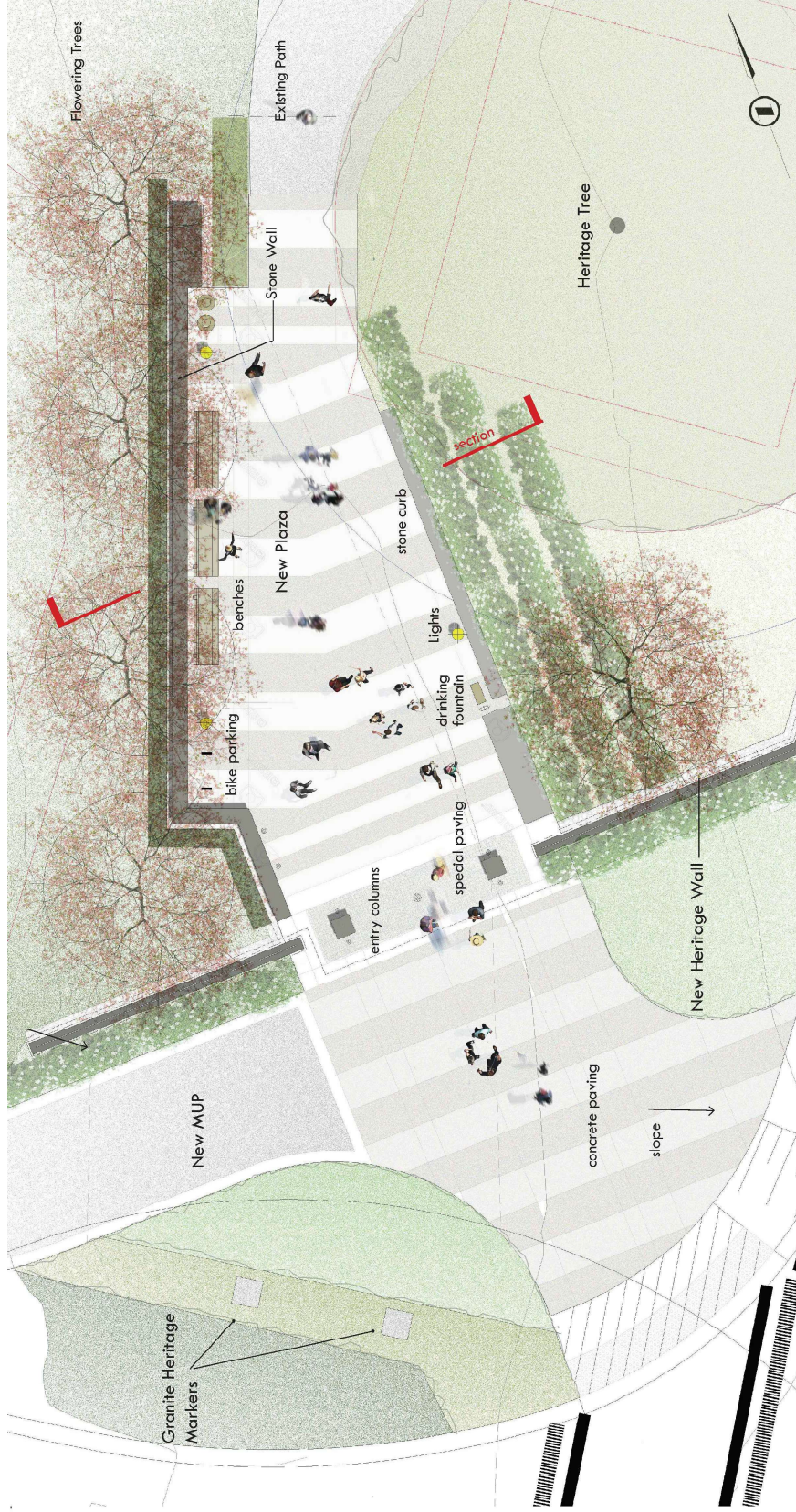
REV	DATE	DESCRIPTION	BY	CHK
1	2023/05/24	ISSUED FOR PERMIT	...	...
2	2023/05/24	REVISED	...	...
3	2023/05/24	REVISED	...	...
4	2023/05/24	REVISED	...	...
5	2023/05/24	REVISED	...	...
6	2023/05/24	REVISED	...	...
7	2023/05/24	REVISED	...	...
8	2023/05/24	REVISED	...	...
9	2023/05/24	REVISED	...	...
10	2023/05/24	REVISED	...	...

