

## **REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE**

Notice is hereby given of the following Land Use and Planning Committee:  
October 2, 2017 at 12:00 p.m.  
Committee Room 2, City Hall

### **AGENDA**

#### **ADDITIONS / DELETIONS TO THE AGENDA**

*MOTION to amend/approve the Land Use and Planning Committee agenda.*

#### **ADOPTION OF MINUTES**

**1. Adoption of the Minutes of:**

- a. September 11, 2017

#### **PRESENTATIONS**

- 2.** No items

#### **UNFINISHED BUSINESS**

- 3.** No items

#### **REPORTS FOR ACTION**

- 4. 34 South Dyke Road: Rezoning to Queensborough Townhouse Districts, Parks Districts and Commercial Waterfront Districts - Preliminary Report**

#### **DIRECTOR'S / MANAGER'S REPORT (Oral Report)**

- 5.** No items

#### **NEW BUSINESS**

- 6.** No items

**CORRESPONDENCE**

7. No items

**ADJOURNMENT**



Corporation of the City of  
**NEW WESTMINSTER**

## **REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE**

September 11, 2017 at 10:30 a.m.  
Committee Room 2, City Hall

### **MINUTES**

#### **PRESENT:**

Mayor Jonathan Coté  
Councillor Patrick Johnstone  
Councillor Jaimie McEvoy

#### **GUESTS:**

Nancy G. Dheilly	- Designer
Tara Fraser	- Owner, 312 Fifth Street
Christa MacArthur	- Architect, Lodge Craft
Hugo Shaw	- Owner, 318 Fifth Street
Nancy Shaw	- Owner, 318 Fifth Street
Kirsten Sutton	- Architect, D3 Dimension Drafting and Design
Jordan Van Brakel	- Architect, D3 Dimension Drafting and Design
David Vickars	- Owner, 312 Fifth Street

#### **STAFF:**

Mr. Rupinder Basi	- Senior Planner
Ms. Kim Deighton	- Manager, Licensing & Integrated Services
Mr. Hardev Gill	- Planning Technician
Mr. Jim Hurst	- Planner
Ms. Jackie Teed	- Acting Director of Development
Mr. Mike Watson	- Planner
Ms. Heather Corbett	- Committee Clerk

The meeting was called to order at 10:30 a.m.

#### **ADDITIONS / DELETIONS TO THE AGENDA**

#### **MOVED and SECONDED**

*THAT item 8 be removed from the Consent Agenda, and  
THAT the September 11, 2017 Land Use and Planning Committee agenda be  
adopted.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

## ADOPTION OF MINUTES

### 1. Adoption of the Minutes

#### **MOVED and SECONDED**

*THAT the July 10, 2017 Land Use and Planning Committee minutes be adopted.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

## PRESENTATIONS

### 2. No Items

## UNFINISHED BUSINESS

### 3. No Items

## REPORTS FOR ACTION

### 4. **306 Gilley Street: Proposed Heritage Revitalization Agreement – Pre-Application Report**

Mr. Rupinder Basi summarized the pre-application report dated September 11, 2017, regarding a proposed Heritage Revitalization Agreement at 306 Gilley Street. Mr. Basi reported that the applicant proposes to construct a duplex to the side of the property in exchange for restoring and protecting the 1916 house currently on the property. The proposed FSR would be 0.775 including the existing house and duplex, and site coverage of 38%, which are both higher than allowed.

Discussion ensued, and the Committee noted the following comments in reference to the specific feedback questions, as requested by Staff in the September 11, 2017 report:

- a) Number of bedrooms in the duplex – current proposal is for two or three. Should the duplex units each contain three bedrooms, or is two sufficient?
  - If it is functional, including three bedrooms would be a good opportunity, however this should not be a limiting factor on the application; and,
  - A proposal of two bedrooms would be appropriate if it is the best use of space.
  
- b) The proposed 0.775 FSR density;
  - Given the location, the proposed FSR is not a point of concern.

- c) The proposed site coverage of 38%; and
  - No specific comments were given.
- d) The parking configuration – with one space being proposed for the front yard setback of the heritage house and two under the duplex building.
  - The main concern would be in ensuring pedestrian safety, but this seems feasible.

In addition to the specific questions, the Committee noted the following comments:

- Appreciation was expressed for this proposal as an interesting development and an appropriate opportunity to encourage infill housing into the Brow of the Hill neighbourhood; and,
- Appreciation was also expressed for the opportunity to save the existing heritage property.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee provide staff with feedback on the items outlined in Section 8 of this report and direct staff to communicate this feedback to the applicant.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**5. 312 Fifth Street Proposed Heritage Revitalization Agreement – Preliminary Report**

Mr. Rupinder Basi summarized the preliminary report dated September 11, 2017, regarding a proposed Heritage Revitalization Agreement at 312 Fifth Street. Mr. Basi reported that the applicant proposes to add a laneway house to the rear of the property in exchange for restoration and legal protection of the 1897 house on the property. The proposed FSR would be 0.69, including the existing house and laneway house.

Staff requested that the LUPC consider the following two questions:

- a) Heritage Benefit: Does the LUPC concur that the heritage benefit is sufficient to make the use of an HRA appropriate?
- b) Landscape Design: The lighting proposed for the landscaping falls primarily into the “not recommended” category of the design guidelines. The Heritage Conservation Area require that all new construction comply with the “acceptable” level of the design guidelines, at minimum. However, no compliance with the Landscape Design section of those guidelines is required for heritage projects. Should the lighting in the landscape plan be reduced to satisfy the design guidelines?

In response to questions from the Committee, Mr. Basi provided the following information:

- The proposed lighting which does not meet the Queen's Park HCA Design Guidelines is the under-lighting of trees and the stair lights. The light bollards are deemed as acceptable;
- The proposed one-and-a-half storey laneway house would match the existing house and have two bedrooms in it; and,
- Further analysis will be forthcoming, however what is known at this time is that the restored house will be moved forward on the property and will have a 23 foot setback, which is less than is required, however it will be aligned with 318 Fifth Street (next door).

Discussion ensued, and the Committee noted the following comments:

- Appreciation was expressed for this opportunity to restore the existing heritage property;
- The addition of the laneway house would provide more affordable housing to the Queen's Park area;
- This proposal would be an appropriate use of infill housing;
- More details on the tree replacement plan would be appreciated as there needs to be a balance between adding infill housing and ensuring that the tree canopy is preserved; and,
- The proposed lighting would not be a major concern if it contributes to making the area comfortable and safe.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee provide staff with feedback on the items outlined in Section 9 of this report; and*

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the Heritage Revitalization Agreement for 312 Fifth Street based on the process outlined in this report.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**6. 318 Fifth Street Proposed Heritage Revitalization Agreement – Preliminary Report**

Rupinder Basi, Senior Planner, summarized the preliminary report dated September 11, 2017, regarding a proposed Heritage Revitalization Agreement at 318 Fifth Street. Mr. Basi reported that the applicant proposes to add a laneway house to the rear of the property in exchange for minor restoration and legal protection of the 1908 house on the property. The proposed FSR would be 0.66, including the existing house and laneway house.

Staff requested that the LUPC consider the following two questions:

- a) Heritage Benefit: Does the LUPC concur that the heritage benefit is sufficient to make the use of an HRA appropriate?
- b) Should the vinyl frame windows and metal doors be replaced with wood frame windows and wooden door as part of the HRA rather than later, as proposed in the Heritage Conservation Plan?

