Corporation of the City of
NEW WESTMINSTER

NEW WESTMINSTER DESIGN PANEL

Tuesday, September 22, 2020 3:00p.m.
Meeting held electronically under Ministerial Order No. M139
AGENDA

Page

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5.1 350-362 Fenton Street: Rezoning and Official Community Plan for Proposed Affordable Housing Project – NWDP Review **09**

Applications have been submitted for a rezoning and Official Community Plan (OCP) amendment for City-owned lands to allow for an affordable housing project proposed by the Vancouver Native Housing Society (VNHS). The proposed project is a three storey apartment building, with a total of 51 units. The target population of the project is low- to moderate-income singles and families with a focus on Indigenous singles and families. The purpose of the staff report including project drawings is to provide information to the New Westminster Design Panel and to obtain comments regarding the overall project.

AMELA BRUDAR, GBL ARCHITECTS

5.2 100 Braid Street: Zoning Bylaw Text Amendment and Development Permit for a 34 Storey Secured Market Rental Residential Building with Art Gallery/Studio Space – NWDP Review **40**

Applications have been submitted for a Zoning Bylaw Text Amendment and Development Permit to all for a 34 storey building containing 424 secured market residential rental units as well as art gallery/studio space. The proposed Zoning Bylaw Text Amendment is to amend the existing Comprehensive Development District (100 Braid Street) (CD-67) to allow for increased building height and density, and reduce parking requirements. The purpose of the staff report including project drawings is to provide information to the New Westminster Design Panel and to obtain comments regarding the overall project.

CDA ARCHITECTS
ETA LANDSCAPE ARCHITECTURE

6.0 NEW BUSINESS

7.0 UNFINISHED BUSINESS

8.0 CORRESPONDENCE

9.0 NEXT MEETING

9.1 Tuesday, October 27, 2020

10.0 ADJOURNMENT

Corporation of the City of
NEW WESTMINSTER

NEW WESTMINSTER DESIGN PANEL

Tuesday, June 23, 2020 at 3:00 p.m.
Meeting held electronically under Ministerial Order No. M192

MINUTES

MEMBERS PRESENT:

Taichi Azegami	- Architectural Institute of BC (AIBC) Representative
Geoff Lawlor	- Architectural Institute of BC (AIBC) Representative
Fabian Leitner	- Urban Development Institute (UDI) Representative
Sarah Siegel	- BC Society of Landscape Architects (BCSLA) Representative
Mark Thompson	- Architectural Institute of BC (AIBC) Representative

REGRETS:

Achim Charisius	- Architectural Institute of BC (AIBC) Representative
Mary Wong	- BC Society of Landscape Architects (BCSLA) Representative

GUESTS:

Eric Cheung	- Regal Century Management Inc.
Robert Duke	- Chris Dikeakos Architects Inc.
Joceline Martel	- Chris Dikeakos Architects Inc.
Jason McDougall	- Perry + Associates
Michael Patterson	- Perry + Associates

STAFF:

Mike Watson	- Senior Planner
Carilyn Cook	- Committee Clerk
Heather Corbett	- Committee Clerk

The meeting was called to order at 3:04 p.m.

1.0 HOUSEKEEPING

1.1 Virtual Meeting Introductions

Heather Corbett, Committee Clerk welcomed Panel members to the meeting and briefly reviewed how to use the online meeting functions.

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2.0 ADDITIONS TO AGENDA

2.1 Adoption of the Agenda of June 23, 2020

MOVED and SECONDED
THAT the agenda of the June 23, 2020 New Westminster Design Panel (NWDP) meeting be adopted, with the following addition:

- *7.1 Additional UDI Representative to NWDP*

CARRIED.

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

3.0 ADOPTION OF MINUTES

3.1 Adoption of the Minutes of May 26, 2020

MOVED and SECONDED
THAT the minutes of the May 26, 2020 New Westminster Design Panel meeting be adopted, with the following correction:

- *On page 1, date of meeting should read May 26, 2020.*

CARRIED.

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

4.0 REPORTS AND INFORMATION

There were no items.

5.0 DESIGN REVIEWS

5.1 51 Elliot Street – Rezoning and Development Permit for Proposed Multiple Unit Residential Tower

Mike Watson, Senior Planner, summarized the staff report dated June 23, 2020, regarding the application for a Rezoning and Development Permit for a residential high-rise development at 51 Elliot St, with 281 overall units, including below-market rental housing and a not-for-profit child care facility.

Mr. Watson reviewed the site's location, policy context and the City policies that affect the application, and asked for the Panel's response to the set of questions in the staff report.

Robert Duke, Chris Dikeakos Architects Inc., and Michael Patterson, Perry + Associates, provided a presentation regarding the application, highlighting the following information:

- Site location details, including a transportation diagram and aerial, context and street views;

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- Composition of building, including residential units, daycare area, amenity areas, and parking;
- Site plan, grade changes, tower separations from adjacent buildings, and view corridors from adjacent streets towards Albert Crescent Park;
- Existing pedestrian pathways, access points and setbacks designed to maintain livability and optimize the adjacency to the park;
- Details of concept studies and precedent images for the tower, with water and the sculpting of stones lending expression to the geometry and flow of the shape of the building and balconies;
- Floor plans, elevation drawings, materials and shadow studies for the building;
- Landscape plans, including improvements to the public pathway;
- Palette of materials, and details of water feature, childcare play area, dog area, patios, amenity areas, and enclosed yards; and,
- Precedent images demonstrating theme, materials and planting.

In response to questions from the Panel, Mr. Duke and Mr. Patterson provided the following information:

- The proposal includes exterior bike parking, bike lockers on all floors, and a bike repair room within the building, and the proposal allows for connections into the City's pedestrian and bicycle infrastructure;
- The childcare facility is proposed as a stand-alone structure which would interface with the building through a connection on the parking level, where there are parking spots for the employees; and,
- The project team has been liaising with daycare operators for optimal design requirements; however, the building would be built as a shell for the operator to design.

In general, the Panel noted that the proposal successfully addresses the City's inclusionary housing policy, and is commendable, particularly given the grading challenges of the site.

The Panel noted the following comments in relation to the staff questions asked in the above-noted staff report:

Question 1) Comments from the panel would be appreciated regarding how the building contributes towards the Albert Crescent Precinct vision, especially in regards to:

- *Human scale development;*
- *Integration / relationship of the building with the street, adjacent pedestrian pathways, and Albert Crescent Park; and,*
- *Inclusion of well-articulated ground-oriented housing.*

- The proposal responds to the site's grade change very well with the use of townhouses;

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- The edges of the proposed development and the connection of the building to the park are well-resolved;
- The proposed development could make Albert Crescent Park feel removed from the rest of the City and lose the connection between the park and the downtown;
- Views from Carnarvon Street into the park may be obscured by the daycare;
- Applying a bolder approach to the shape of the daycare building could provide an improved visual connection and access to the park from Carnarvon Street;
- The geometry of Albert Crescent Park is very strong and there may be an opportunity to recognize this geometry within the proposed development's design; and,
- Consider the location of the public walkway relative to the developments, as there may be an opportunity to improve its location and make it feel more public.

Question 2) Comments from the panel regarding building separation and privacy, especially to the north and south, would be appreciated.

- Appreciation was noted for the mix of urban interface to the North and the park interface to the East side of the building;
- The proposed separation to the North is successful because it creates an urban feel;
- No concern was noted in terms of the density or proximity of the proposed tower to surrounding towers; and,
- The location of the tower is reasonable considering the grading on the site and the accommodation of view corridors of the neighbouring tower.

Question 3) Comments from the panel regarding building shadow impacts on the public realm would be appreciated.

- The shadow impacts of the proposed development on the public realm are not unreasonable or excessive, and are as expected within an urban, high density area.

Question 4) Comments from the panel regarding the revised materials, texture of the materials, material colours, and the material detailing would be appreciated.

- The material palette is successful and clarifies the concept behind the building;
- The proposed materials contrast with the masonry used in adjacent developments, and the recommendations in the design guidelines for residential uses;
- The balcony concepts and activation of greenspaces through the rooftop areas are successful; and,

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- The design concepts of rocks and water could be applied even more to the grounds of the development.

Question 5) Comments from the panel regarding the integration of residential tenures and the childcare use would be appreciated.

- The integration of the proposed building's uses are successful, particularly around the base, where the slope of the site is difficult;
- It works well to have different residential types on separate floors of the building;
- Further consideration may be needed in terms of the drop-off, parking and access requirements of the childcare centre;
- The shape of the childcare centre may need to be evaluated further with consideration of the operator's requirements;
- Consider providing covered outdoor space for the childcare centre;
- Further consideration could be given to bicycle circulation within the building; and,
- The project's amenities are very successful.

MOVED and SECONDED
That the Design Panel support the application, taking into account the feedback provided by the Panel.

CARRIED.

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

6.0 NEW BUSINESS

There were no items.

7.0 UNFINISHED BUSINESS

7.1 Alternate Urban Design Institute (UDI) Representative on Design Panel

Heather Corbett, Committee Clerk, discussed a previous request for information by the Panel on the process to add an alternate UDI Representative to the Design Panel. Ms. Corbett noted that alternates are not provided for within the City's Advisory Committee Policy, and that, as the terms of reference for the Panel are approved by Council, Panel members would be welcome to provide feedback to Council about the composition of the Panel.

Panel members noted the following comments:

- In other cities, there are backup members from UDI in cases where recusal may be necessary;

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- If a second UDI member were to be appointed, it would be preferable for the Panel to permanently increase by one member, rather than have designated alternates;
- It may be best for UDI to send a letter to Council on this matter, rather than comments come from the Design Panel; and,
- Recusal by members is standard procedure on Design Panels in the region.

8.0 CORRESPONDENCE

There were no items.

9.0 NEXT MEETING

Tuesday, July 28, 2020, via electronic meeting.

10.0 ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:51 p.m.

Certified Correct,

Fabian Leitner	**Heather Corbett**
Chair	**Committee Clerk**

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City of New Westminster

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To:	Members of the New Westminster Design Panel	Date:	September 22, 2020
From:	Lynn Roxburgh, Senior Planner	File:	REZ00203 OCP00034

Subject: 350-362 Fenton Street – Rezoning and Official Community Plan for Proposed Affordable Housing Project

RECOMMENDATION

THAT *the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and*

THAT *the New Westminster Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.*

PURPOSE

Applications have been submitted for a rezoning and Official Community Plan (OCP) amendment for City-owned lands to allow for an affordable housing project proposed by the Vancouver Native Housing Society (VNHS). The proposed project is a three storey apartment building, with density of 1.2 Floor Space Ratio (FSR). The building will include a total of 51 units, including a mix of studio, one-, two- and three-bedroom units. The target population of the project is low- to moderate-income singles and families with a focus on Indigenous singles and families.

The purpose of this report is to provide information to the NWDP in regards to the project design, and to obtain comments in regards to overall project and the design items raised in the Design Considerations section of this report.

This project will be reviewed against the Ewen Avenue Multi-Family development permit guidelines. However, in order to expedite the approval of the project Council has supported the waiving of the requirement for a form and character Development Permit review (i.e. only a Flood Hazard Development Permit will be required).

BACKGROUND

City of New Westminster Small Sites Affordable Housing Initiative

As part of its 2019-2022 Strategic Plan, New Westminster City Council resolved to leverage City resources to secure development of below- and non-market housing. This direction is in response to the housing affordability crisis facing the city and region as a whole. One of the most direct ways that Council can deliver affordable housing options is to identify City-owned sites suitable for housing.

In late spring of 2019, the Affordable Housing and Child Care Task Force instructed staff to initiate a second round of the Small Sites Affordable Housing Initiative. Through this initiative the City offers City-owned sites to affordable housing providers for the development of secure below and non-market housing.

In October of 2019 Council directed in principle the use of the City-owned properties at 350 to 362 Fenton Street, as well as a second site located in Connaught Heights. In January 2020, the City posted an RFP for the Queensborough site, and after staff conducted an evaluation of the proposals received Council endorsed in principle the affordable housing project proposed by Vancouver Native Housing Society (VNHS) to allow the application to advance to the development review stage of the process.

VNHS is a non-profit Society governed by an all Indigenous Board of Directors with over 35 years of experience in providing services and operating housing units in Vancouver.

Project Description

The proposal from VNHS is for a three story apartment building designed to appear as attached townhouses, with a density of 1.2 FSR. The building includes a total of 51units, including 18 studio units (35% of units), 17 one-bedroom (33%), 12 two-bedroom units (24%), and 4 three-bedroom units (8%).

The project affordability is set to meet BC Housing's Community Housing Fund which would result in the project having the following mix of rents and income limits:

- 30% affordable housing (moderate income),
- 50% rent geared to income (housing income limit), and

- 20% deep subsidy.

The application has been designed to satisfy the requirements of the Natural Hazard Development Permit Area – #1 Flood Hazard by placing all storage and habitable areas above the designated flood plain elevation.

The applicant has proposed vehicular access to the site from Fenton Street to one level of semi-below grade vehicle and bike parking which would provide 65 vehicle parking spaces and 71 bike parking spaces. The architectural concept submitted by the applicant in support of the rezoning and development permit applications is attached to this report as Appendix A.

Project Statistics

	Permitted/Required Under Zoning	**Proposed**
Site Area	-	2,760 sq. m. (29,708 sq. ft.)
Site Frontage	-	80 metres (263 feet)
Avg. Lot Depth	-	34 metres (112 feet)
Floor Space Ratio	Consistent with other low rise multi-unit zoning.	1.2 FSR
Building Height	Consistent with other low rise multi-unit zoning in Queensborough	14.22 metres (46.67 feet) 3 storeys
Residential Units	Family Friendly Housing Requirements (secured market rental)– minimum 25% two and three bedroom units, of which 5% three bedrooms or more	Studio: 18 (35%) 1 BDR: 17 (33 %) 2 BDR: 12 (24 %) 3 BDR: 4 (8%)
Parking **Residential** **Visitor** **Total**	 62 spaces 6 spaces **68 spaces**	 60 spaces 5 spaces **65 spaces**
Bicycle Parking **Long Term** **Short Term**	 64 spaces 6 spaces	 65 spaces 6 spaces

Site Characteristics and Context

The subject site is currently vacant and is located on Fenton Street in the Queensborough neighbourhood. The subject site is located adjacent to additional vacant City-owned land to the west. The properties to the east, south and north are single detached dwellings. The Queensborough Community Plan envisions the area remaining low-density residential.