DESIGNED BY: ... DATE: ...
 CHECKED BY: ... DATE: ...
 DRAWN BY: ... DATE: ...
 PROJECT NUMBER: 381585-7290-S-10123

PLAN - PROPOSED NEW HERITAGE WALL

SCALE 1:100

- NOTES:
- EXISTING WALL LENGTH 86.4m
 - TOTAL LENGTH OF WALL REBUILT 71.7m
 - NUMBER OF SEGMENTS OF IRON WROUGHT RAILING PANEL REUSED: 25
 - NUMBER OF SEGMENTS OF IRON WROUGHT RAILING PANEL REUSED: 22
 - NUMBER OF SEGMENTS OF IRON WROUGHT FENCING REUSED: 20
 - NUMBER OF SEGMENTS OF IRON WROUGHT FENCING REUSED: 19



WOODLAND PLAZA CONCEPT PLAN

SCALE: 1/8\"/>



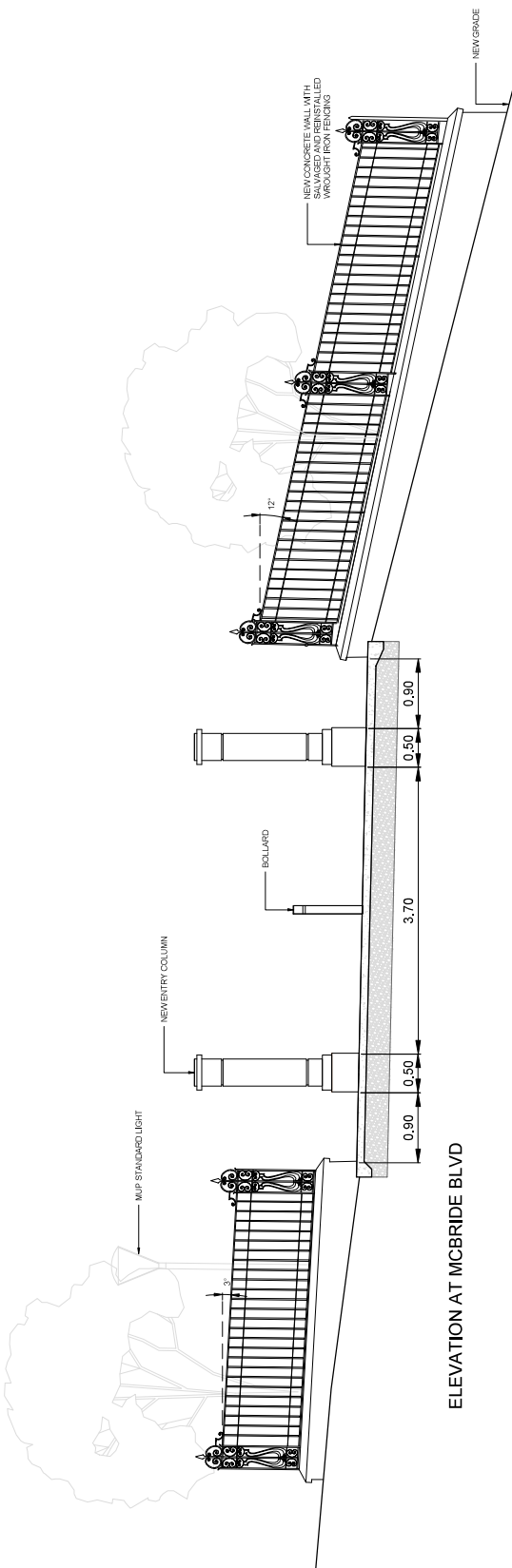
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SCALE	DATE	REVISIONS	DATE	REVISION	SIGNATURE

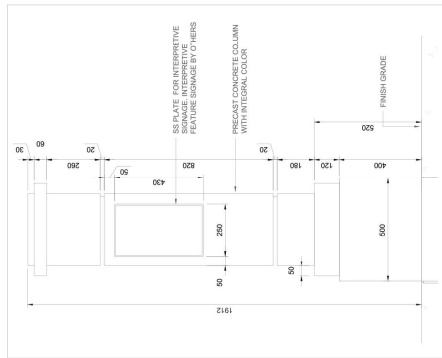
DESIGNED: _____ DATE: _____ CHECKED: _____ DATE: _____ APPROVED: _____ DATE: _____ DRAWN: _____ DATE: _____		PROJECT NUMBER: _____ SHEET NUMBER: _____	
SCALE: _____ PROJECT NAME: _____ SHEET TITLE: _____		PROJECT NUMBER: _____ SHEET NUMBER: _____	