In response to questions from the Committee, Mr. Basi provided the following information:

- The definition of “later” in the context of replacing the windows and doors is “end of life”. The house underwent massive repairs in 1991, and the windows still have a good decade of lifespan, are functioning well and are energy saving; and,
- The lot coverage for this application would change from 29% to 32.5%, which is under the allowable amount.

Jackie Teed, Acting Director of Development Services, noted that as the house would be subject to an HRA, the owners would need to apply to the City to replace the windows at the time of “end of life”.

Discussion ensued, and the Committee noted the following comments:

- As with the neighbouring project at 312 Fifth Street, appreciation was expressed for this opportunity to restore the existing heritage property;
- The addition of the laneway house would provide more affordable housing to the Queen’s Park area;
- This proposal would be an appropriate use of infill housing;
- Further information on the “end of life” of the windows and doors would be beneficial for moving this application forward through the next steps; and,
- It would be appropriate to ensure that the windows and door be replaced by including it as a condition in the HRA.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee provide staff with feedback on the items outlined in Section 9 of this report; and*

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the Heritage Revitalization Agreement application for 318 Fifth Street based on the process outlined in this report.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**7. 1319 Third Avenue (Steel & Oak Brewery): Proposed Increase in Seating Capacity for the Lounge Endorsement Area – Preliminary Report**

Jim Hurst, Planner, summarized the preliminary report dated September 11, 2017, regarding a proposed increase in seating capacity from 30 to 50 people, for the lounge endorsement area at 1319 Third Avenue. Mr. Hurst noted that the applicant is not intending to increase the floor space for this increase in capacity.

In response to a question from the Committee, Mr. Hurst provided the following information:

- It is within the purview of the LUPC to suggest changes to the application review process.

Discussion ensued, and the Committee noted the following comments:

- It is valuable to maintain and encourage space for consuming beverages in the place where they are manufactured; and,
- It may be worthwhile reviewing the bylaw to address “craft” manufacturing spaces, now that New Westminster is seeing an increase in these types of requests.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that staff process the proposed Zoning Amendment as outlined in the Section 7 of this report, with removal of Step 4 unless significant concerns are raised in previous steps; and, THAT the Land Use and Planning Committee recommend that the same process be followed to inform Council’s consideration of a motion of support for the Manufacturing Facility Structural Change Application as identified in the previous consideration of capacity for this site.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**CONSENT AGENDA**

**9. 228 and 232 Sixth Street (La Rustica): Revised Submission Preliminary Report**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the revised Rezoning and Development Permit applications as outlined in Section 5 of the September 11, 2017 report.*

**ADOPTED BY CONSENT.**



**10. 640 and 616 Sixth Street: Rezoning and Development Permit Application for Mixed Used Development - Preliminary Report**

*THAT the Land Use and Planning Committee recommends that Council direct staff to process the Rezoning and Development Permit applications as outlined in Section 5 of the September 11, 2017 report.*

**ADOPTED BY CONSENT.**

**ITEMS REMOVED FROM THE CONSENT AGENDA**

**Procedural Note:** Mayor Jonathan Coté recused himself at 11:05 a.m. due to a conflict of interest. Councillor Jaimie McEvoy assumed the Chair.

**8. 118 Royal Avenue: Rezoning and Development Permit Applications for Four Unit Rowhouse Development - Preliminary Report**

The Committee members considered the preliminary report dated September 11, 2017, regarding a Rezoning and Development Permit Application for a four unit rowhouse development at 118 Royal Avenue.

In response to a question from the Committee, Ms. Nancy Dheilly, Designer, provided the following information:

- The reason why all of the units in this development would face Royal Avenue is to allow for fee simple rowhouses rather than townhouses.

Discussion ensued, and the Committee noted the following comments:

- This proposal would be a suitable use of space and appropriate for the neighbourhood; and,
- It would be beneficial for this development to address the adjacent park space so that it takes advantage of the park rather than have a blank wall facing the field.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to process the Rezoning and Development Permit application for the subject property (118 Royal Avenue) based on the process outlined in this report.*

**CARRIED.**

All members of the Committee present voted in favour of the motion.

**DIRECTOR'S / MANAGER'S REPORT (Oral Report)**

**11. No Reports**

**NEW BUSINESS**

12. No Items

**CORRESPONDENCE**

13. No Items

**ADJOURNMENT**

**ON MOTION**, the meeting was adjourned at 11:08 a.m.

---

**JONATHAN COTÉ**  
**CHAIR**

---

**HEATHER CORBETT**  
**COMMITTEE CLERK**



## REPORT

### *Development Services*

**To:** Land Use and Planning Committee      **Date:** 10/2/2017

**From:** Jackie Teed      **File:** REZ00143  
Acting Director of Development  
Services

**Item #:** 53/2017

**Subject:** **34 South Dyke Road: Rezoning to Queensborough Townhouse Districts, Parks Districts and Commercial Waterfront Districts - Preliminary Report**

### **RECOMMENDATION**

*THAT the Land Use and Planning Committee recommend that staff process this Rezoning application as outlined in the process section of this report and that this report be forwarded to Council for information.*

### **EXECUTIVE SUMMARY**

An application has been received to construct a 16 unit townhouse development on the subject site and the unopened Boyne Street road allowance. To facilitate this, an offer has been received to purchase the former Boyne Street Road dedication and consolidate it with the portion of the site addressed as 34 South Dyke Road, that is inside the dyke. The applicant would then rezone the consolidated site to allow the development. The portion of the site outside of the dike would be partially dedicated to the City for park purposes and partially privately owned to allow the existing marina to maintain both access from South Dyke Road, and the current water lot lease with Port Metro Vancouver. A dedication would be provided to allow South Dyke Road to be developed to full urban standards. The rezoning and Development Permit processes would run concurrently.

Staff support the land use and density proposed, but consider that there are Crime Prevention Through Environmental Design (CPTED) issues with the design of the north row of

townhouses that should be resolved prior to taking the project forward for formal review and public consultation.

## **PURPOSE**

This application would allow residential development, as well road and greenway improvements along this portion of South Dyke Road. The purpose of this report is to seek a Land Use and Planning Committee recommendation to proceed with the next steps in processing this application.

### **1. POLICY AND REGULATIONS**

#### **1.1 Queensborough Community Plan Land Use Designation**

The portion of the site inside the dyke is designated **(RM) Residential – Medium Density** in the Queensborough Community Plan. The Plan describes this designation as:

**(RM) Residential – Medium Density** – this area will include medium density multi-family residential uses such as rowhouses, townhouses, and low-rises. Depending on the provision of public amenities, a density bonus may be provided in order to reach the upper limits of density in this area.

The portion of the site outside of the dyke is designated **(IN) Intertidal** in the Queensborough Community Plan. The Plan describes this designation as:

**(IN) Intertidal** – this area will predominantly remain in a natural state in order to preserve the intertidal area of the Fraser River foreshore. Uses such as lookouts, trails, docks, and marine commercial and working river uses such as wharfs, are permitted as long as the surrounding natural habitat is enhanced. Approval from other agencies (e.g. Port Metro Vancouver) may also be required.

This application would be consistent with the Land Use Designation.