Proximity to Transit

The property is within a five minute walking distance of a bus stop on the Frequent Transit Network (Ewen Avenue). The 104 bus route, which serves this stop, connects to the 22nd SkyTrain Station.

Transit Service:	Project Distance
SkyTrain Station (22nd Station)	>1.5 km
Frequent Transit Network (Ewen Avenue)	240 metres / 787 feet

POLICY AND REGULATIONS

Queensborough Community Plan Land Use Designation

The site is designated (RL) Residential – Low Density in the Queensborough Community Plan (QCP) which is a schedule to the City of New Westminster Official Community Plan (OCP). The principle forms and uses permitted by this land use destination are single detached dwellings and duplexes. An amendment to the QCP will therefore be required to change the designation to (RM) Residential – Multiple Unit Buildings, which allows townhouses, rowhouses, stacked townhouses and low rises.

Development Permit Area

The site is within the Natural Hazard Development Permit Area – #1 Flood Hazard. Queensborough is located in the floodplain of the Fraser River. New buildings and structures in Queensborough should be constructed at an elevation that is sufficient to minimize the potential for loss of life and property damage in the event of dyke failure, or an extreme flood event that tops the perimeter dykes.

To align with the land use designation change, the QCP would also be amended to change the site's Development Permit Area (DPA) to "#1 Ewen Avenue Multi-Family". This DPA includes specific design guidelines with the intent to provide housing in close proximity to the neighbourhood centre. The Ewen Avenue Mutli-Family Development Permit Area Design Guidelines can be accessed on the City's website at this location:

https://www.newwestcity.ca/database/files/library/QCP_DPA_B1_Ewen_Avenue_Multi_Family_(Consolidated_June_2020).pdf

This project will be reviewed against the Ewen Avenue Multi-Family development permit guidelines. However, as noted above, in order to expedite the approval of the project Council has supported the waiving of the requirement for the form and character Development Permit (i.e. only a Flood Hazard Development Permit will be required).

Zoning Bylaw

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1). The intent of this district is to allow single detached dwellings in the Queensborough neighbourhood.

This project will be required to rezone to a new Comprehensive Development zoning district that takes into account the unique nature of this project and includes specific regulations that address floodplain concerns. Other low-rise zoning districts in the City will also be used for reference to ensure consistency when appropriate.

Family-Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, a development providing secured rental housing would be required to provide a minimum of 25% two and three bedroom units, of which at least 5% of the overall number of units would need to contain three or more bedrooms. Though an affordable housing project could qualify for an exemption from the requirements of the Family-Friendly Housing Policy, the proposal has met the requirements.

Mid-Island Trail

The Queensborough Community Plan envisions the creation of the Mid-Island Trail, which would provide an east/west walking route north of Ewen Avenue and connect this residential neighbourhood to the schools and community centre. The proposed route of the trail would pass along the east edge of the subject property.

The City already has a partial lane to the east of the subject site, but the City has now identified the desire to keep the width of approximately a full lane (6 metres / 20 feet) to allow for a wider trail, to allow City vehicle access to the services in the lane, and due to a force main located adjacent to the lane (on subject property). As a result of this new requirement the site design will have to be revised to move the building north (towards vacant City-owned land).

DESIGN CONSIDERATIONS

Staff is seeking comments from the panel on how the proposal 1) has addressed the areas of consideration outlined below; 2) meets the objectives of the development permit guidelines; and 3) any other comments from the panel regarding the design of proposed development.

The application submission package for the proposed development is attached in Appendix A and include the proposed architectural and landscape sets.

Considerations for the Panel

In addition to seeking general comments from the NWDP in regards to the applicant's design submission (Appendix A), staff have identified specific considerations for the NWDP to provide response to as noted in the following sections:

1. Overall Massing and Contextual Fit

The building design, architectural expression and massing should be sympathetic to the surrounding context and existing building. As noted above, to accommodate a lane on the east edge of the property, the building will have to be shifted west (towards the other vacant property owned by the City). This will impact on the overall massing and contextual fit, however staff are still requesting feedback on the proposed design.

Comments from the panel would be appreciated on how successful the proposed massing is at fitting into the neighbourhood context, especially in regards to:

- *overall massing and contextual fit,*
- *appropriateness of the architectural expression,*
- *placement of the building on the site,*
- *transitions to the existing neighbouring buildings on the south and east.*

2. Quality of the Streetscape in Relation to the Pedestrian Realm

The Queensborough neighbourhood lies within the floodplain of the Fraser River. As such, all habitable space must be constructed above the Flood Construction Level (FCL) of 3.53 metres (11.58 meet) above Geodetic Survey of Canada (GSC) datum. Despite this requirement, achieving a pedestrian friendly streetscape with high quality urban design is an important objective in the Queensborough Community Plan. Following the Ewen Main Street design guidelines as a reference, new developments should be designed to contribute to a human scale character and high quality urban design strategies should be implemented to provide visual interest at the pedestrian level.

Comments from the panel would be appreciated on the streetscape, especially in regards to:

- *success of the development in responding to a human scale,*
- *quality of visual interest at the pedestrian level along Fenton Street,*
- *quality of visual interest at the pedestrian level along the future Mid-Island Trail,*
- *how the retaining walls can be designed to mitigate blank walls,*
- *overall interface with the public realm.*

3. Privacy and Overlook

Existing buildings and outdoor spaces should be considered when siting new buildings. Larger rear-yard setbacks are typically recommended to provide open space for residents and to help reduce overlook onto adjacent properties. Relativity consistent front yard setbacks are also recommended to maintain a consistent streetscape. Existing buildings should also be considered in the treatment and placement of windows and balconies in new developments.

Comments from the panel would be appreciated on how the successful the proposed development is at mitigating privacy impacts on adjacent properties, especially in regards to overlook, balcony placement, balcony design and window locations.

4. Quality and Location of the Outdoor Amenity Spaces

In line with expectations for other multi-unit projects, this development should provide shared, semi-private outdoor common space for the residents. These spaces should be designed to be of a usable size and configuration and should encourage a range of activities for different generations. These shared amenity spaces can be used to create a transition from private residential areas to public streets. Private patios and entries around the semi-private common spaces should be designed to facilitate neighbourly interactions and provide overlook for children as they play.

Comments from the panel would be appreciated on the proposed semi-private open spaces, particularity

- *the quality, program and size of the three proposed outdoor amenity space areas; are these spaces adequately designed to be of a usable size and configuration and to encourage a range of activities and generations?*
- *how successful the proposal is at balancing the objectives of a) using common space to transition from private residential areas to public streets, and b) mitigating privacy concerns between the amenity space and adjacent dwelling units.*

5. Quality and Livability of the Enclosed Balconies

Enclosed balconies are proposed for some units in this development. Generally, this does not align with the City's expectations for multi-unit projects to provide unenclosed private outdoor space for each unit. However, if the building design maximizes natural light and ventilation for units, while also providing an enclosed balcony that could be used year round, a different approach could be considered in this case.

Comments from the panel would be appreciated on the appropriateness of the enclosed balconies from a livability perspective, particularly in relation to a ventilation and access to daylight.

6. Materials and Colour Palette

Incorporating a riverfront community character in new developments to reflect the history of the area is an objective in the Queensborough Community Plan. This can be done through the selection of materials from a natural palette (e.g. wood, stone or brick with muted paint colour tones applied cohesively and consistently through the design), and or through specific architectural features that invoke a nautical or riverfront motif.

Comments from the panel are appreciated, particularly regarding:

- *how successful the development is in conveying a 'riverfront community character'*
- *overall success of the materials, texture of the materials, material colours, and the material detailing.*

ATTACHMENTS

A. Applicant Submission Package



Lynn Roxburgh, Senior Planner

Corporation of the City of
NEW WESTMINSTER

Appendix *A*
Application Submission Package

Vancouver Native Housing Society

MÁKOLA DEVELOPMENT SERVICES

M2 LANDSCAPE ARCHITECTURE

gbl

350-362 Fenton Street

DESIGN PANEL - SEPTEMBER 22, 2020

01 Project Statistics

SITE DATA

SITE AREA: 30,052 sf (2,792 m^2)

SITE DIMENSIONS: 264' x 113'-10"

EXISTING ZONING: RQ-1 (Single Detached)

OCP DESIGNATION: RL (Residential - Low Density)

PROPOSED USES: RM (Residential - Multiple Unit Dwellings)

BUILDING HEIGHT: 14m (46') approx
(Elevator overrun, mechanical equipment, and screening excluded from height)

SETBACKS:
Front yard 38' from Fenton Street.
Back yard is 16'-10".
Sideyards are 15'.
Architectural roof overhangs, and balconies encroach into setbacks as shown in plan.

FLOOR AREA

GROSS FLOOR AREA	
TYPE	AREA
ENC. BALCONY	1,971.1 SF
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL CIRCULATION	4,980.7 SF
RESIDENTIAL UNIT	30,125.9 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
TOTAL	38,164.8 SF

FSR			
TYPE	COUNT	AREA	FSR
ENC. BALCONY	16	1,971.1 SF	0.1
RESIDENTIAL CIRCULATION	9	4,980.7 SF	0.2
RESIDENTIAL UNIT	51	30,125.9 SF	1.0
TOTAL	76	37,077.7 SF	1.2

FSR EXCLUSIONS

AREA EXCLUSIONS	
TYPE	AREA
RESIDENTIAL AMENITY	567.0 SF
RESIDENTIAL UNIT - AD EXCLUSION	520.1 SF
	1,087.1 SF

UNIT MIX

UNIT MIX			
TYPE	AREA	COUNT	
1BR	547.1 SF ... 630.6 SF	17	= 33%
2BR	766.4 SF ... 847.0 SF	12	= 24%
3BR	996.0 SF	4	= 8%
BACHELOR	378.0 SF ... 379.3 SF	18	= 35%
TOTAL		51	

A MINIMUM OF 40% OF UNITS TO BE ADAPTABLE DWELLING UNITS (190.21.1) = 20 ADAPTABLE UNITS

PARKING & LOADING

PARKING REQ'D - BACHELOR = 1.0	
UNIT COUNT	TOTAL REQ'D
18	18

PARKING REQ'D - 1BR = 1.2	
UNIT COUNT	TOTAL REQ'D
17	20.4

PARKING REQ'D - 2BR = 1.4	
UNIT COUNT	TOTAL REQ'D
12	16.8

PARKING REQ'D - 3BR = 1.5	
UNIT COUNT	TOTAL REQ'D
4	6

TOTAL REQUIRED: 61

PARKING VISITOR REQ'D = 0.1	
UNIT COUNT	TOTAL REQ'D
51	5.1

PARKING COUNT PROVIDED	
TYPE	COUNT
P1	
H/C STALL	2
H/C STALL - VAN ACCESIBLE	1
REGULAR CAR STALL	26
REGULAR CAR STALL - VISITOR	5
SMALL CAR STALL	24
WIDE CAR STALL	8
TOTAL	66

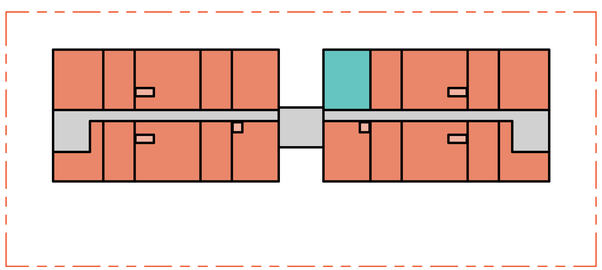
BIKES

BIKES REQ'D = 1.25 PER UNIT	
UNIT COUNT	TOTAL REQ'D
51	63.75

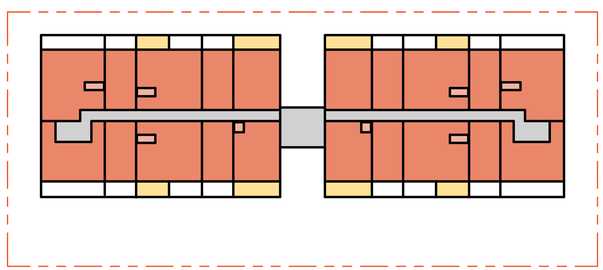
RESIDENTIAL BIKES - PROVIDED		
TYPE	BIKE COUNT	%
Horizontal	21	32%
Locker	25	38%
Vertical	19	29%
TOTAL	65	100%

FSR DIAGRAMS

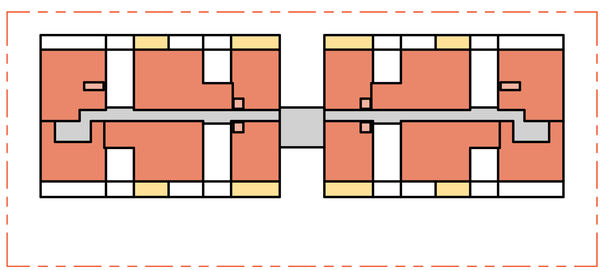
FSR AREA PLAN
- ENC. BALCONY
- RESIDENTIAL AMENITY
- RESIDENTIAL CIRCULATION
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT - AD EXCLUSION