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2021-02-17**

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CONSTRUCTION**



ELEVATION AT MCBRIDE BLVD



ENTRANCE COLUMN DETAIL



ENTRANCE COLUMN ELEVATION AT MCBRIDE

DESIGN DOCUMENT NO.
PBR-HATCH-LND-DMG-10126

PATTULLO BRIDGE REPLACEMENT PROJECT
SEGMENT 1
ELEVATIONS AND DETAIL
NEW HERITAGE WALL

SCALE	DATE	REVISIONS	SIGNATURE

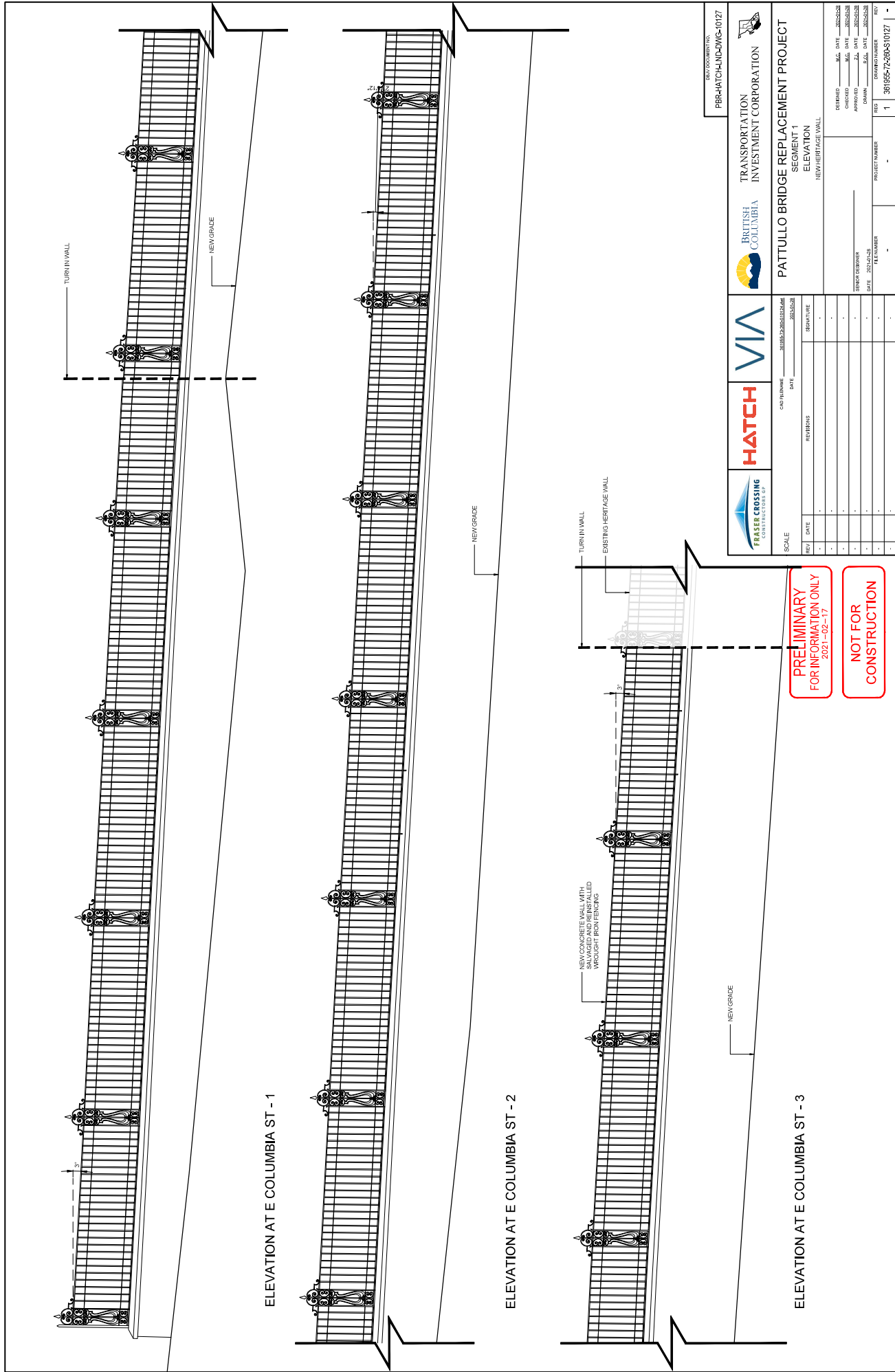
REV	DATE	DESCRIPTION	BY	CHK

DESIGNED	DATE	CHECKED	DATE

GROUP CODE	DATE	FILE NUMBER	PROJECT NUMBER	DRAWING NUMBER	REV

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ELEVATION AT E COLUMBIA ST - 1