#### **1.2 Queensborough Community Plan Development Permit Area Designations**

The portion of the site inside the dyke is designated as part of **Residential Development Permit Area #3 East Queensborough**. The Queensborough Community Plan defines this designation as:

The East Queensborough multi-family areas, identified as Development Permit Area #3 are designated in order to create a transition between industrial uses and adjacent residential neighbourhoods. This area will contain medium density, multi-family residential uses. This Development Permit Area encourages best practices for promoting water and energy

conservation and reducing greenhouse gas emissions. It also establishes guidelines for the form and character of multi-family residential development.

The portion of the site that is outside the dyke is designated as part of **Industrial and Mixed Employment Development Permit Area #4 Intertidal**. The Queensborough Community Plan defines this designation as:

The Intertidal area, identified as Development Permit Area #4 [see Map C], is designated in order to provide a framework for waterfront development associated with the working river and to provide an opportunity for continued commercial and industrial development. This Development Permit Area encourages best practices for protection of the natural environment, its ecosystems and biological diversity. It also establishes guidelines for the form and character of industrial, commercial and intensive residential (e.g. floathome) development in this area.

The site is also designated as part of **Natural Hazard Development Permit Area #1 – Flood Hazard**.

### 1.3 Zoning Bylaw

The site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). The water lot associated with the land is zoned Commercial Waterfront Districts (Limited) (CW-2). The project proposed in this application would not comply with the current zoning.

## 2. BACKGROUND

### 2.1 Site Context

The subject site at 34 South Dyke Road is one legal lot “hooked” across South Dyke road i.e. South Dyke Road divides the lot into two sections. The property inside the dyke is vacant. The water lot associated with this site is occupied by a marina. The portion of the property outside of the dyke provides access to the marina.

To the east of the site at 150 Pembina Street is a 51 unit townhouse development zoned Multiple Dwelling Districts (Low Rise) (RM-2A) developed in 2007 with a density of 20.4 units per acre (50.4 units per hectare) and a floor space ratio of 0.65. Also to the east at 30 South Dyke Road is a large non-conforming marina.

The adjacent property to the west is 111 Wood Street. That site was rezoned in 2014 to Queensborough Townhouse Districts (RT-3A) in order to allow the development of a 10 unit townhouse development. This project density is 20.9 units per acre (51.6 units per hectare) and the Floor Space Ratio of 0.82.

Across Wood Street to the west is 100 Wood Street. This site was rezoned in 2011 to Queensborough Townhouse Districts (RT-3) in order to allow the development of 36 townhouse units. The project density is 23 units per acre (56.8 units per hectare) and the Floor Space Ratio is 0.77.

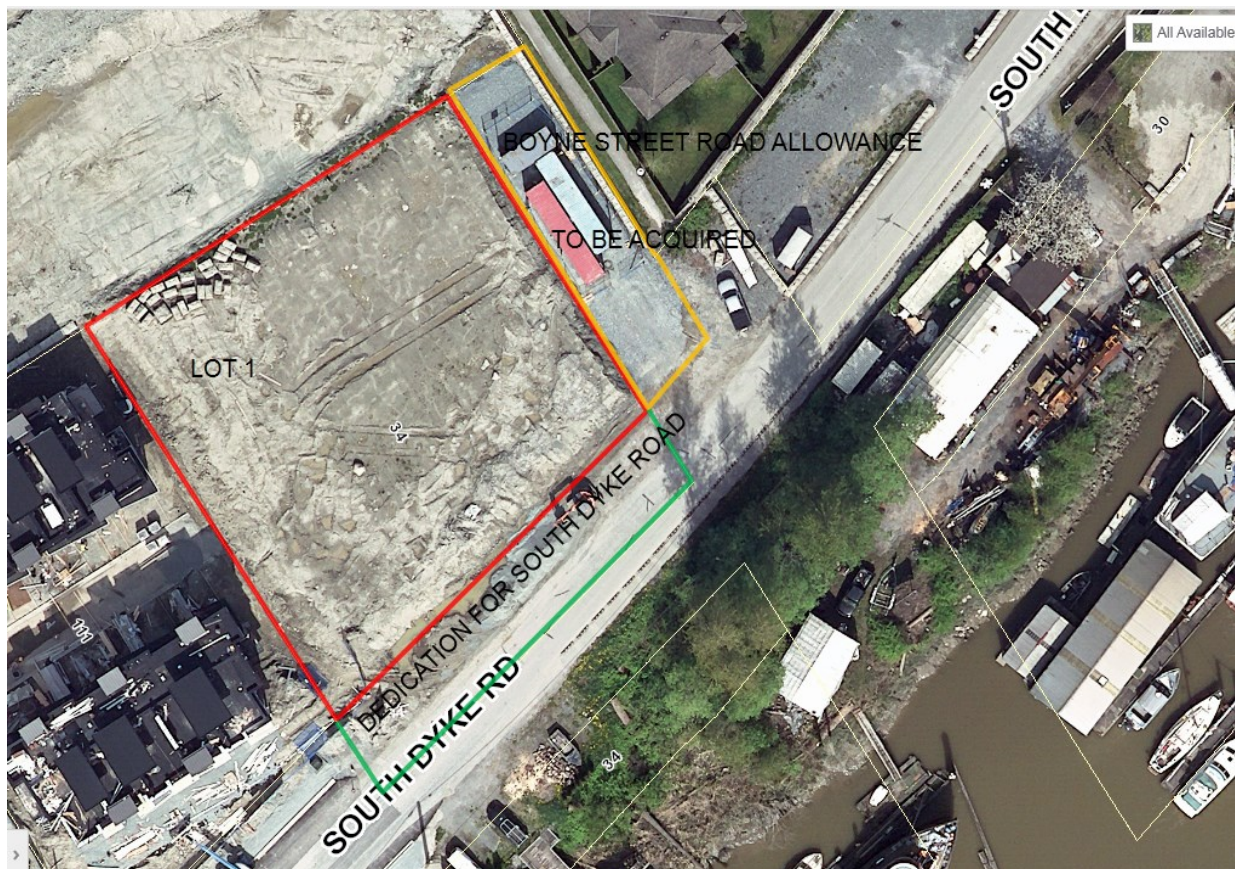
To the north are two sites now addressed as 188 and 189 Wood Street. These sites are proposed for townhouse projects of 54 and 63 units. The proposed density of those projects is 23 units per acre (56.8 units per hectare) with Floor Space Ratios of 0.73 and 0.80.

## **2.2 Site Constraints**

The site is located in the Queensborough neighbourhood and is thus subject to flood plain constraints on the amount of floor space at grade and the use of that floor space. The site has an elevation of around 5 feet (1.5 metres) Geodetic Survey of Canada (GSC) and is located within the Fraser River Flood Plain. The site is subject to Development Permit Area regulations that limit the development at grade for each unit to 452 square feet (42 square metres) for automobile parking and 118 square feet (11 square metres) for an entry area. No storage or habitable floor space is allowed at grade within the Flood Plain. The underside of the floor system for the habitable space must be clear of 11.53 feet (3.53 metres) Geodetic Survey of Canada (GSC).