1 STATS - L1
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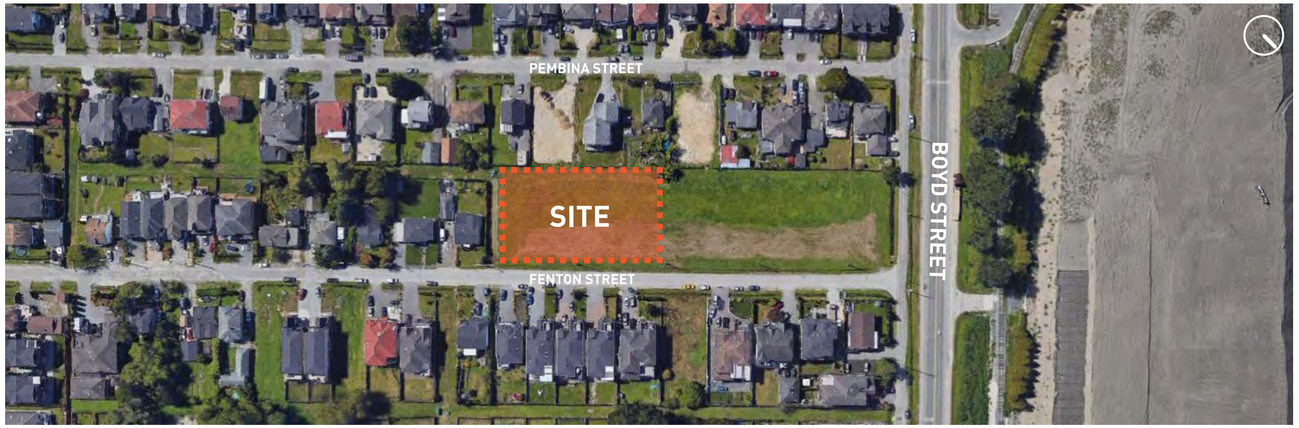
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3 STATS - L3
ref: A-2.01

02 Context and Policies

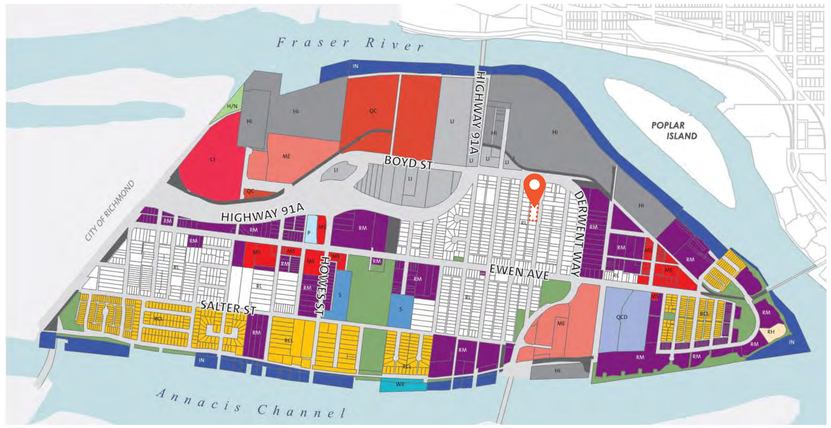
LOCATION





SkyTrain Station Bus Stops School/Childcare Shopping Restaurant Industrial

QUEENSBOROUGH COMMUNITY PLAN



Land Use Designation Map

The site is currently zoned RQ-1 (Single Detached) and designated as RL (Residential Low Density) by the Queensborough Community Plan.

(RL) - RESIDENTIAL - LOW DENSITY

"This area will include low density residential uses including single detached houses, houses with a secondary suite, duplexes, detached townhouses, low density multi-family uses, places of worship, and may contain small scale local commercial uses such as home occupations and corner stores. "

EAST QUEENSBOROUGH DP AREA - DESIGN GUIDELINES

Building massing must contribute to a pedestrian scale neighbourhood character. Consider the following:

- Use substantial vertical architectural features to break the massing of multiple unit buildings into smaller modules of similar scale.
- Articulate massing to identify building entrances.
- Create a cohesive streetscape.
- Orient residential units to front all streets.
- Reinforce the pedestrian scale massing by designing all buildings to have a heavier "base" and lighter "top" that are differentiated by use of materials.
- Relate the modules to the organization of interior space such that the expression of individual units is reflected in the overall form of the building.
- Consider existing buildings and outdoor spaces when siting new buildings, including the location of windows and entrances, overlook of outdoor space, impacts to air circulation and light penetration, etc.

03 Streetscapes

FENTON STREET - STREETSCAPE



FENTON STREET - LOOKING NORTH-WEST



FENTON STREET - LOOKING SOUTH-EAST



04 Intent



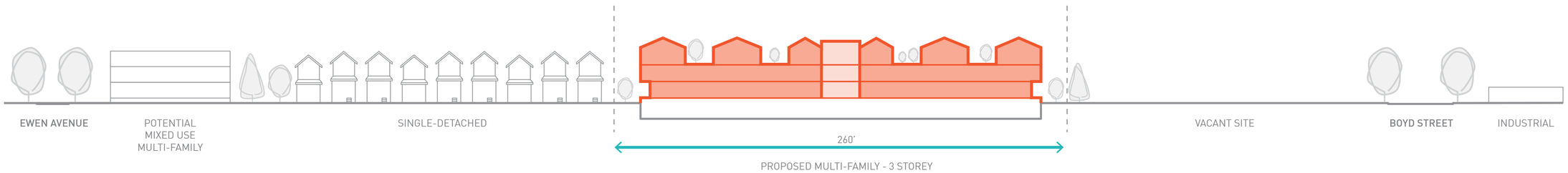
Site Context

M'akola Development Services (MDS), on behalf of Vancouver Native Housing Society (VNHS), intends to develop the adjacent municipally owned sites located on 350-362 Fenton Street, in Queensborough, City of New Westminster.
The site area amounts to 30,052 Sq.Ft and lies within the floodplain of the Fraser River.
The existing neighbourhood is typified by single and two family residential buildings. Further to the South is Ewen Avenue, Queensborough community's spine where a number of services and commercial activities are located. To the North, across Boyd Street, are the protected heavy industrial lands, along the Fraser River and Queensborough Landing with more stores reoriented onto shopping streets.
The lot shape is simple and rectilinear with 80.47m frontage along Fenton Street and 34.70m along the East/West axis.

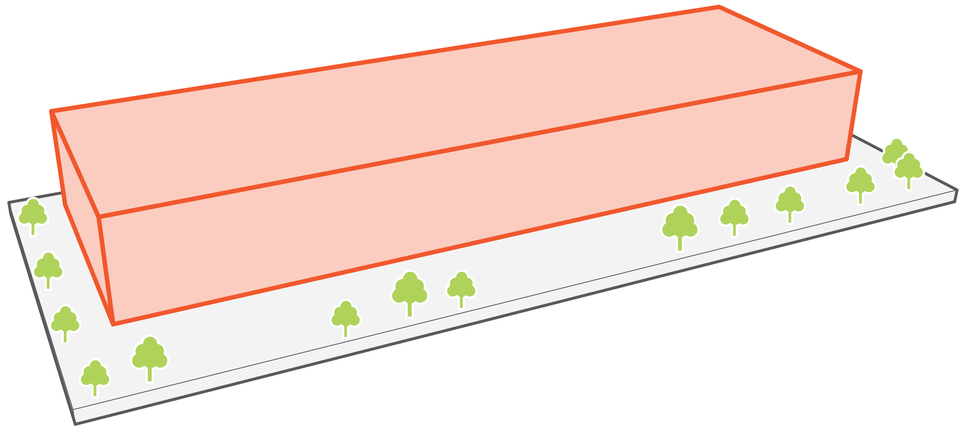
Proposal

Our proposed development is consistent with Queensborough Official Community Plan (OCP) and will require an amendment to the OCP, to change the land use designation from (RL) Residential – Low Density to (RM) Residential – Multiple Unit Dwellings.

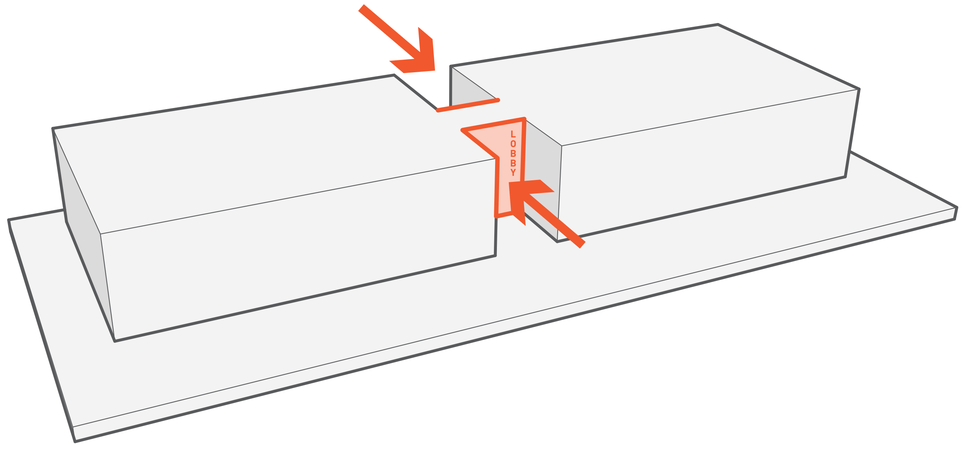
It is a 3 storey building that maximizes vital rental space for the urban Indigenous population, designed to respond sensitively to the surrounding single family context.
Our proposed development will have a total of 51 rental units. The total proposed area is 37,077 sq.ft., achieving an F.S.R. of 1.2. The project includes 66 parking spaces in one underground level and 567 sq.ft. of amenity space.
The parkade is located a half level below the sidewalk but concealed by perimeter landscaping, providing a gentle transition to grade.
The building form relates to the character of the surrounding context by drawing clues from the neighbouring architectural language through the use of punched windows and repeated pitched roof expression.
The mass is broken up into smaller modules creating a variated streetscape and opportunities for common and private patios on the top level.



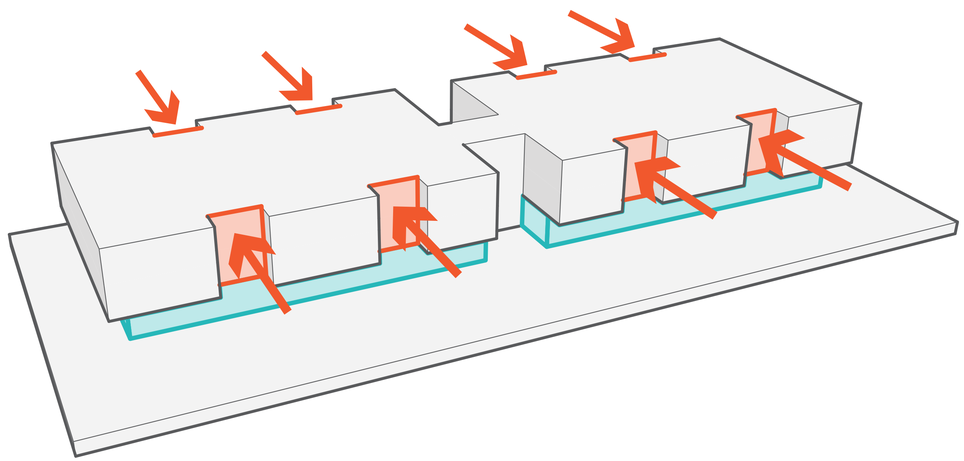
05 Design Rationale



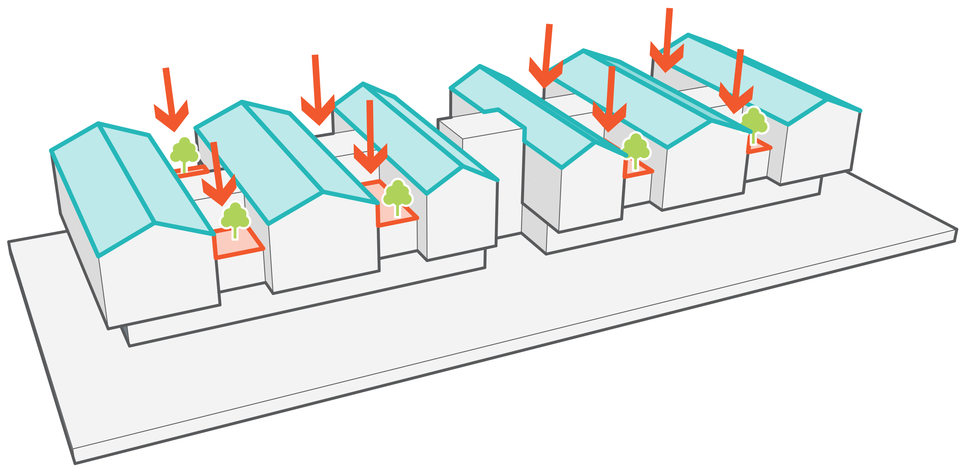
01 Generous setbacks provide landscaped areas, both public and private along the streefront and yards



02 Mass articulated to identify building entrance and reduce building scale



03 Mass broken up into smaller modules, expression of individual units



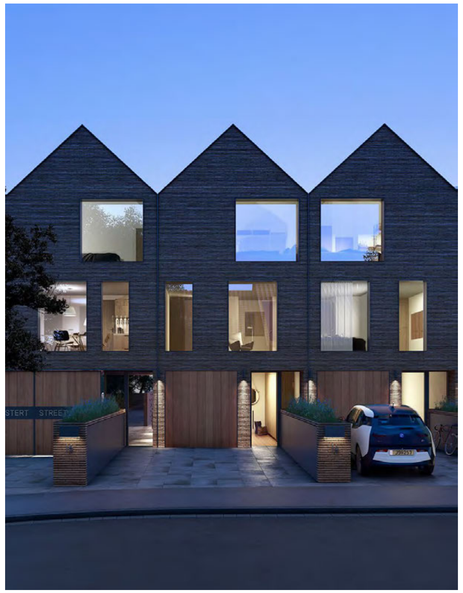
04 Variated streetscape relates to existing neighbourhood and creates opportunities for common and private patios on the top level