ELEVATION AT E COLUMBIA ST - 2

ELEVATION AT E COLUMBIA ST - 3

REV. DOCUMENT NO.
PBR-HATCH-LND-JMG-0127

BRITISH COLUMBIA
TRANSPORTATION INVESTMENT CORPORATION

HATCH
FRASER CROSSING CONSTRUCTORS OF

VIA

PATTULLO BRIDGE REPLACEMENT PROJECT
SEGMENT 1
ELEVATION
NEW HERITAGE WALL

DESIGNED	DATE	2021-02-17	BY	JMG
CHECKED	DATE		BY	
APPROVED	DATE		BY	
OWNER	DATE		BY	
GROUP CODE	DATE	2021-02-17	BY	
PROJECT NUMBER	FILE NUMBER			
REV	DRAWING NUMBER	1	361955-72-260-510127	REV

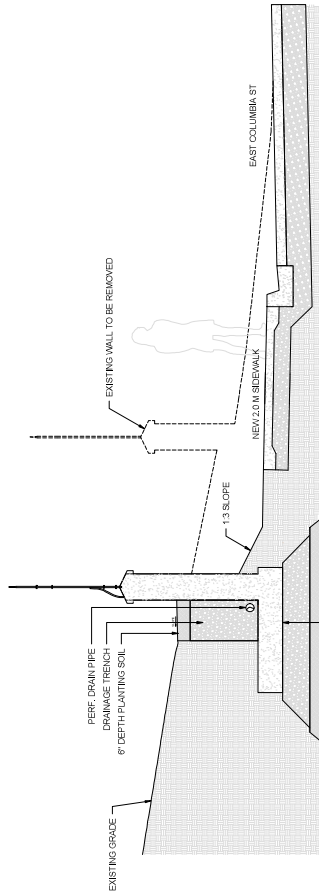
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2021-02-17**