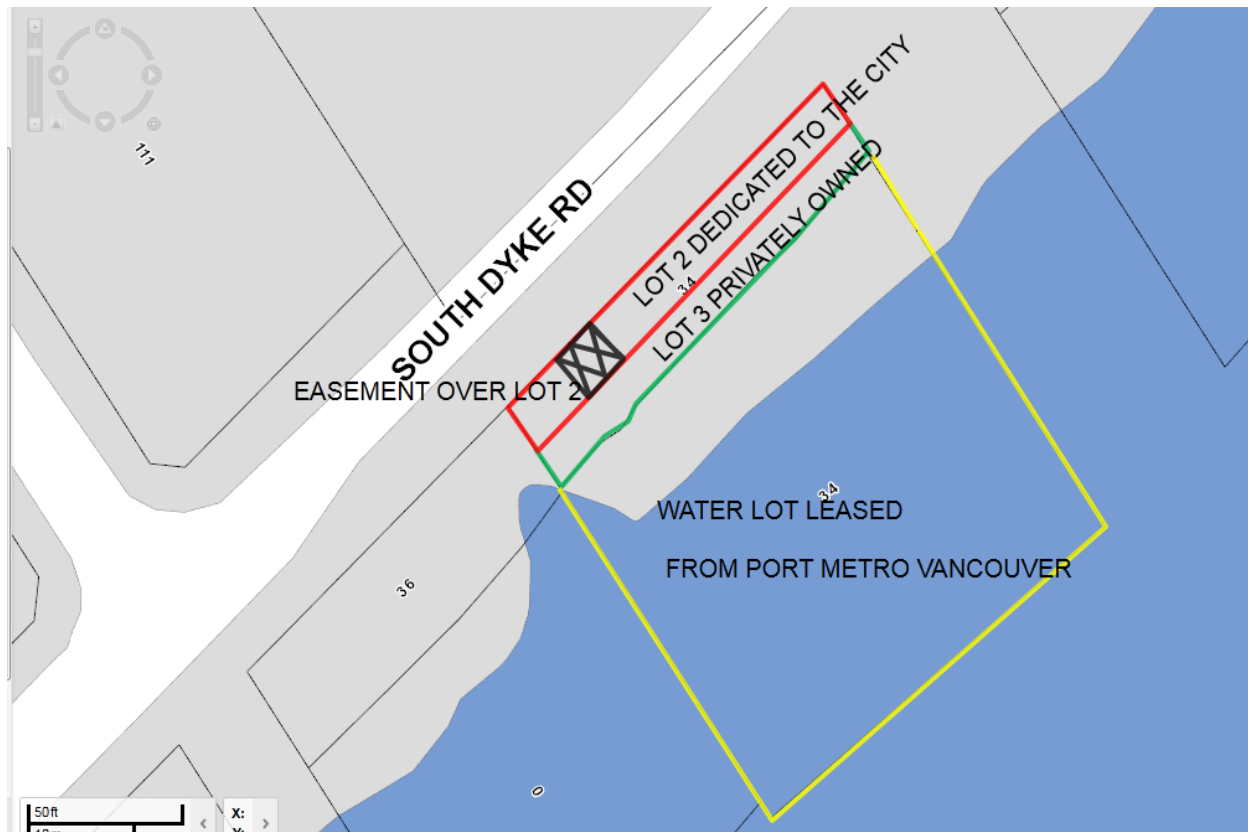
## **2.3 Development Site Area**

After dedication for South Dyke Road, the remainder of the existing property inside the dyke has an area of 22,711.7 square feet (2,110 square metres). The applicant proposes to buy a 4,177.4 square foot (388.1 square metre) remnant section of the Boyne Street Road allowance. This would allow a development site of 26,889.1 square feet (2,498.1 square metres). On the plan below this area is shown as Lot 1 and Boyne Street Road allowance to be acquired.

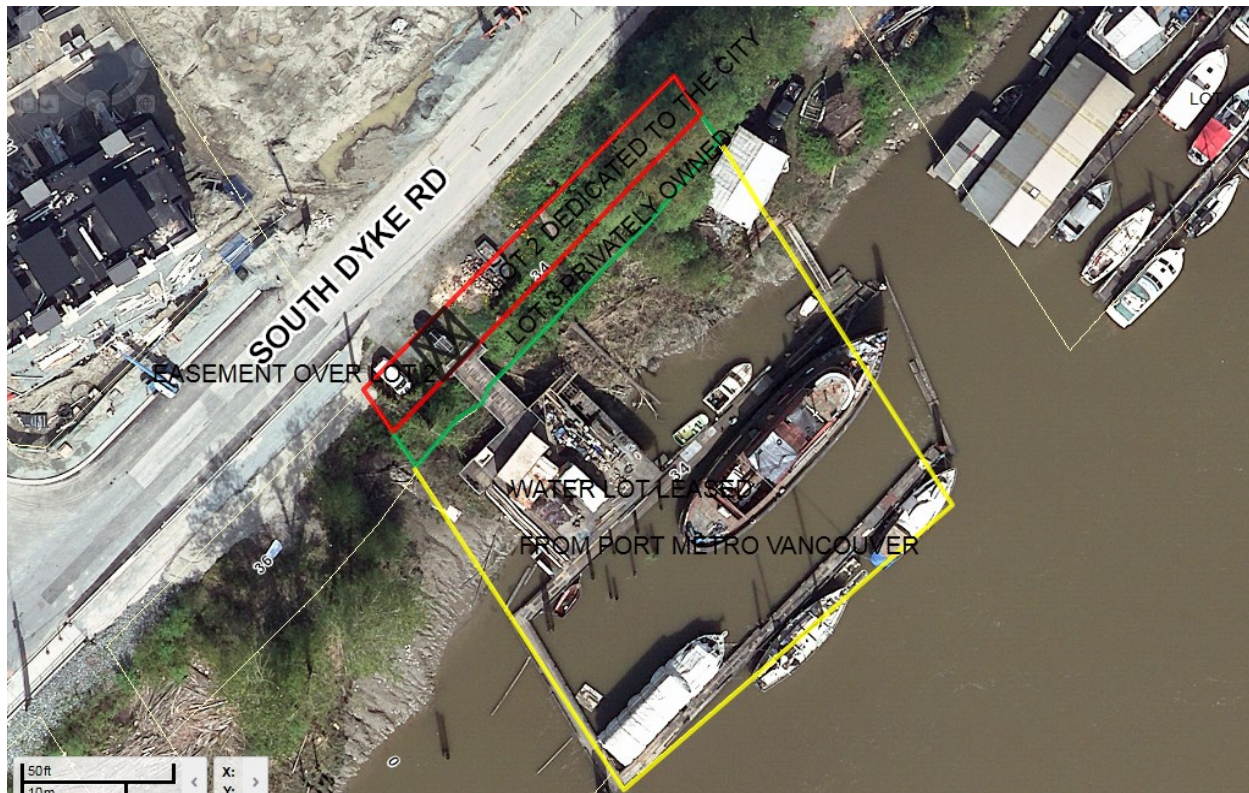




The area of the lot outside of the dyke is 5,161.8 square feet (479.4 square metres). The current property owner operates a marina on the water lot adjacent to the property and wants to continue his water lot lease and his business. In previous rezoning applications along South Dyke Road, all of the property on the outside of the dyke has been dedicated to the City for park purposes. In this application in order to allow the water lot lease and business to continue, the current property owner would retain ownership of half of the area of the land outside of the dyke in the form of a strip of land adjacent to the Fraser River identified as Lot 3. Lot 3 would be zoned Commercial Waterfront Districts (Limited) (CW-2) to reflect the use on the water lot. Lot 2 would be dedicated to the City for park purposes. There would be an access easement over the City land (hatched area on Lot 2) to provide legal and physical access to Lot 3. The City land would be zoned Parks Districts (P-10).