06 Precedents













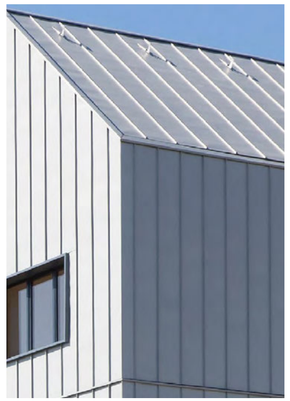
07 Materials



View from Fenton Street



Stacked Brick
Grey



Zinc Panels
White

Metal Panel
White



Metal Panel
Wood Grain Finish



Native art
Abstract Native Art Mural



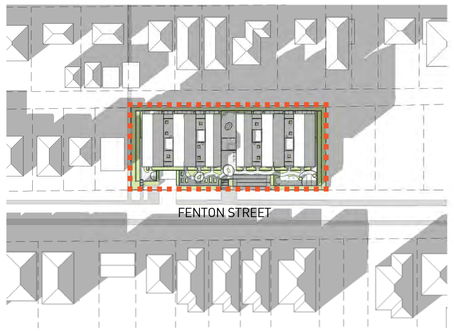
Window Mullions & Guard Rail
Charcoal



Window Mullions & Guard Rail
Aluminum

08 Shadow Study

VERNAL EQUINOX - March 20, 2020



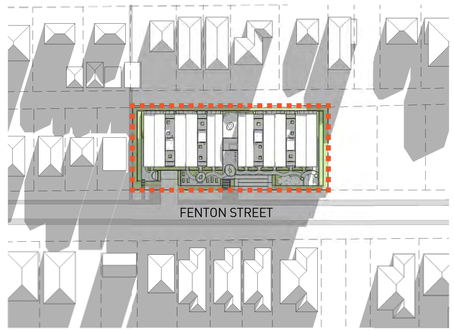
9am



12pm

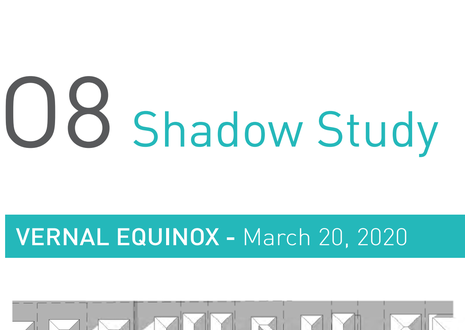


3pm



6pm

SUMMER SOLSTICE - June 21, 2020



9am



12pm

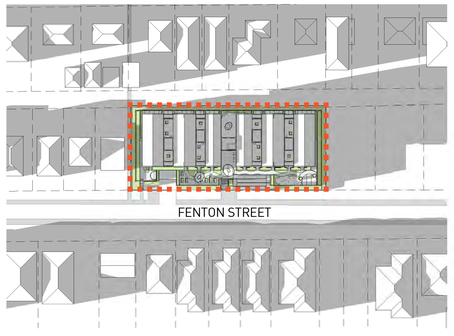


3pm



6pm

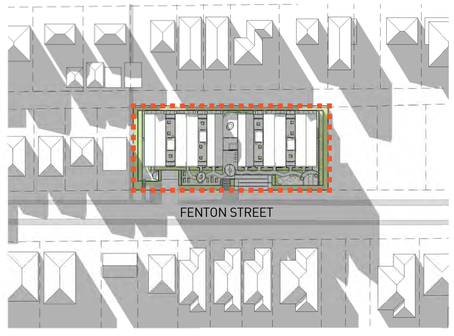
WINTER SOLSTICE - December 21, 2020



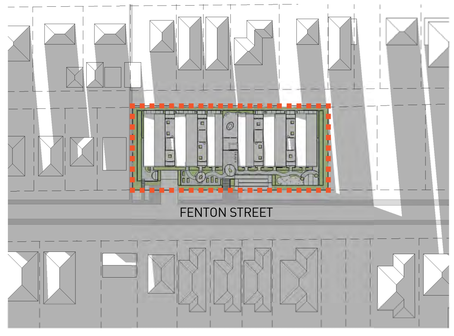
10am



12pm



3pm



6pm

09 Architectural Drawings



RQ-1
SINGLE DETACHED

LANE (UNCONSTRUCTED)

RQ-1
SINGLE DETACHED

PMT

FENTON STREET

RQ-1
SINGLE DETACHED

gbl

GBL ARCHITECTS INC.
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VANCOUVER, BC CANADA V5T 1R8
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FAX 604 731 5279

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NOTES

MÁKOLA DEVELOPMENT SERVICES

Vancouver Native Housing Society

REVISIONS

No.	Date	Description
-	-	-

350-362 FENTON ST

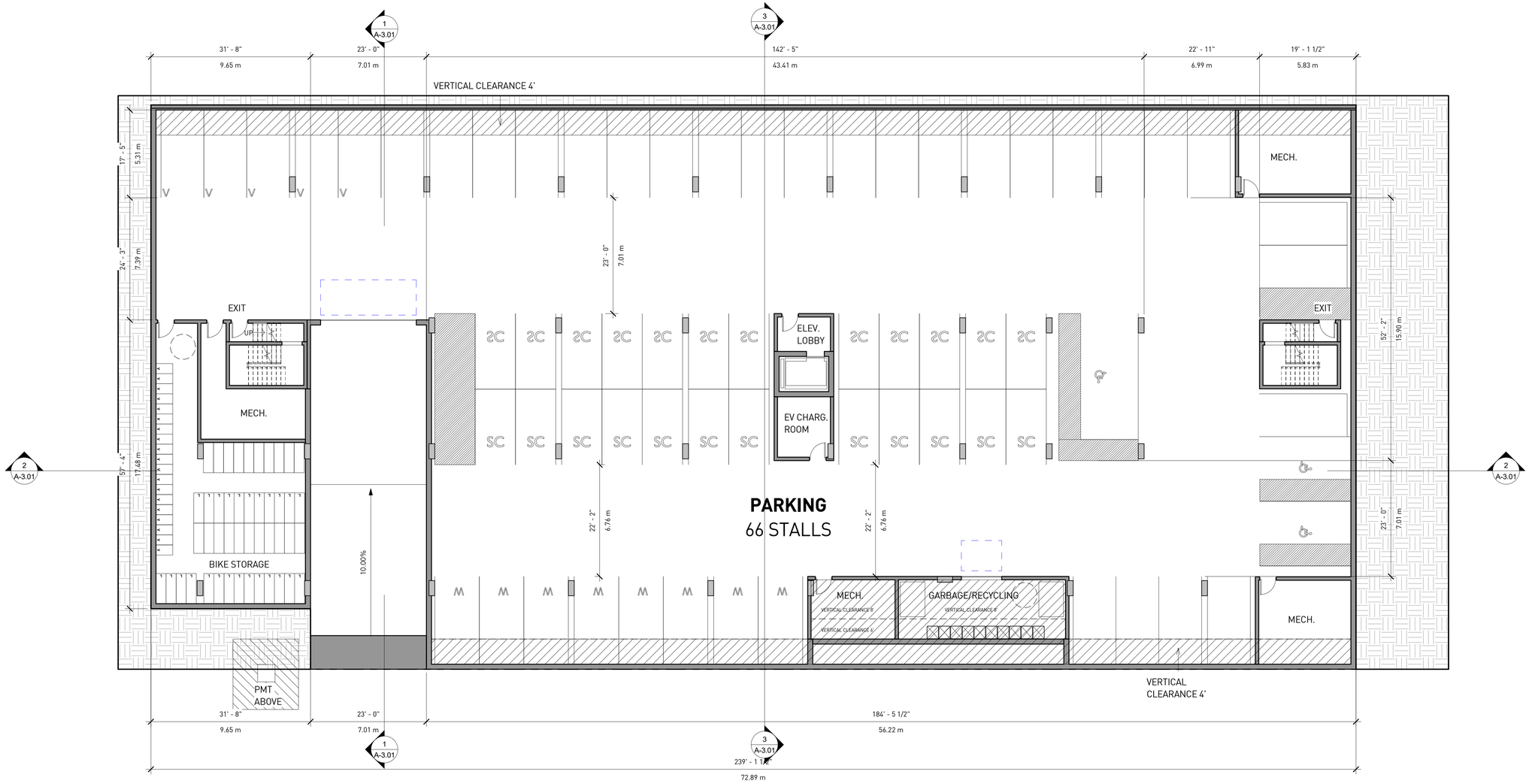
FEASIBILITY STUDY

SITE PLAN

DATE	9/10/2020 4:00:01 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 20'-0"
JOB NUMBER	20009

A-1.00

PARKING SCHEDULE	
TYPE	COUNT
H/C STALL	2
H/C STALL - VAN ACCESIBLE	1
REGULAR CAR STALL	26
REGULAR CAR STALL - VISITOR	5
SMALL CAR STALL	24
WIDE CAR STALL	8
	66



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-	-	-

350-362 FENTON ST

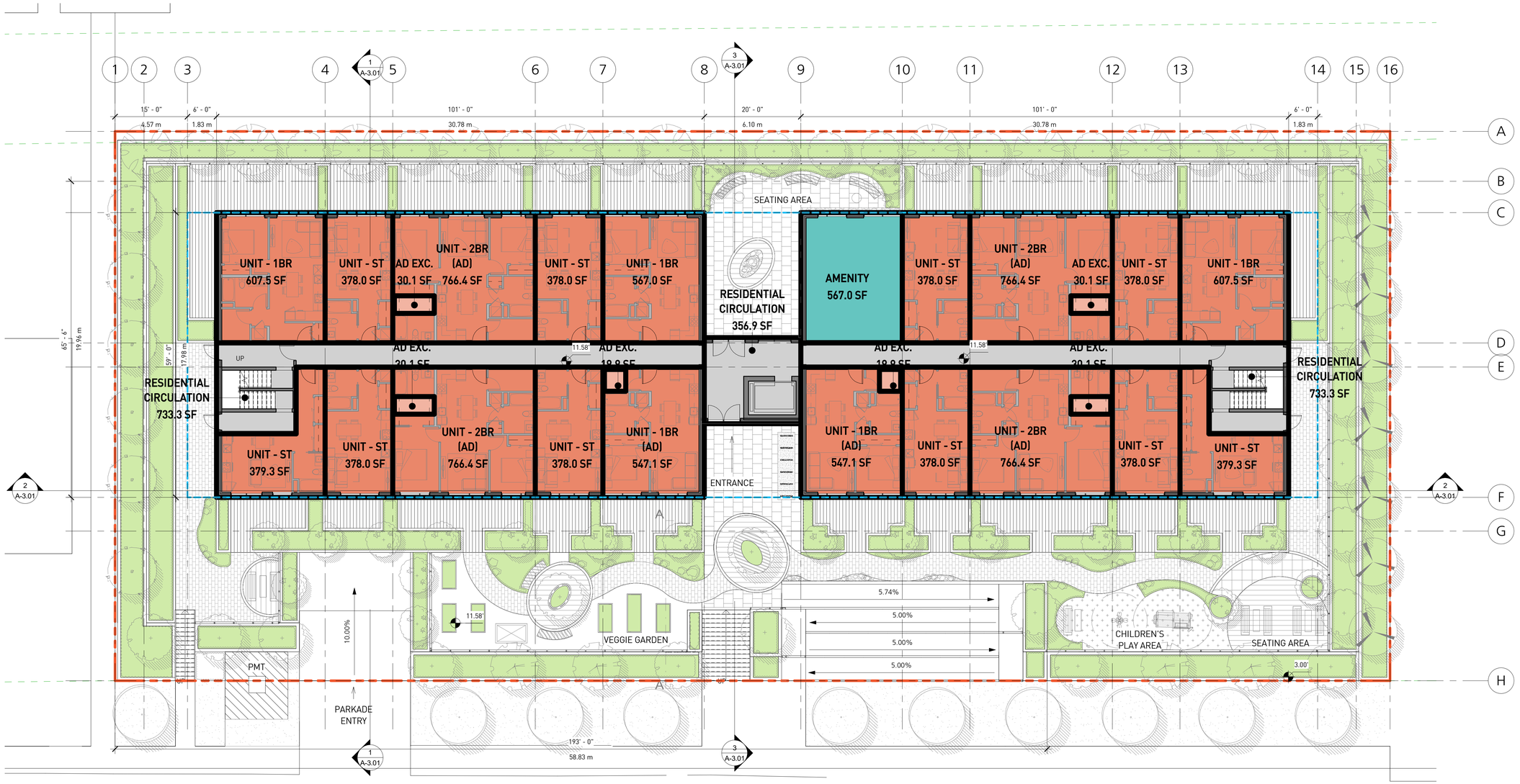
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P1

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A-1.01

FSR - L1			
TYPE	COUNT	AREA	FAR
RESIDENTIAL AMENITY	1	567.0 SF	0.0
RESIDENTIAL CIRCULATION	3	1,823.4 SF	0.1
RESIDENTIAL UNIT	19	9,724.4 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	160.1 SF	0.0
TOTAL	29	12,274.9 SF	0.4