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CONSTRUCTION**



WOODLAND CONCEPT PLAZA SECTION

SCALE: NTS



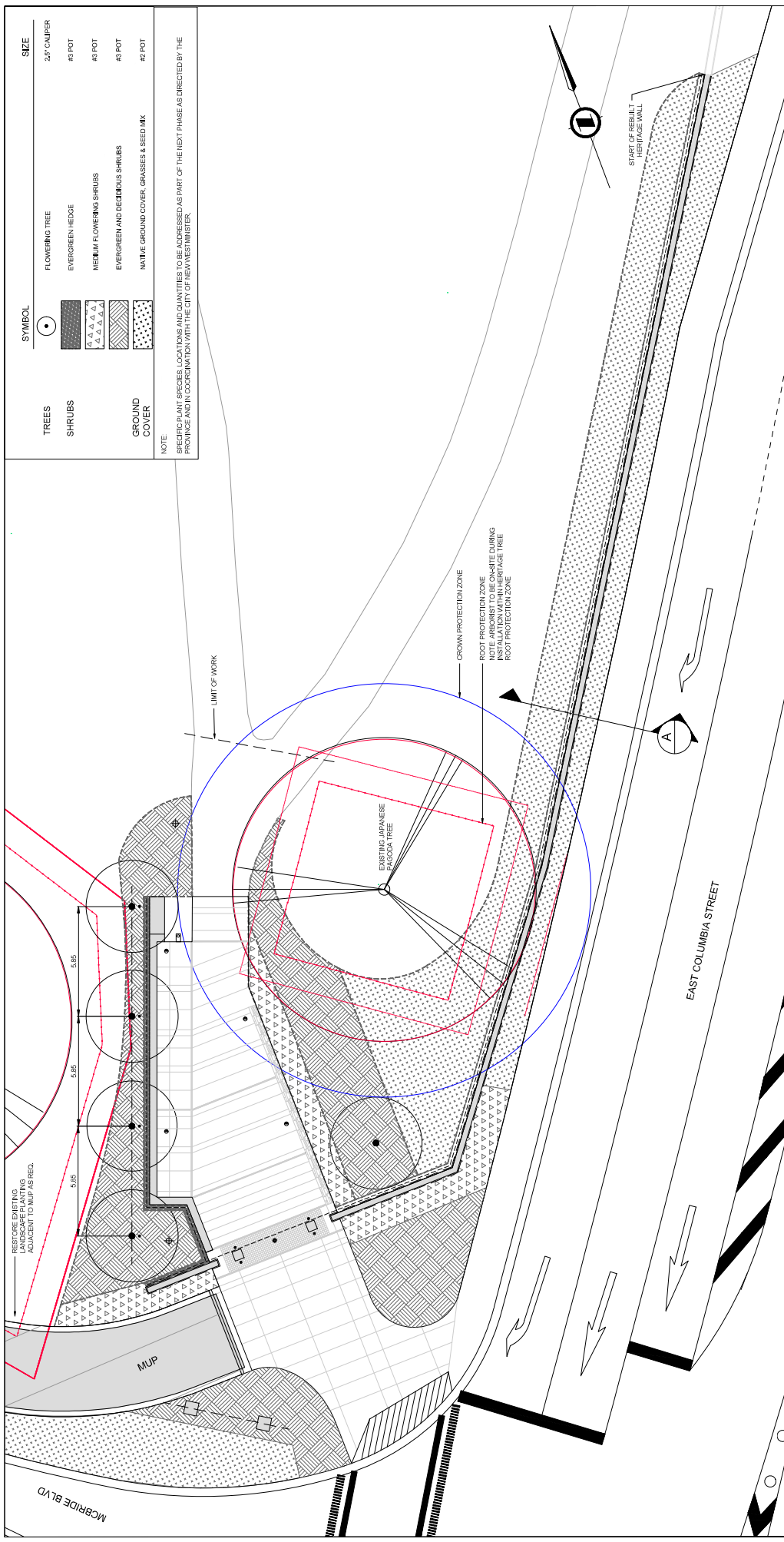
NEW HERITAGE WALL - SECTION A

SCALE: 1/30

**PRELIMINARY
FOR INFORMATION ONLY
2021-02-17**

**NOT FOR
CONSTRUCTION**

				PBR-HATCH-LND-DMG-10128 <small>REV. DOCUMENT NO.</small>
SCALE: _____ DATE: _____		PROJECT NUMBER: _____ SHEET NUMBER: _____		DESIGNED: _____ DATE: _____ CHECKED: _____ DATE: _____ APPROVED: _____ DATE: _____ DRAWN: _____ DATE: _____
REVISIONS: _____ SIGNATURE: _____ DATE: _____		SECTION: _____ SEGMENT: _____ WOODLAND NODE: _____		PROJECT NUMBER: _____ SHEET NUMBER: _____ DRAWING NUMBER: _____ 1 361955-72-260-510128



FRASER CROSSING CONSTRUCTORS S.P.

HATCH

VIA

BRITISH COLUMBIA

TRANSPORTATION INVESTMENT CORPORATION

PBR-HATCH-IND-OWG-10129

PATULLO BRIDGE REPLACEMENT PROJECT
SEGMENT 1
PLANTING PLAN
WOODLAND NODE

SCALE: 0 1:00 2:00 3:00 4:00 5:00

DATE: 2021-02-17

REVISIONS:

REV	DATE	REVISIONS

WOODLAND NODE - PLANTING PLAN
SCALE 1:100

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Square with dots)	CONCRETE PAVING	(Circle with dot)	STANCHION MUP LIGHT
(Hatched pattern)	SITE WALL	(Circle with cross)	V-FORM BARRIER
(Dashed line)	DRAIN LINE	(Circle with cross)	AREA DRAIN
(Circle with dot)	HERITAGE TREE	(Circle with dot)	BOLLARD
(Circle with dot)	LIGHTED BOLLARD		

Planting Notes:

1. All plant material shall be healthy nursery stock and locally sourced.
2. All plant material selected shall have structurally sound, strong, fibrous root systems free of disease, insects, or other pests. All plants supplied for this project shall have straight trunks and a well-formed crown system characteristic of the species.
3. All plant material shall be installed in accordance with the manufacturer's instructions.
4. Final grading must be approved by on-site landscape architect prior to planting installation.
5. Irrigation system shall be installed prior to planting operations.

PRELIMINARY FOR INFORMATION ONLY
2021-02-17

NOT FOR CONSTRUCTION

ORDER NO.: 30195572-200-S10129

PROJECT NUMBER: 1

REV: 1