The City would have the first right of refusal to purchase Lot 3 should the property be offered for sale. The developer of the townhouse project has offered to provide the City with \$80,000 to hold in trust toward the purchase of Lot 3.

## 2.4 Project Description:

On the property inside the dyke the applicant proposes to construct 16 townhouse units. All units are three bedrooms and range in size from 1,396 – 1,582 square feet (425.5 – 482.2 square metres). The project satisfies all aspects of the Family Friendly Housing policy.

The project statistics are shown in the following table:

Site Area:	26,889.1 square feet (2,498.1 square metres)
Proposed Zoning:	Queensborough Townhouse Districts (RT-3)
Floor Space Ratio:	0.882
Site coverage:	39.9 %
Height:	30.3 feet (9.24 metres)
Front Yard: South Dyke Road	16.5 feet (5. metres)
Rear Yard:	12.0 feet (3.65 metres)
Side Yard: West	13.5 feet (4.13 metres)
Side Yard: East	16.0 feet (4.88 metres)

### **3. DISCUSSION**

#### **3.1 Queensborough Community Plan Considerations**

The proposed development would satisfy the Queensborough Community Plan Land Use Designation for use and density.

#### **3.2 Zoning Considerations**

The project would require variances for rear setback, west side setback and the provision of tandem parking.

#### **3.3 Site Plan and Architectural Issues**

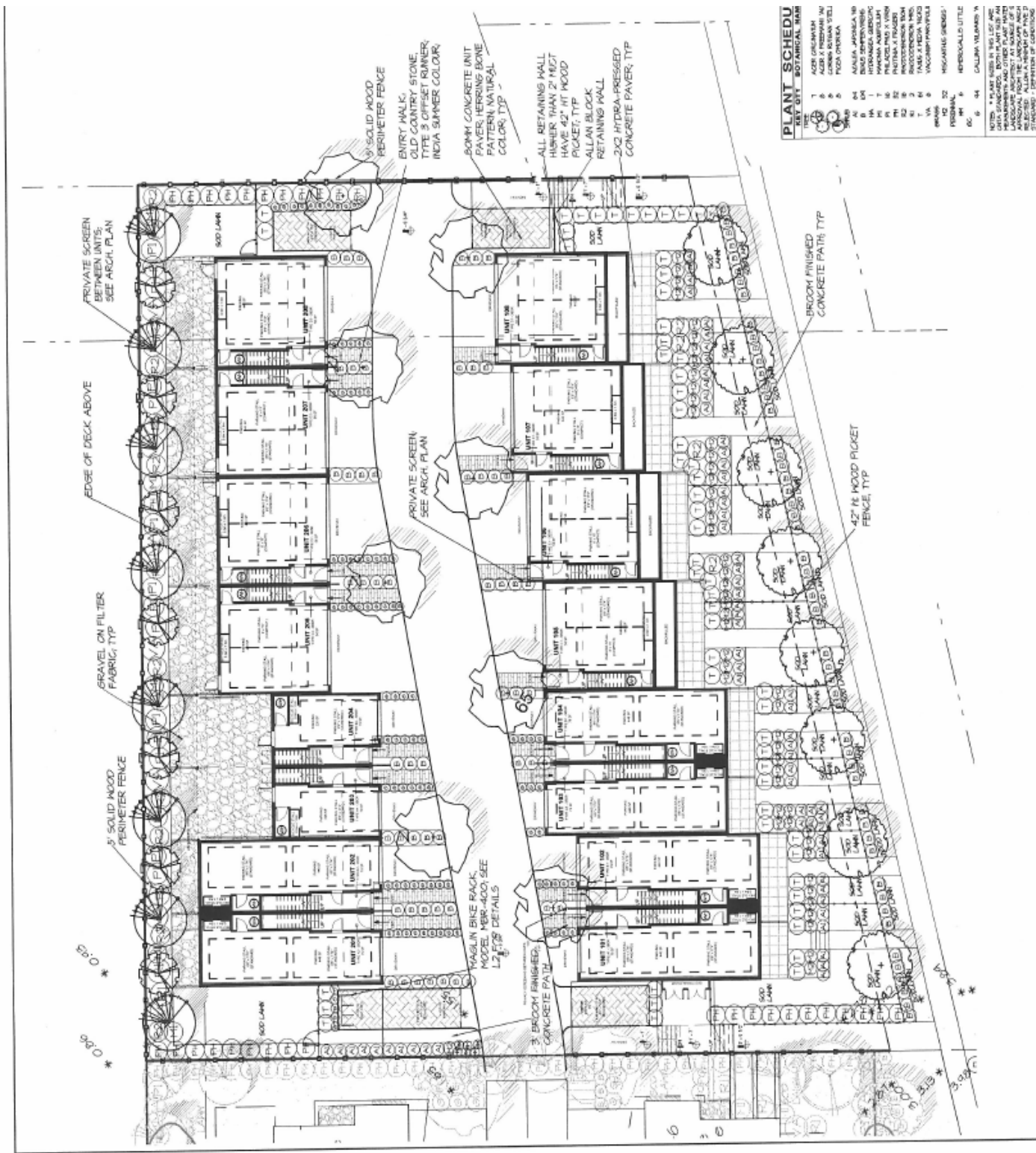
Staff have reviewed the site plan and believe that there is a Flood Plain issue with the proposed design of the north row of buildings. In order to reduce the number of tandem parking spaces in the development the applicant deleted one of the parking spaces for units 203 and 204 leaving them with one parking space each. This would be a possible solution to the high percentage of tandem spaces in the project except where the parking spaces were deleted, a full height void space was created at grade where the second floor of the unit overhangs this space. The space is 25 feet (7.62 metres) deep and 31 feet (9.45 metres) across.

From a flood plain point of view this void space could be easily enclosed, creating either residential floor space or storage space at grade in the flood plain which is not allowed in the Natural Hazard Development Permit Area #1 – Flood Hazard.

In addition the balconies of the units overhang the rear setback by 6 feet (1.83 metres), creating a larger void area. The entire rear setback under the decks is gravel.

The applicant had the same issue in the previous project on the site at 111 Wood Street. At that time, the New Westminster Design Panel rejected a similar arrangement. The Panel approved the design of that project when the units on each were redesigned to cut back on the building and rear deck to allow more sun penetration for the middle units.

Staff consider that the issue of the void areas must be addressed prior to proceeding further and thus recommend as step two in the Process that suitable plans be submitted prior to the application moving forward. The site plan for the project is on the next page.