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-	-	-

350-362 FENTON ST

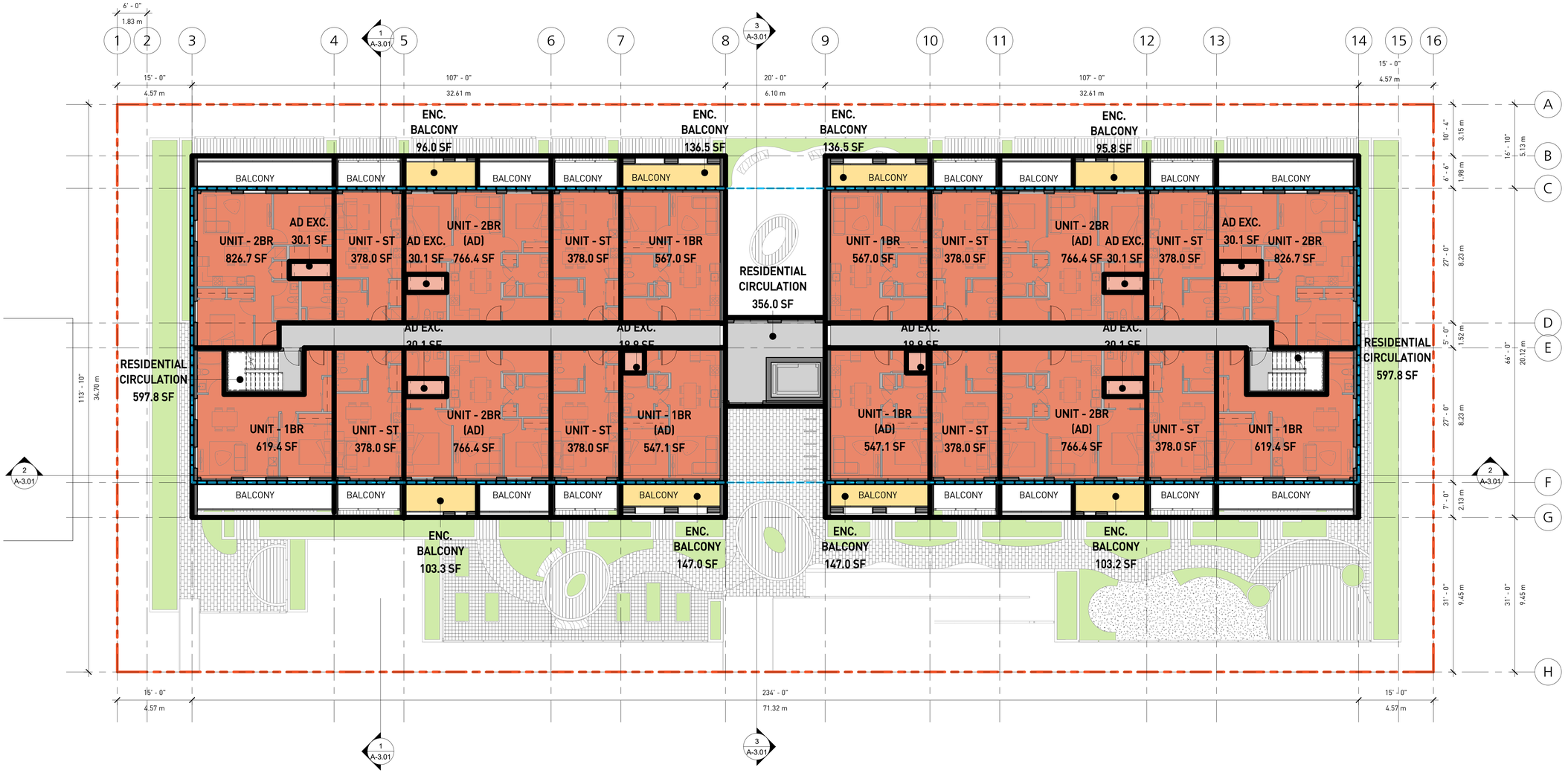
FEASIBILITY STUDY

LEVEL 1

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JOB NUMBER	20009

A-1.02

FSR - L2			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	965.3 SF	0.0
RESIDENTIAL CIRCULATION	3	1,551.6 SF	0.1
RESIDENTIAL UNIT	20	11,210.2 SF	0.4
RESIDENTIAL UNIT - AD EXCLUSION	8	220.3 SF	0.0
TOTAL	39	13,947.3 SF	0.5



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No.	Date	Description
-	-	-

350-362 FENTON ST

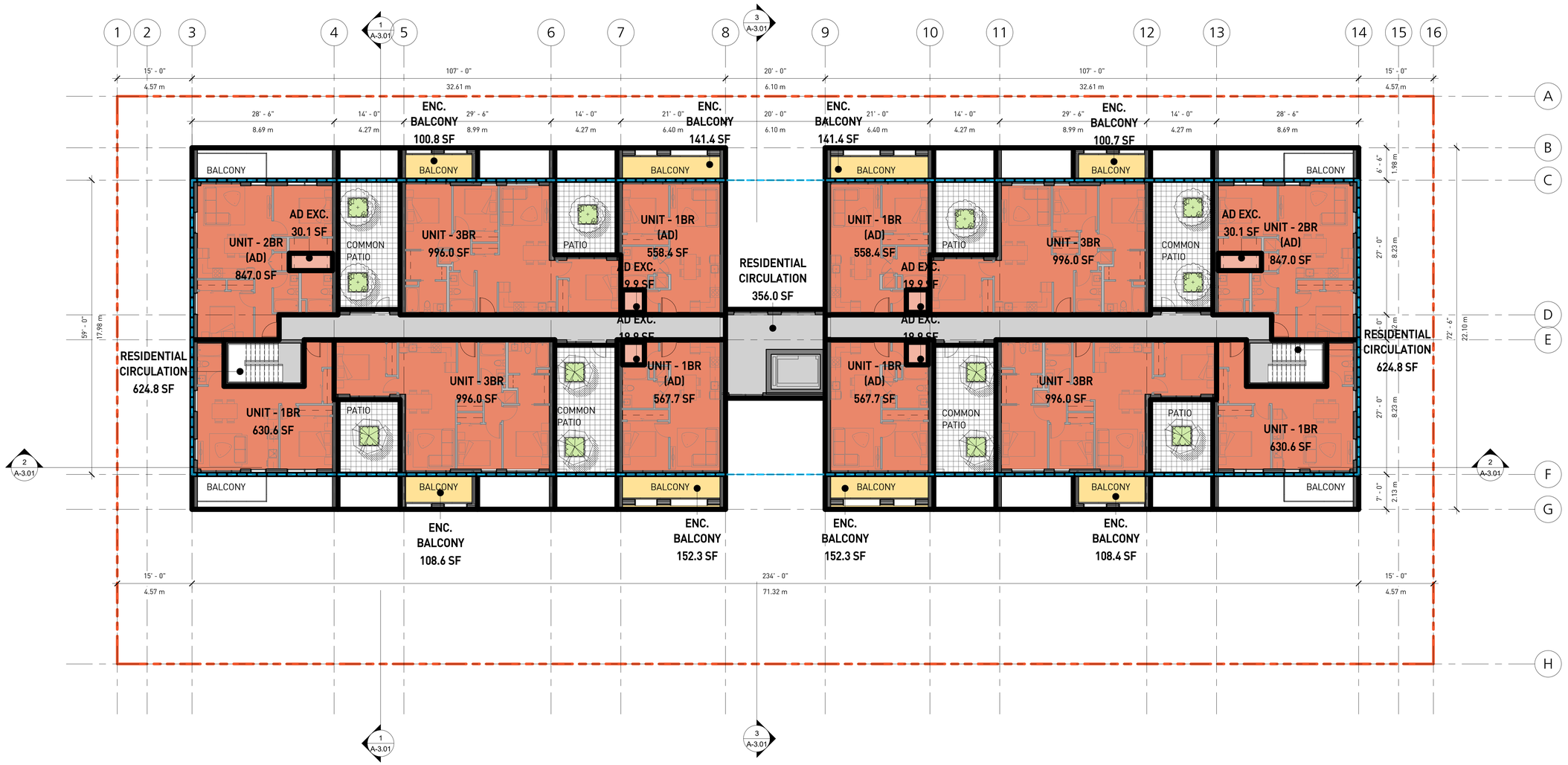
FEASIBILITY STUDY

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JOB NUMBER	20009

A-1.03

FSR - L3			
TYPE	COUNT	AREA	FAR
ENC. BALCONY	8	1,005.9 SF	0.0
RESIDENTIAL CIRCULATION	3	1,605.7 SF	0.1
RESIDENTIAL UNIT	12	9,191.3 SF	0.3
RESIDENTIAL UNIT - AD EXCLUSION	6	139.7 SF	0.0
TOTAL	29	11,942.6 SF	0.4



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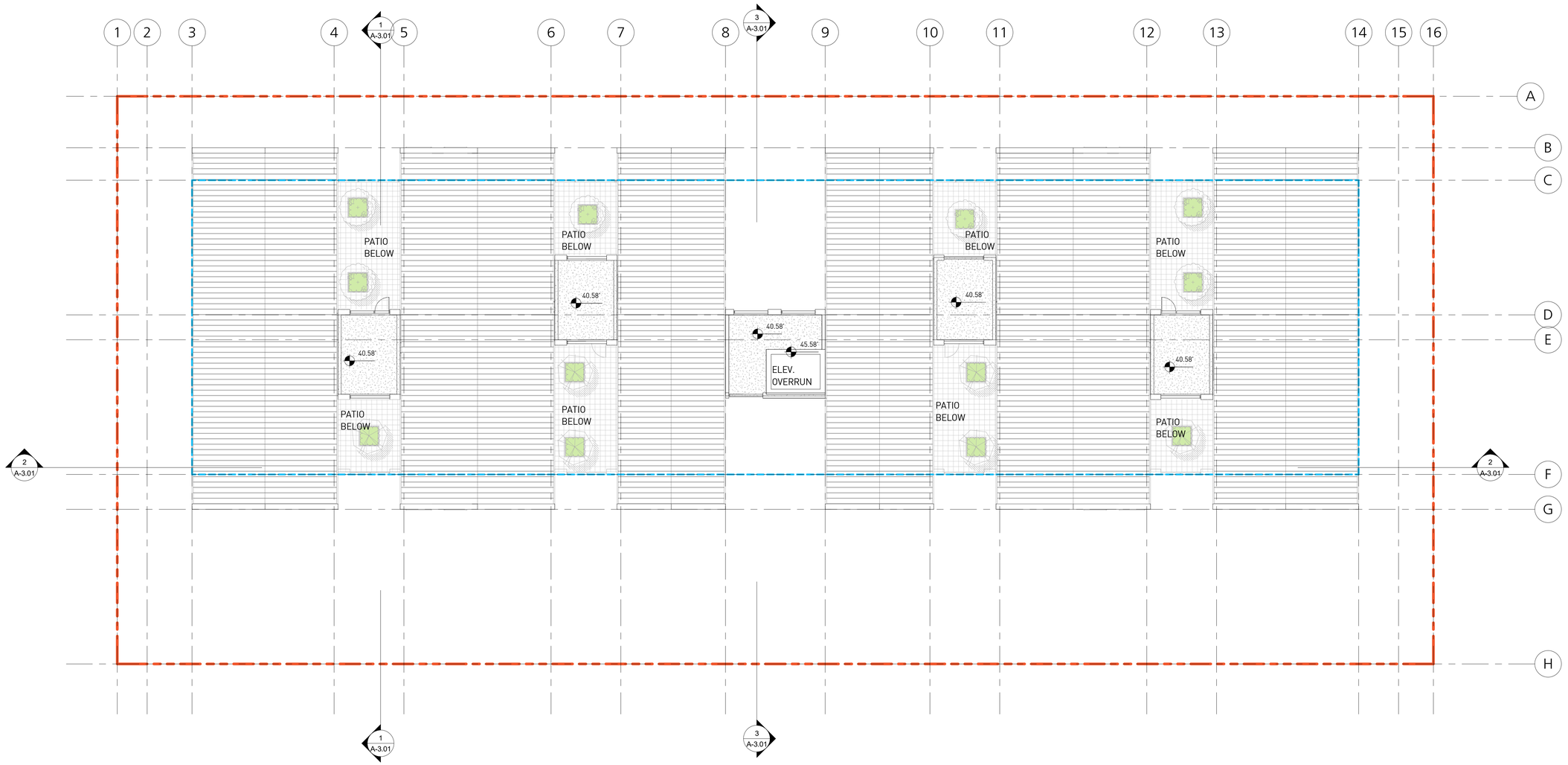
350-362 FENTON ST

FEASIBILITY STUDY

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JOB NUMBER	20009

A-1.04



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No.	Date	Description
-	-	-

350-362 FENTON ST

FEASIBILITY STUDY

ROOF

DATE	9/10/2020 4:00:11 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	3/32" = 1'-0"
JOB NUMBER	20009

A-1.05



1 NORTH EAST ELEVATION - FENTON ST
3/32" = 1'-0"



2 SOUTH WEST ELEVATION
3/32" = 1'-0"

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Vancouver Native Housing Society

REVISIONS

No.	Date	Description
-	-	-

350-362 FENTON ST

FEASIBILITY STUDY

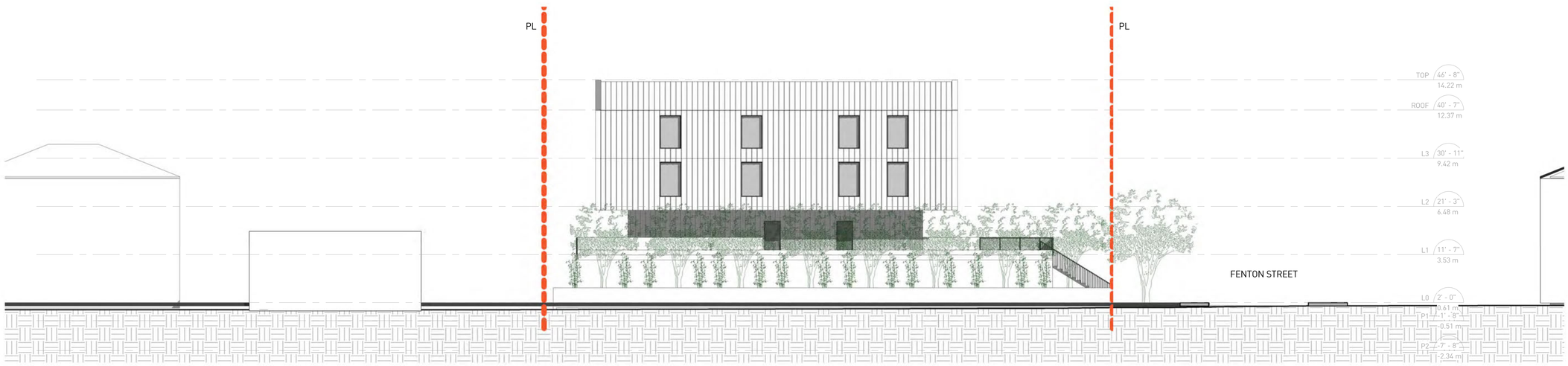
ELEVATIONS

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SCALE	3/32" = 1'-0"
JOB NUMBER	20009

A-2.01



1 | NORTH WEST ELEVATION
3/32" = 1'-0"



2 | SOUTH EAST ELEVATION
3/32" = 1'-0"

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Vancouver Native Housing Society

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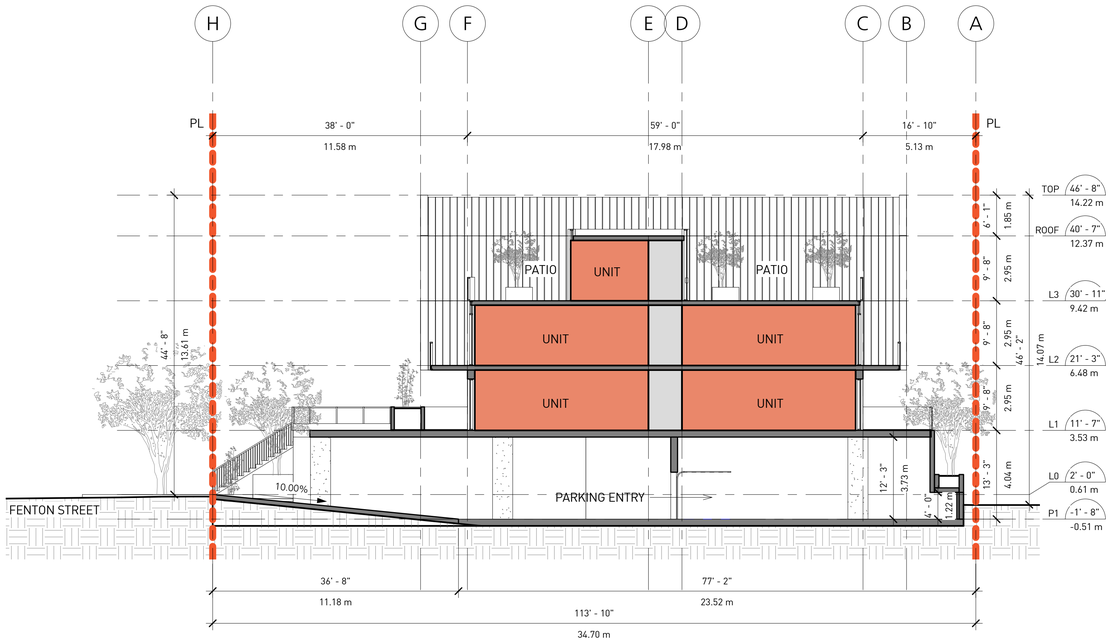
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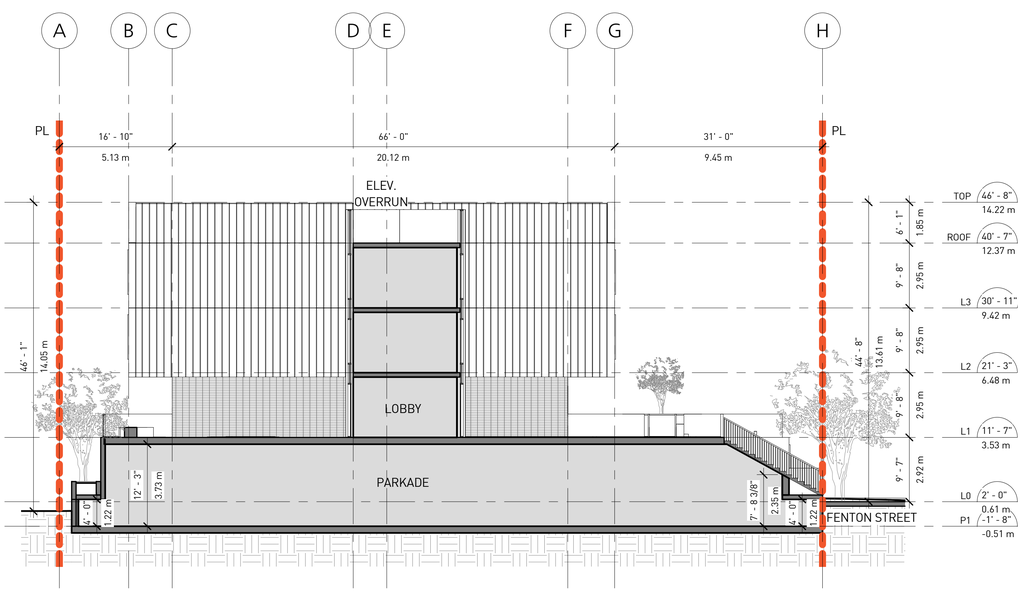
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JOB NUMBER	20009

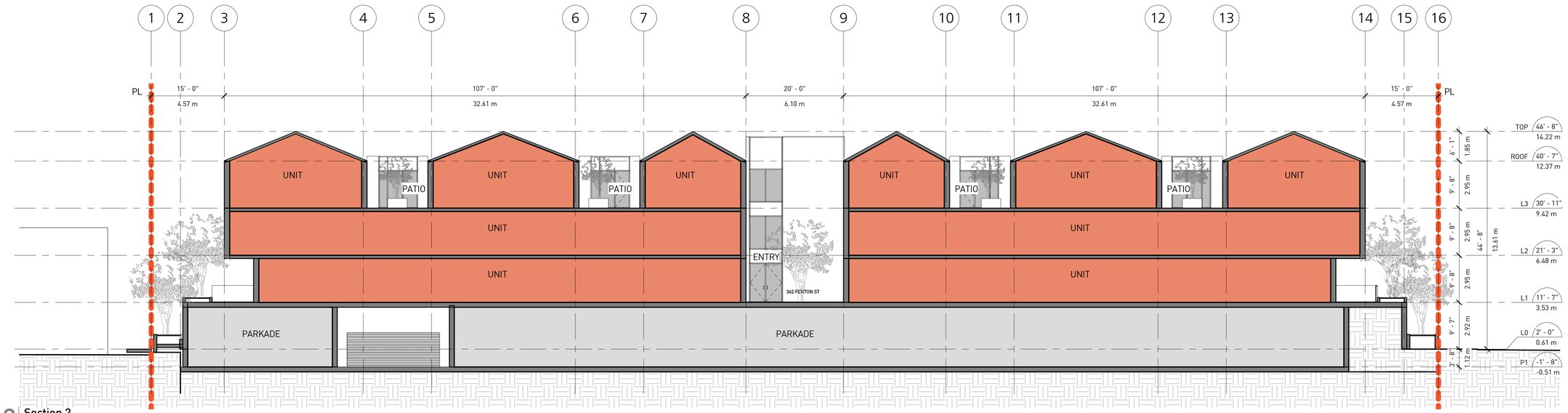
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1 **Section 1**
3/32" = 1'-0"



3 **Section 3**
3/32" = 1'-0"



2 **Section 2**
3/32" = 1'-0"

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-	-	-

350-362 FENTON ST

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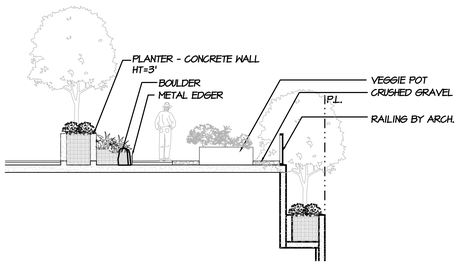
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CHECKED BY	-
SCALE	3/32" = 1'-0"
JOB NUMBER	20009

A-3.01



1 LAYOUT PLAN
SCALE: 3/32" = 1'-0"



2 SECTION AA
SCALE: 3/4" = 1'-0"

20037-01.zip

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M2 LANDSCAPE ARCHITECTURE

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

NO.	DATE	REVISION DESCRIPTION	DR.
2	AUG.25.20	REVISE PRELIMINARY DESIGN	GB
1	AUG.19.20	PRELIMINARY DESIGN	GB

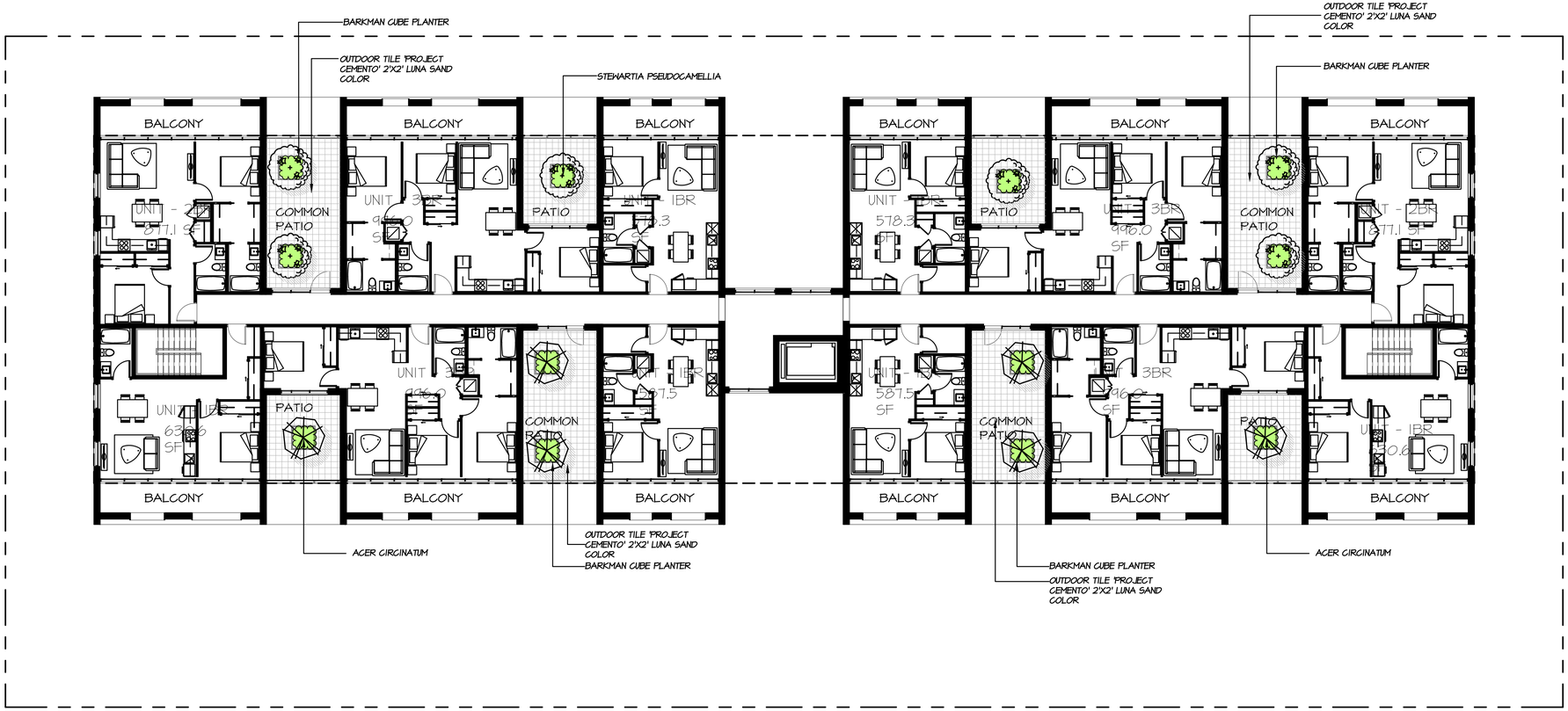
SEAL:

PROJECT:
350-362 FENTON ST

DRAWING TITLE:
LEVEL 1 LANDSCAPE PLAN

DATE: 19.AUG.2020	DRAWING NUMBER:
SCALE: AS SHOWN	L1
DRAWN: GB	
DESIGN: GB	
CHK'D:	OF 2
M2LA PROJECT NUMBER:	20 037

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

NO.	DATE	REVISION DESCRIPTION	DR.
2	AUG.25.20	REVISE PRELIMINARY DESIGN	GB
1	AUG.19.20	PRELIMINARY DESIGN	GB

SEAL:

PROJECT:

350-362 FENTON ST

DRAWING TITLE:

LEVEL 3 LANDSCAPE PLAN

DATE: 19.AUG.2020	DRAWING NUMBER: L2
SCALE: 3/32"=1'-0"	
DRAWN: GB	
DESIGN: GB	
CHK'D:	OF 2
M2LA PROJECT NUMBER:	20 037

20037-01.zip

10 Conceptual Renderings







City of New Westminster

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To:	Members of the New Westminster Design Panel	Date:	September 22, 2020
From:	Rupinder Basi Supervisor of Development Planning	File:	REZ00201 DP000831
Subject:	100 Braid Street – Proposed 34 Storey Mixed Use High Rise with Secured Market Rental Units and Art Gallery/Studio Space.		

RECOMMENDATION

THAT *the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and*

THAT *the New Westminster Design Panel consider a motion of support or a motion requesting revisions to the project and re-presentation to the Panel.*

PURPOSE

The applicant (Wesgroup) has applied for a Zoning Bylaw Text Amendment for the Comprehensive Development zoning (CD-67) that was adopted for 100 Braid Street on November 21, 2016. A development permit application is being processed concurrently with the Zoning Bylaw Text Amendment that would facilitate the proposed development.