#### **4. PROCESS**

The next steps in the application review process would be:

1. Land Use and Planning Committee recommendation to initiate the processing of this application.
2. Revised drawings submitted for review.
3. Report to Council on the proposed Boyne Street road closure and land sale.
4. The application is reviewed by all City Departments.
5. The project design is considered by the New Westminster Design Panel. November
6. The applicant will hold a Public Open House and consult with the Queensborough Residents' Association. January
7. The Advisory Planning Commission will consider the application. February
8. LUPC consideration of the application. March
9. LUPC recommendation to Council for first and second reading. March
10. Council consideration of the Zoning Amendment Bylaws for first and second reading.
11. Public Hearing and Council consideration of Third Reading of the Zoning Amendment Bylaw. March
12. Council consideration of adoption of the Zoning Amendment Bylaw. April
13. Council consideration of the Development Permit. June

#### **5. OPTIONS**

There are two options for LUPC's consideration; they are:

1. That the Land Use and Planning Committee recommend that staff process this Rezoning Application as outlined in the process section of this report and that this report be forwarded to Council for information.
2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

#### **ATTACHMENTS**

Appendix 1: Location Map


Appendix 2: 34 South Dyke Road- Subdivision Survey

Appendix 3: Project Plans

Appendix 4: 34 South Dyke Road - DPA Designations

This report has been prepared by:  
Jim Hurst, Planning Consultant

This report was reviewed by:  
John Stark, Acting Manager of Planning



---

Jackie Teed  
Acting Director of Development  
Services

## Attachment 3

### *Project Plans*





No.	Description	Date
1	SUBMITTED FOR DEVELOPMENT PERMIT	2017-07-07
2	SUBMITTED FOR DEVELOPMENT PERMIT	2017-09-07

NOTES /

**COPYRIGHT RELATED TO THE USE OF THIS DRAWING:**  
The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

**ARCHITECT'S REQUIREMENTS AND APPROVALS:**  
It is the Owner's responsibility to notify Grimwood Architecture and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

**ENGINEER'S REQUIREMENTS AND APPROVALS:**  
It is the Owner's responsibility to notify Grimwood Architecture and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

**AUTHORITIES' REQUIREMENTS AND APPROVALS:**  
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Owner's responsibility to gain necessary approvals from all relevant Authorities.

**DIMENSIONS:**  
All dimensions must be verified on site. Do not scale off drawings. Plans take precedence over elevations. In the absence of dimensions or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacturing precast/precast elements of the building.

SITE PLAN

SCALE 1/16" = 1'-0"  
DATE 2017-09-07

DP 1.1



RIVERS WALK  
TOWNHOMES  
(PHASE 3)

34 SOUTH DYKE ROAD  
NEW WESTMINSTER, BC

EAST SOUTH DYKE  
HOLDINGS LTD.

GRIMWOOD  
ARCHITECTURE

GRIMWOOD ARCHITECTURE  
508 - 55 EAST CORDOVA STREET  
VANCOUVER, BC, V6A 0A5  
+1 604 565 3142



1 South  
1/8" = 1'-0"



2 Interior South  
1/8" = 1'-0"

**MATERIAL SCHEDULE**

#	MATERIAL
1	FIBRE CEMENT VERTICAL SIDING - SMOOTH - COLOUR: WHITE
2	CEDAR WOOD VERTICAL SIDING - CLEAR STAIN
3	CONCRETE - BOARD FORM
4	VINYL WINDOWS - FRAME AND EXTERIOR SIDE OF MULLIONS FINISHED WITH BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
5	CONCRETE PRECAST PLANTERS - COLOUR: WHITE
6	ALUMINUM RAILINGS / GUARDRAILS WITH CLEAR TEMPERED GLASS INFILL - COLOUR: BLACK TO MATCH TRIMS
7	FIBERGLASS DOOR - SMOOTH - COLOUR: WHITE
8	ALUMINUM RAIN WATER LEADER - PREFINISHED TO MATCH WITH BLACK TO MATCH WINDOW DOORS AND TRIMS
10	GARAGE DOORS - FINISHED WITH BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
11	FIBERGLASS DOOR - SECONDARY - SMOOTH - COLOUR: BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
12	FIBRE CEMENT BOARD ENTRANCE SCREENING AND CANOPY - SMOOTH - COLOUR: WHITE
13	ALUMINUM WALL CAP AND WALL FLASHING - PREFINISHED TO MATCH WITH BLACK TO MATCH WINDOW DOORS AND TRIMS

**LIMITING DISTANCE - INTERIOR SOUTH**

DISTANCE TO THE BUILDING:	36'4" [11m]
AREA OF EXPOSING BUILDING FACE:	436.8 m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS:	89.4 m <sup>2</sup>
PERMITTED UNPROTECTED OPENINGS:	40%
PROPOSED UNPROTECTED OPENINGS:	20%

No.	Description	Date
1	SUBMITTED FOR DEVELOPMENT PERMIT	2017-09-02
2	SUBMITTED FOR DEVELOPMENT PERMIT	2017-09-02

NOTES /

COPYRIGHT RELATES TO THE USE OF THIS DRAWING.  
The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

ARCHITECT'S REQUIREMENTS AND APPROVALS:  
It is the Builder's responsibility to notify Grimwood Architecture and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS:  
It is the Builder's responsibility to notify Grimwood Architecture and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

AUTHORITIES REQUIREMENTS AND APPROVALS:  
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

DIMENSIONS:  
All dimensions must be verified on site. Do not scale off drawings. Plans take precedence over elevations. In the absence of elevations, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

SHOP DRAWINGS:  
Submit shop drawings to the Architect and Engineer for approval prior to manufacturing prefabricated elements of the building.

ELEVATIONS

SCALE 1/8" = 1'-0"  
DATE 2017-09-07 **DP 3.1**





1 Interior North  
1/8" = 1'-0"



2 North  
1/8" = 1'-0"

MATERIAL SCHEDULE

#	MATERIAL
1	FIBRE CEMENT VERTICAL SIDING - SMOOTH - COLOUR: WHITE
2	CEDAR WOOD VERTICAL SIDING - CLEAR STAIN
3	CONCRETE - BOARD FORM
4	VINYL WINDOWS - FRAME AND EXTERIOR SIDE OF MULLIONS FINISHED WITH BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
5	CONCRETE PRECAST PLANTERS - COLOUR: WHITE
6	ALUMINUM RAILINGS / GUARDRAILS WITH CLEAR TEMPERED GLASS INFILL - COLOUR: BLACK TO MATCH TRIMS
7	FIBERGLASS DOOR - SMOOTH - COLOUR: WHITE
8	ALUMINUM RAIN WATER LEADER - PREFINISHED TO MATCH WITH BLACK TO MATCH WINDOW DOORS AND TRIMS
10	GARAGE DOORS - FINISHED WITH BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
11	FIBERGLASS DOOR - SECONDARY - SMOOTH - COLOUR: BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
12	FIBRE CEMENT BOARD ENTRANCE SCREENING AND CANOPY - SMOOTH - COLOUR: WHITE
13	ALUMINUM WALL CAP AND WALL FLASHING - PREFINISHED TO MATCH WITH BLACK TO MATCH WINDOW DOORS AND TRIMS

LIMITING DISTANCE - NORTH

DISTANCE TO THE PROPERTY LINE:	12' [3.66m]
AREA OF EXPOSING BUILDING FACE:	169 m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS:	5.36 m <sup>2</sup>
PERMITTED UNPROTECTED OPENINGS:	12%
PROPOSED UNPROTECTED OPENINGS:	3%

LIMITING DISTANCE - INTERIOR NORTH

DISTANCE TO THE BUILDING:	36'4" [11m]
AREA OF EXPOSING BUILDING FACE:	436.8 m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS:	89.4 m <sup>2</sup>
PERMITTED UNPROTECTED OPENINGS:	40%
PROPOSED UNPROTECTED OPENINGS:	20%

No.	Description	Date
1	MARKETED FOR DEVELOPMENT PERMIT	28/07/20
2	SUBMITTED FOR DEVELOPMENT PERMIT	28/07/20

NOTES /

**COPYRIGHT RELATED TO THE USE OF THIS DRAWING**  
The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

**ARCHITECT'S REQUIREMENTS AND APPROVALS:**  
It is the Client's responsibility to notify Grimwood Architecture and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

**ENGINEER'S REQUIREMENTS AND APPROVALS:**  
It is the Client's responsibility to notify Grimwood Architecture and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

**AUTHORITIES' REQUIREMENTS AND APPROVALS:**  
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant authorities.

**DIMENSIONS:**  
All dimensions must be verified on site. Do not scale off drawings. Plans show precedents over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacturing prefabricated elements of the building.