The purpose of the proposed text amendment is to:

1) increase the net residential density on the subject property from 18,817.5 sq.m. (202,550 sq.ft.) (4.3 FSR) to 28,456.6 sq.m. (306,304 sq.ft.) (6.51 FSR);
2) increase the maximum building height from 65 metres (213.25 feet) to 118 metres (390.42 feet); and
3) decrease the off-street parking requirements to a ratio of 0.81 stalls per unit and 0.651 visitor stalls per unit.

The purpose of this report is to provide information to the NWDP in regards to the project design, and to obtain comments in regards to overall project and the design items raised in the Design Considerations section of this report.

BACKGROUND

Previous Site OCP Amendment and Rezoning

OCP Amendment Bylaw No. 7836, 2016 and Rezoning Amendment Bylaw No. 7837, 2016 were approved by Council on November 21, 2016. The OCP Amendment changed the land use designation of the property from the existing industrial-based Mixed-Use designation (MU) to a new Mixed-Use designation that allows for institutional and residential uses on site. The Rezoning application changed the subject property from Light Industrial Districts (M-1) to a new Comprehensive Development (CD) zone. These bylaws permit a high rise residential development with art gallery/studio space on the subject site, and facilitated the development of Urban Academy School on the adjacent parcel located at 466 Rousseau Street.

Current Urban Academy School Rezoning and Development Permit Amendment (446 Rousseau Street)

There is currently a Zoning Bylaw Text Amendment and Development Permit Amendment that is being processed for the Urban Academy School to facilitate additional classrooms and students. These applications are in the formal consideration stage and a public hearing will be held for the Zoning Bylaw Text Amendment on September 30, 2020. The Development Permit Amendment for the Urban Academy School expansion was presented to and supported by the New Westminster Design Panel on February 26, 2019.

- Link to February 26, 2019 NWDP Agenda (See Item 5.1)
- Link to the February 26, 2019 NWDP Meeting Minutes (See Item 5.1)

Current Sapperton Green Rezoning (97 Braid Street)

The subject property is located across the street from 97 Braid Street on which a rezoning application has been received for a mixed use, sustainable and transit-oriented master planned community called Sapperton Green. This master planned community is proposed to include up to 4.455 million square feet of residential floor space of mixed tenure including condo, market rental and affordable housing; 750,000 square feet of office commercial floor space; approximately 100,000 to 150,000 square feet of retail commercial floor space; a 35,000 square foot community centre; and, child care space, parks and publically accessible open space. If the application is approved, it is expected that the development of the site would occur over 20-30 years.

POLICY AND REGULATIONS

Official Community Plan Land Use Designation

The existing OCP designation for this site is (RHC) Residential High Density/Community Facility, which include high density multiple unit residential uses including row houses, stacked townhouses, low rises and high rises as well as community facilities such as child care, libraries, artist studios, art galleries or community space. These applications are consistent with this designation.

Development Permit Area

The subject property is designated as part of the 100 Braid Street Development Permit Area #4.4. The intent of the DPA Designation is to:

> *"...provide opportunities for mixed use high density development in close proximity to Sapperton Green and the Braid SkyTrain Station. The development of this area offers opportunities for providing employment-generating use, a school, community amenities, and multi-unit residential within close proximity to transit while promoting high-quality urban design."*

The proposed development permit is being considered in light of the 100 Braid Street Design Guidelines (April 12, 2016). Input is being sought from the New Westminster Design Panel on how this project responds to these guidelines.

Zoning Bylaw

The site is zoned Comprehensive Development District (Braid Street) (CD-67) which applies to the subject property as well as 466 Rousseau Street (Urban Academy site). The intent of this zone is to "allow a private school with up to 450 students and a high rise multiple unit residential development which includes townhouses, artists' studios and gallery space in a podium at grade". The proposed application is not consistent with the CD-67 zoning since it exceeds the maximum allowable building height and net residential density while also proposing a reduced parking requirement; hence, a text amendment is required.

Secured Market Rental Housing

The proposed text amendment would result in the provision of more secured market rental housing near transit which supports the City's objective of increasing the supply of rental housing and ensuring security of tenure over time. Should this proposal proceed, the applicant would be required to enter into a Housing Agreement as a condition of rezoning for the proposed development.

Family-Friendly Housing Bylaw

As per the Family-Friendly Housing Bylaw No. 7741, 2015, multi-unit apartment buildings (rental) are required to have a minimum of 25% two-bedroom and three bedroom dwelling units, of which 5% of the total dwelling units shall have three bedrooms or more. The proposed development would provide for family-friendly housing units in accordance with this requirement.

BACKGROUND

Site Characteristics and Context:

The subject site has an area of 4,367 square metres (47,005.95 square feet) with a lot frontage of 61.59 metres (202.07 feet) and an average lot depth of 62.60 metres (205.38 feet). The property is adjacent to the new Urban Academy School, and is currently occupied by four commercial tenants and includes 40 parking stalls for the use of Urban Academy's staff and visitors.

Figure 1: Site Location



As per the City's GIS Mapping (see Figure 1 above), the subject property is bounded by light industrial uses (Self Storage) to the east, Braid Street and future Sapperton-Green Project site to the north, Rousseau Street and Single-Detached Residential to the west, and Single-Detached Residential and Light Industrial (Self Storage) to the south.

PROJECT DESCRIPTION

Overview of Current Zoning Bylaw Amendment

The applicant is proposing the following text amendments to the CD-67 Zoning for the site. These changes would only apply to their site (100 Braid Street) and not the Urban Academy School site and consist of the following:

- Increasing maximum permitted density from 18,817.5 sq.m. (202,550 sq.ft.) to 28,456.6 sq.m. (306,304 sq.ft.) of net rental residential density;

- Increasing principal building envelope from a maximum building height of 65 metres (213.25 feet) to 118 metres (390.42 feet);

- Decreasing off-street parking requirements from a rental ratio of 1.0 stall per unit, and 0.1 visitor stalls per unit to 0.81 stalls per unit and 0.06 visitor stalls per unit. The proposal would continue to include 40 parking spaces for the use of Urban Academy, consistent with the current zoning requirements and covenant on title; and,

- As part of the rezoning application, be permitted to remove seven specimen-size City boulevard trees, to facilitate the provision of underground parking and the constructability of the project.

In exchange, the applicant proposes the following:

- Constructing a 100% secured market rental building instead of the previously proposed strata residential building, to add to the City's overall purpose-build rental stock. This would equate to 424 rental units with a unit mix that meets the City's Family-Friendly Housing policy in regards to the provision of two and three bedroom units. All units would be secured through a housing agreement for 60 years or the life of the building.

- Potentially providing 96 of the proposed 424 rental units at a reduced rental rate, for a period of 10 years, subject to the applicant securing Canadian Mortgage and Housing Corporation (CMHC) funding. This could allow for these units to be offered at less-than-market rates, although not at rent levels low enough to meet the City's definition of below market. Should the applicant receive funding, the less-than-market units

would be secured through the housing agreement, consistent with CMHC requirements. Without CMHC funding, these units would be secured through the housing agreement as market rental.

Proposal Overview

The applicants are proposing a building with a five (5) storey mixed-use podium and a thirty-four (34) storey residential tower. The podium would be situated on the north and east frontages while the tower would be located at the northeast corner of the site. An art gallery/studio space would be provided at the ground-level within the podium along the Braid Street frontage adjacent to the Urban Academy School.

The proposal would include townhouses on the south frontage that would be accessed from within the development as well as from a private walkway that runs along the south and east edges of the site. This walkway would also provide access to other ground-oriented units located within the easterly podium levels. The development would share a vehicular entry and multi-use pathway with the school to the west. The parkade entrance for the building would be located off of the shared driveway between this site and Urban Academy. This shared driveway is accessed at the southwest corner of the project off of a rear lane that connects to Rousseau Street. The multi-use path is intended to provide a convenient north-south connection between the Urban Academy and project site to the Braid Street.

The design concept would remain consistent with what was proposed in 2016 in regards to having a variety of housing types within the development (townhouses, garden suites, apartment units) in order to provide for housing choice, art gallery/studio space, a pedestrian connection with courtyard that would be shared between the Urban Academy Site and the subject development, and private amenity areas for residents. The proposal would also include 40 parking spaces for the use of Urban Academy that would be located within the parkade of the subject development.

Project Statistics

	Permitted/Required Under CD-67 Zoning / Zoning Bylaw	Proposed
Existing Site Area (gross)	-	4,367 sq. m. (47,006 sq. ft.)
Site Frontage (Braid Street)	-	61.59 metres (202.07 feet)
Avg. Lot Depth	-	62.60 metres (205.38 feet)
Floor Space Ratio		

Residential (Strat) **Residential (Mrkt. Rent)** **Art Gallery/Studio Space** **Total**	4.3 FSR - 0.09 FSR **4.39 FSR**	- 6.51 FSR (424 units) 0.09 FSR **6.60 FSR**
Building Height	65 m. (213.25 ft.) ~ 21 storeys	118 m. (390.42 ft.) 34 storeys
Residential Units	Family Friendly Housing Requirements (market rental)– minimum 25% two and three bedroom units, of which 5% three bedrooms or more	Market Rental: BACH: 57 (13%) 1 BDR: 260 (61 %) 2 BDR: 86 (20 %) 3 BDR: 21 (5%) **Total: 424 Units** 96 of the proposed 424 units being proposed as less-than-market rental units
Parking Residential (Rental) Residential Visitor Art Gallery/Studio Urban Academy **Total**	 424 spaces 43 spaces 9 spaces 40 Spaces **516 spaces** **Total Required:** 516 spaces	 344 spaces 28 spaces 9 spaces 40 spaces **422 spaces** **Total Provided:** 422 spaces
Bicycle Parking	Long-Term: 531 spaces Short Term: 6 spaces	Long-Term: 531 spaces Short Term: 6 spaces

Proposed Massing and Height Changes

In order to facilitate the project economics for a 100% rental project, instead of the strata residential project that was originally intended when the site was rezoned in 2016, the applicant is seeking additional density and height. The proposed additional density and height would largely be applied to the tower floorplate. This would result in an increase in net residential density from 18,817.5 sq.m. (202,550 sq.ft.) to 28,456.6 sq.m. (306,304 sq.ft.), and an increase in height from 65 metres (213.25 feet)/ 21 storeys to 118 metres (390.42 feet)/ 35 storeys for the tower at the northeast corner of the site adjacent to Braid Street. The floorplate of the tower would be approximately 745.3 square metres (8,023 sq.ft.) which is consistent with the existing CD-67 zoning requirements and the 100 Braid

Street design guidelines. The podium levels of the building would range from one storey to a maximum of five storeys consistent with the original plan.

The additional density amounts to 2.21 FSR which is about 50% more than currently permitted on site. The proposed additional density is consistent with the City's Secured Market Rental Housing Policy which allows for the consideration of additional density, height, and lower parking ratios in exchange for secured market rental units.

The applicant has provided updated drawings as well as a comparative view corridor/shadow analysis (Please refer to **Attachment 1**)

Trees

There are seven London Plane trees on the City boulevard and/or site which are of a specimen size per the Tree Protection Bylaw. These trees were specifically identified for retention through the 2016 rezoning process, and significant work done with the applicant to shape the proposal around them. The applicant has now stated that they need to remove six of the seven trees in order for the proposed rental project to be viable, given increased construction costs related to protection of root zones which would result in additional excavation. The applicant has also stated the retention of these trees will create significant challenges in construction staging. The applicant has submitted a tree permit application which seeks to remove these trees. This application is being reviewed by both the City's Tree Protection staff and the Parks and Recreation Department, as most of the trees that are affected by this application are City boulevard trees.

DESIGN CONSIDERATIONS

Staff is seeking comments from the panel on how the proposal 1) has addressed the areas of consideration outlined below; 2) meets the objectives of the Development Permit Area Design Guidelines; and 3) any other comments from the panel regarding the design of proposed development.

The application submission package for the proposed development is included as part of this report (see **Attachment 1**) and contains the architectural and landscape sets and the design rationale.

Considerations for the Panel

In addition to seeking general comments from the NWDP in regards to the applicant's design submission (see **Attachment 1**), staff have identified specific considerations for the NWDP to provide response to as noted in the following sections:

Overall Massing and Contextual Fit

The building design, architectural expression and massing should be sympathetic to the surrounding context and existing building. As noted above, to accommodate a lane on the east edge of the property, the building will have to be shifted west (towards the other vacant property owned by the City). This will impact on the overall massing and contextual fit, however staff are still requesting feedback on the proposed design.

Comments from the panel would be appreciated on how successful the proposed massing is at fitting into the neighbourhood context, especially in regards to:

- *overall massing and contextual fit,*
- *appropriateness of the architectural expression,*
- *placement of the building on the site,*
- *proposed floor plate, articulation and profile of tower,*
- *location of ground-oriented units and interface with edges of site,*
- *transitions to the existing neighbouring buildings to the west (Urban Academy School), south, and east.*

Quality of the Streetscape in Relation to the Pedestrian Realm

Following the 100 Braid Street design guidelines as a reference, the subject proposal should be designed to contribute to the pedestrian scale and incorporate high quality urban design strategies to provide visual interest at the pedestrian level.

Comments from the panel would be appreciated on the streetscape, especially in regards to:

- *success of the development in responding to the pedestrian scale*
- *quality of visual interest at the pedestrian level along Braid Street*
- *quality of visual interest at the pedestrian level along the portions of the site where the art gallery/studio space will be located*
- *quality of visual interest at the pedestrian level for portions of the site that interface with the pedestrian spine (between Urban Academy and the subject site)*
- *quality of visual interest at the pedestrian level along the portions of the site that will contain ground-level residential units as well as the entrance into the residential tower.*

Quality and Location of the Outdoor Amenity Spaces

In line with expectations for other multi-unit projects, this development should provide shared, semi-private outdoor common space for the residents. These spaces should be designed to be of a usable size and configuration and should encourage a range of activities for different generations.