ELEVATIONS

SCALE 1/8" = 1'-0"  
DATE 2017-09-07

DP 3.2



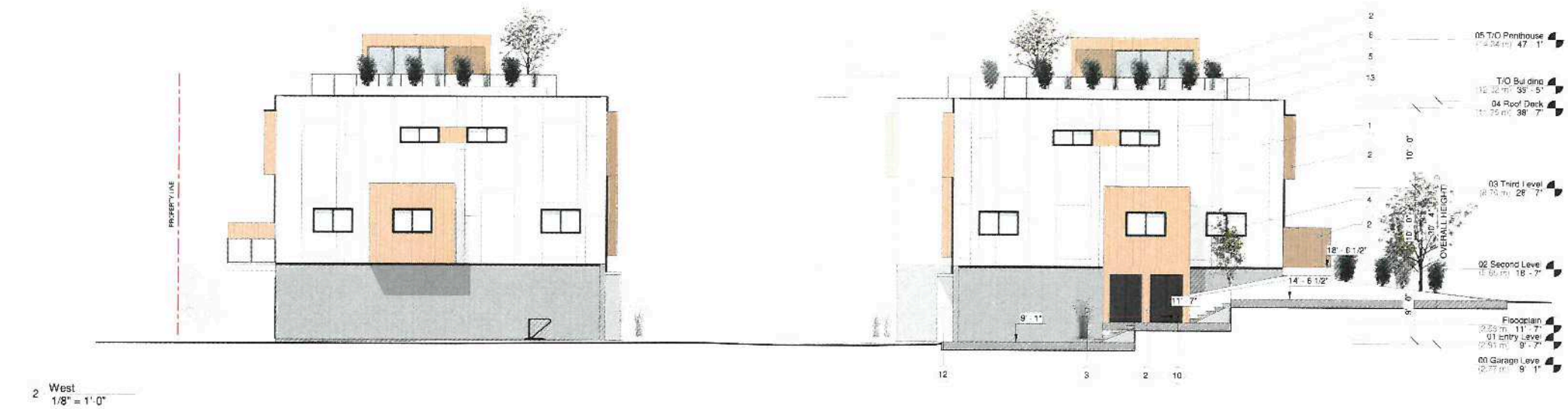
RIVERS WALK  
TOWNHOMES  
(PHASE 3)

34 SOUTH DYKE ROAD  
NEW WESTMINSTER, BC

EAST SOUTH DYKE  
HOLDINGS LTD.

GRIMWOOD  
ARCHITECTURE

GRIMWOOD ARCHITECTURE  
506 - 55 EAST CORDOVA STREET  
VANCOUVER, BC, V6A 0A5  
+1 604 565-3142



#	MATERIAL
1	FIBRE CEMENT VERTICAL SIDING - SMOOTH - COLOUR: WHITE
2	CEDAR WOOD VERTICAL SIDING - CLEAR STAIN
3	CONCRETE BOARD FORM
4	VINYL WINDOWS - FRAME AND EXTERIOR SIDE OF MULLIONS FINISHED WITH BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
5	CONCRETE PRECAST PLANTERS - COLOUR: WHITE
6	ALUMINUM RAILINGS / GUARDRAILS WITH CLEAR TEMPERED GLASS INFILL - COLOUR: BLACK TO MATCH TRIMS
7	FIBERGLASS DOOR - SMOOTH - COLOUR: WHITE
8	ALUMINUM RAIN WATER LEADER - PREFINISHED TO MATCH WITH BLACK TO MATCH WINDOW DOORS AND TRIMS
10	GARAGE DOORS - FINISHED WITH BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
11	FIBERGLASS DOOR - SECONDARY - SMOOTH - COLOUR: BLACK TO MATCH WINDOW DOORS AND TRIMS (ALL WEATHER WINDOWS)
12	FIBRE CEMENT BOARD ENTRANCE SCREENING AND CANOPY - SMOOTH - COLOUR: WHITE
13	ALUMINUM WALL CAP AND WALL FLASHING - PREFINISHED TO MATCH WITH BLACK TO MATCH WINDOW DOORS AND TRIMS

**LIMITING DISTANCE - EAST**

DISTANCE TO THE PROPERTY LINE:	16' [4.88m]
AREA OF EXPOSING BUILDING FACE:	169 m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS:	5.36 m <sup>2</sup>
PERMITTED UNPROTECTED OPENINGS:	12%
PROPOSED UNPROTECTED OPENINGS:	3%

**LIMITING DISTANCE - WEST**

DISTANCE TO THE PROPERTY LINE:	15'6" [4.7m]
AREA OF EXPOSING BUILDING FACE:	231 m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS:	6.6 m <sup>2</sup>
PERMITTED UNPROTECTED OPENINGS:	12%
PROPOSED UNPROTECTED OPENINGS:	3%

**LIMITING DISTANCE - WEST**

DISTANCE TO THE PROPERTY LINE:	14' [4.27m]
AREA OF EXPOSING BUILDING FACE:	18.6 m <sup>2</sup>
AREA OF UNPROTECTED OPENINGS:	1.1 m <sup>2</sup>
PERMITTED UNPROTECTED OPENINGS:	39%
PROPOSED UNPROTECTED OPENINGS:	6%

No.	Description	Date
1	SUBMITTED FOR PRELIMINARY COMMENT PERMIT	2017-05-02
2	SUBMITTED FOR DEVELOPMENT PERMIT	2017-06-07

NOTES /

**COPYRIGHT RELATED TO THE USE OF THIS DRAWING:**  
The use of this drawing shall be governed by the applicable copyright law as per the jurisdiction in which the drawing is made.

**ARCHITECT'S REQUIREMENTS AND APPROVAL:**  
It is the Builder's responsibility to notify Grimwood Architecture and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

**ENGINEER'S REQUIREMENTS AND APPROVAL:**  
It is the Builder's responsibility to notify Grimwood Architecture and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

**AUTHORITIES REQUIREMENTS AND APPROVAL:**  
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

**DIMENSIONS:**  
All dimensions must be verified on site. Do not scale off drawings. Plans take precedence over elevations. In the absence of clear dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacturing prefabricated elements of the building.

ELEVATIONS





1 STREET 2



2 ENTRANCES 2



3 ROOF DECK

Pennyfarthing

THE PENNYFARTHING GROUP  
100 - 1450 CREEKSIDE DRIVE  
VANCOUVER, BC, V6J 5B3  
+1 604 734 8443

RIVERS WALK  
TOWNHOMES  
(PHASE 3)

34 SOUTH DYKE ROAD  
NEW WESTMINSTER, BC

EAST SOUTH DYKE  
HOLDINGS LTD.

GRIMWOOD  
ARCHITECTURE

GRIMWOOD ARCHITECTURE  
508 - 55 EAST CORDOVA STREET  
VANCOUVER, BC, V6A 0A5  
+1 604 565 3142

No.	Description	Date
1	SUBMITTED FOR DEVELOPMENT PERMIT	2017-09-02
2	SUBMITTED FOR DEVELOPMENT PERMIT	2017-09-02

NOTES /

**COPYRIGHT RELATED TO THE USE OF THIS DRAWING:**  
The use of this drawing shall be governed by standard copyright law as generally interpreted in architectural practices.

**ARCHITECT'S REQUIREMENTS AND APPROVALS:**  
It is the Client's responsibility to notify Grimwood Architecture and to seek their written approval for materials and workmanship which deviates from instructions provided by the Architect.

**ENGINEER'S REQUIREMENTS AND APPROVALS:**  
It is the Builder's responsibility to notify Grimwood Architecture and to seek their written approval for materials and workmanship which deviates from instructions provided by the Engineer.

**AUTHORITIES REQUIREMENTS AND APPROVALS:**  
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approvals from all relevant Authorities.

**DIMENSIONS:**  
All dimensions must be verified on site. Do not scale off drawings. Do not take precedents over drawings. In the absence of clear sizes, if discrepancies exist, consult drawings. All minimum dimensions are to comply with the National Building Code of Canada.

**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacturing pre-fabricated elements of the building.

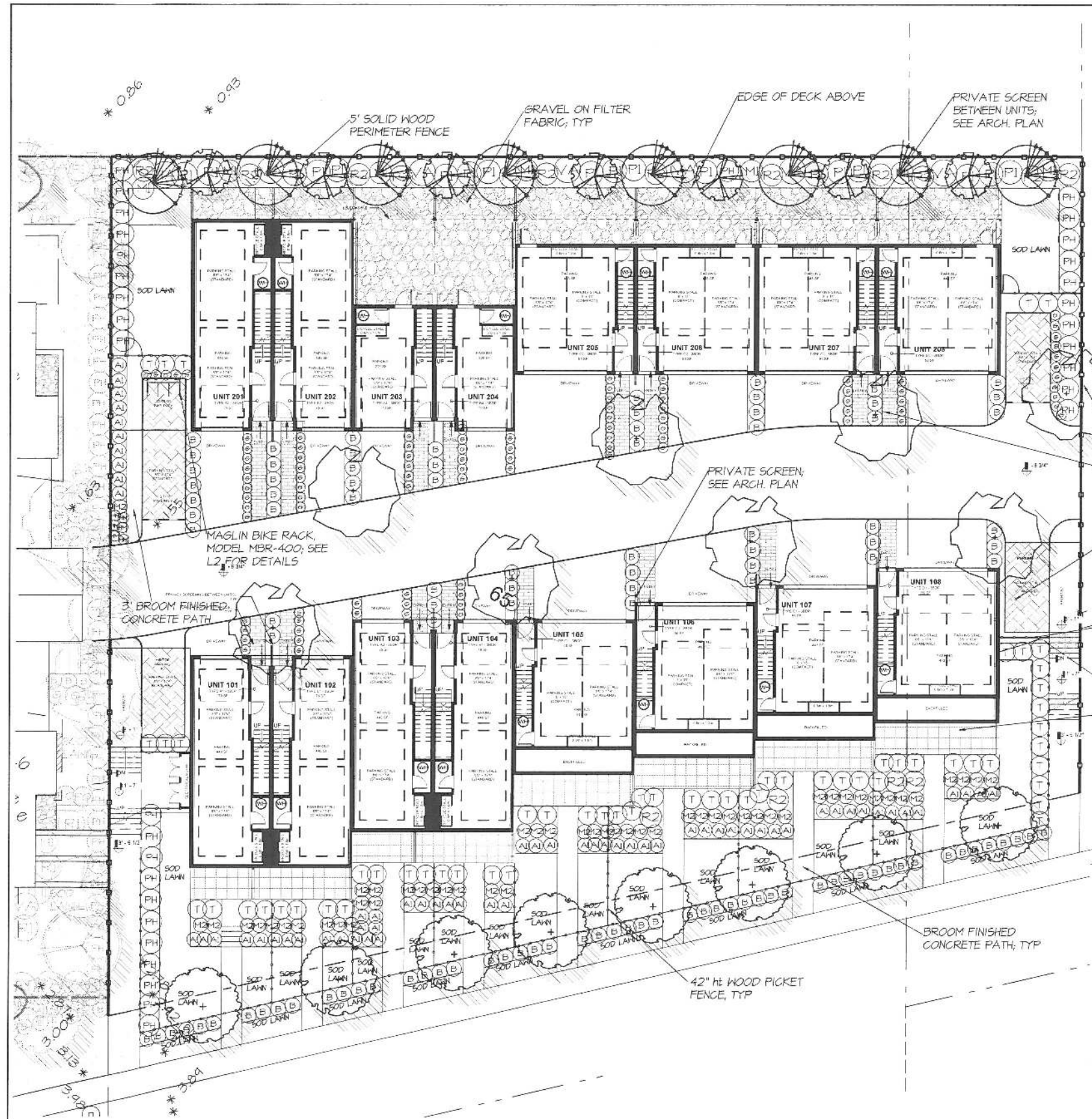
PERSPECTIVES 2

SCALE  
DATE 2017-09-07 **DP 7.2**





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



PLANT SCHEDULE				M2 JOB NUMBER: 17-037
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	7	ACER CIRCINATUM	VINE MAPLE	10M HT, 84B, 5 STEM CLUMP
	8	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	60H CAL; 84B
	9	CORNUS RUTICOMA 'STELLAR PINK'	STELLAR PINK DOGWOOD	50H CAL; 84B
	8	FICUS MORIOKA	SERBIAN SPRUCE	3M HT, 84B
SHRUB	41	AZALEA JAPONICA 'IND CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT; 20CM
	104	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
	1	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#3 POT; 80CM
	7	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#3 POT; 80CM
	16	PALAEOLIAS X VIRGINIALIS	DOUBLE HOOP ORANGE	#3 POT; 80CM
	52	PHOTINIA X FRASERI	PHOTINIA	#3 POT; 80CM
	16	RHOODOENDRON 'BON BELLS'	RHOODOENDRON, PINK	#3 POT; 80CM
	2	RHOODOENDRON MRS. BETTY ROBERTSON	RHOODOENDRON, YELLOW E. MAY	#3 POT; 80CM
	61	TAXUS X MEDIA 'HICKS'	HICKS' TEE	#2 POT; 80CM
	6	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#3 POT; 80CM
GRASS	52	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS	#1 POT; #2 POT
PERENNIAL	6	HEMEROCALLIS LITTLE HIVE GIP	LITTLE HIVE GIP DAYLILY, RED	#2 POT; 2-3 FAN
	44	GALLUNA VULGARIS 'AMANDA'	SCOTS HEATHER	#1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

NO.	DATE	REVISION DESCRIPTION	DR.
02	17.04.22	REV. PER NEW SITE PLAN	GL
01	17.04.22	REV. PER NEW SITE PLAN	GL

PROJECT:  
**RIVERWALK 3**  
 34 South Dyke  
 NEW WESTMINSTER, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 17.APR.22  
 SCALE: 3/32" = 1'-0"  
 DRAWN: GL  
 DESIGN: GL  
 CHECKED: -  
 M2LA PROJECT NUMBER: 17-037

DRAWING NUMBER:  
**L1**  
 OF 3