Comments from the panel would be appreciated on the proposed open spaces, particularity

- *the quality, program and size of the outdoor amenity space areas; are these spaces adequately designed to be of a usable size and configuration and to encourage a range of activities and generations?*
- *how successful the proposal is at balancing the objectives of a) using common space to transition from private residential areas to public streets, and b) mitigating privacy concerns between the various open spaces and adjacent dwelling units.*
- *Do the publically accessible spaces (pedestrian spine area and plaza next to art gallery/studio) feel public and welcoming?*
- *Are there sufficient opportunities provide to access and move through open spaces (to encourage permeability through site)?*
- *Are the proposed open spaces and seating options located in a manner that will capture sun and create an inviting gathering place with suitable overhangs, canopies and trees for shade and rain protection, when required?*
- *Proposed patio areas for the ground-oriented residential units; are these of a sufficient width and depth for their intended use?*
- *The selection of hard and soft landscaping materials, including input on the planting species selected.*

Rooftop

The 100 Braid Street design guidelines outline that rooftops shall appear clean and attractive and in keeping with the architectural style of the building.

Comments from the panel would be appreciated, particularly

- *location and screening of mechanical and service equipment so that it appears integrated with the building*
- *finish and surface of roofs with a material that is visually attractive*

Shadow Studies and View Corridor Analysis

The application submission package includes shadow studies of the building as well asd a view corridor analysis that compares the proposal with what was previously approved as part of the 2016 OCP and Rezoning. The shadow analysis includes the anticipated shadow impact of the proposed building at 8am, 10am, noon, and 4pm in the spring, summer and winter. These documents demonstrate the building would have some impacts on the adjacent Urban Academy School, Braid Street, and adjacent property to the east.

Comments are appreciated from the panel in regards to the comparative view corridor analysis
Comments are appreciated from thepanel in regards to the building shadow impacts on the public realm

Materials and Colour Palette

The 100 Braid Street Design Guidelines provides basic guidance in regard to building materials and calls for a high quality appearance that enhances the overall quality of the community.

The materials on the proposed building include decorative metal panels (whisky colour), metal panel (white, simulated wood, whisky colour), architectural finished concrete (painted, white, grey, and whisky colour), spandrel glass (grey and white), tinted vision glass, decorative backlit glass (whisky colour), and stone or brick cladding (dark grey),

Comments from the panel regarding the proposed materials, texture of the materials, material colours, and the material detailing would be appreciated.

Respectfully Submittted,

_____

Rupinder Basi,
Development Planning Supervisor

Corporation of the City of
NEW WESTMINSTER

Attachment 1:

Project Drawings

(including Design Rationale)

CHRIS DIKEAKOS ARCHITECTS INC.

September 15th, 2020

City of New Westminster
Development Services, Planning
511 Royal Avenue
New Westminster, BC V3L 1H9

Attention: **Rupinder Basi, MCIP, RPP**
Senior Planner

Re: 100 Braid Street Cover Letter / Design Rationale

Dear Rupinder,

We are very pleased to present our Development Permit Application package of drawings and support information for a mixed-use residential tower, podium and townhouse project at 100 Braid Street in New Westminster.

Introduction

100 Braid Street is a 34-storey mixed-use development consisting of residential and art gallery space situated adjacent to the recently completed Urban Academy school development. The development totals 423 residential units and 4,252 sq.ft of art gallery space. It is a key piece of the CD-67 rezoning application and is bounded by a school to the west; existing industrial developments to east and south and 38 acres of public open space to the north which is intended to be a mixed-use and transit oriented master planned community referred to as *Sapperton Green*. Building heights for *Sapperton Green* will vary been 3 to 10-storey low-rises, 10 to 25-storey mid-rises and up to 35-storey high-rises.

The building consists of a 5-storey mixed-use podium and a 34-storey residential tower with the parking entry at the southwest corner of the project. The podium is situated on the north and east frontages while the tower is located at the northeast corner of the site. Townhouses are situated on the south frontage and will integrate with a future roadway. 100 Braid Street shares a vehicular entry and multi-use pathway with the school to the west. The multi-use pathway provides a convenient connection to Braid Skytrain Station which is a five minute walk from the development.

Please refer to *'Appendix A: 100 Braid Street - Design Guidelines Compliance Responses'* for additional information.

Building Planning

An art gallery and eleven ground oriented units are proposed on the ground level of the building. Due to the significant grade change from north to south, ground unit access is available at two north units and four south 2-storey townhouses. The residential lobby is located at the northeast corner of

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the site and provides access to the podium and tower elevators. The vehicular entry and multi-use pathway has been designed to feel like a public plaza using landscape elements to provide zones where vehicles and pedestrians are separated. There is an open courtyard adjacent to the multi-use pathway that can provide private and public functions complete with seating.

The art gallery is located at northwest corner of the development. It will be accessible from Braid Street and will have access to the courtyard space to the south for events. On the west of the art gallery the school will be separated by a sloped walkway and landscape elements along the multi-use pathway.

The Level 2 roof terrace features an indoor amenity gym, semi-private residential patios, community gardens, amenity lawn space and an adult exercise area. The roof terrace provides visual connection to multi-use pathway below.

The Level 6 podium roof includes indoor double-height amenity space within the tower and indoor pavilion and a kid's play area and outdoor BBQ/social area. Inaccessible green roofs are also located at northwest corner at Level 6 and southeast corner at Level 7.

Levels 8-34 are the typical tower floor plates and include 12 units per plate in a variety of studio, one bedroom, 2 bedroom/1 bath & 2 bedroom/2 bath with areas from 412 sq.ft. to 858 sq.ft.

Building Massing and Materials

The proposed mixed-use building has been integrated with the existing school public realm through use of complimentary material palette and colour to define the neighborhood character. An overall design characteristic of the tower is that it integrates elements of site heritage and provides a building expression that is clear from each of its elevations.

The tower massing is split into three rectilinear forms. Inset balconies at the east and west elevations create an effective separation between the north and south forms. The most prominent of the three rectilinear forms is one to the north which emphasizes the connection to the entry lobby and introduces white painted concrete frames with whiskey-coloured vertical accents that recall the historic use of the site as a whiskey distillery.

The 5-storey podium is simply expressed with painted concrete slab edges and strong elements of gray-coloured brick pattern. Ground oriented townhouses are accented with gray-coloured brick and concrete. The 2-storey art gallery façade at the podium consists of a whiskey-coloured metal panel and elegant curtain wall system.

Pedestrian Scale Massing & Design Elements – Braid Street Frontage

The massing of the Braid street frontage of the tower creates a distinctive two–storey base which addresses and creates a pedestrian scale to the project. This is achieved through the projections of several elements including the angled portal entry to the building; the two storey frames of the apartment units which are directly accessible from the street and which have coutryards defined by planter walls; and the angled decorative metal frontage and entry for the two storey high art gallery

The Portal Entry to the Tower

The portal entry to the tower is 2 storeys high and is angled to project some 5.5 feet beyond the face of the main tower. It is clad in angled decorative metal panel and is 23 feet in width. The portal provides a clear definition of entry for the tower appropriately scaled to the pedestrian approaching

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the tower. It is also compatible with the 2 storey expression of the Art Gallery also at the base of the tower.

The Two Storey framed Apartments

To the immediate north of the entry is a 3 bay masonry frame housing two levels of apartments with street addresses for two apartments at the base. These apartments have small courtyards defined by planter walls providing some privacy from the street. This is a distinctive residential expression that projects several feet beyond the face of the tower above, is inclusive of upper level balconies and is clad in a material which also creates pedestrian scale at the base of the tower. This framed element further provides pedestrian scale through a three bay spacing at approximately 20'-6" per bay.

The Art Gallery Expression

The Art Gallery north of the two storey framed apartments continues the design vocabulary of the portal entry through its decorative angled metal panel elevation which has both a punched window and a glass faced entry where the metal frame angles up to the second storey. This frame also projects several feet in front of the main tower face.
All of the above elements effectively break the scale of the above tower as it meets the base providing both visual interest and scale at the pedestrian level.

Sustainability

The tower, podium and landscape elements will be designed to meet the City's sustainability checklist recommendations and requirements as well as ASHRAE or NECB energy performance standards. High performance glass, and percentage of glass to both concrete frames and insulated spandrel glass along with the mechanical systems will be designed to meet current energy standards.

Additional sustainability measures will be achieved through maximizing indoor and outdoor amenity areas; development density and community connectivity; storm water design; water efficient landscaping; recycled content and materials; sound construction waste management programs and use of low volatile organic compounds.

CPTED

CPTED will be addressed by planting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided through-out the site. Architectural security systems such as secured access, CCTV and alarm systems will be incorporated throughout the development. On site management/security will also be provided. Amenity and outdoor open spaces are all elevated above street level in a controlled environment.

Conclusion

We are pleased to have this opportunity to formally submit the design drawings for 100 Braid Street site and believe it will be an attractive addition to the emerging residential neighbourhood that is a vital part of this overall development in New Westminster. We look forward to receiving feedback from the Planning Department on this submission as well as to the next steps in the City's review process. **Please see the following Appendix A: 100 Braid Street – Design Guidelines Compliance Responses for how the project meets the City Design guidelines for the project along Braid Street.**

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Please do not hesitate to call me direct at 604-291-2660 should you have any questions regarding this application.

Yours truly,



Richard Bernstein Architect AIBC, AIA
Principal
Chris Dikeakos Architects Inc.

APPENDIX A: 100 BRAID STREET - DESIGN GUIDELINES COMPLIANCE RESPONSES

The following design guidelines are based on *"100 Braid St Street, New Westminster - Design Guidelines, April 12, 2019"* document.

1. Urban Design

1.1 Site Planning & Buildings

Residential building addresses all frontages with residential entry lobby and gallery entrance at north, multiuse pathway at west, and ground oriented units at east and south. A future laneway is intended at south where townhouses will have direct access at grade.

Residential building is sited with thought to existing school to the west and existing building to east and south including the locations of windows and entrances, overlooking of spaces, impact to air circulation, access to daylight and overshadowing. Parking and service area noise and visibility is minimized.

1.2 Connectivity

With the addition of a mid-site multi-use pathway the residential building and existing school provide for good connectivity for pedestrians, cyclists and transit users to Hume Park; the existing and future improved trail and greenway system; transit and the *Sapperton Green* future development.

1.3 Pedestrian Comfort and Circulation

East access is provided that is suitable for all ages and abilities from the street to public entrances and along important walkways within the development. Shielded down lighting is provided to ensure safety and comfort of pedestrians on the public sidewalk and publicly accessible multi-use pathway.

1.4 Public View Corridors

By placing the slender tower at the north-east corner of the site, the siting of the residential building takes into consideration any potential impacts to public view corridors. A view corridor analysis may be provided upon request.

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2. Architectural Characteristics

2.1 Massing

The lower 5-storey podium proportion reinforces a pedestrian scale streetscape. The 34-storey tower is located at the northeast corner and delineates the tower portions from the podium-level portions of the building. Vertical and horizontal frame elements are used up the tower to break up and articulate the massing. The pedestrian scale massing is reinforced by architectural articulation at the 'base' and 'top' that are visibly different by use of building materials and details.

2.2 Building Form, Natural Light & Ventilation

Tower siting has been considered in relation to other properties with the goal of providing the recommended separation of 89 feet for buildings with a height of seven storeys or greater. The tower massing is split into three rectilinear forms. Inset balconies at the east and west elevations create an effective separation between the north and south forms and provide maximized views around the building. A shadow study is provided for all buildings in the vicinity.

2.3 Building Entrances

Entries for entry lobby and ground oriented units are oriented towards Braid Street and the future laneway to the south. A setback from the property line is provided for ground-oriented unit patios and decks complete with planting buffers.

2.4 Character & Materiality

The proposed mixed-use building has been integrated with the existing school public realm through use of complimentary material palette and colour to define the neighborhood character. An overall design characteristic of the tower is that it integrates elements of site heritage and provides a building expression that is clear from each of its elevations.

2.5 Roofs

Rooftops provide a variety of public functions and appear clean and attractive keeping with the architectural style of the building.

2.6 Noise

Where possible, all outdoor spaces are located away from noise sources. Planting buffers are used where necessary to mitigate noise.

2.7 Signs

Signage willl be integrated into the detailing of the building and shall be consistent and complementary to the architectural style.

2.8 Art Studio & Gallery Space

Gallery and artist studios are located adjacent to Braid Street and the multi-use pathway in order to promote connections with the community while providing an active frontage.

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2.9 Heritage

The tower massing is split into three rectilinear forms. The most prominent of the three rectilinear form is one to the north which emphasizes the connection to the entry lobby and introduces white painted concrete frames with whiskey-coloured vertical accents that recall the historic use of the site as a whiskey distillery. Signage will acknowledge the former heritage aspects of the site.

3. Streetscape & Open Space

3.1 Streetscape Considerations

- The large existing street trees along Braid Street will be removed and replaced due to the proximity of the parkade. A second row will be provided along Braid within the property where space allows.
- Boulevard and sidewalk widths will align with the adjacent school property to the west.
- Boulevard planting along the Braid street frontage will be consistent with the adjacent academy.
- The South lane will be treated as an interim condition that includes street trees boulevard planting and residential sidewalk.
- The south lane ground-oriented units will have private patios and connections to the landscaped lane.
- The east townhouse units, because of the grade difference will not have ground access but will sit above tiered landscape walls.
- Entries to both the Tower and Gallery are accentuated with special paving patterning

3.2 Public Open Spaces

- The mews along the west side of the property adjacent to the academy has been developed as a public connector and open space with plantings, seat walls, a sloped walkway and low level lighting and connects into the forecourt to the gallery.
- The courtyard to the gallery and ancillary space to the academy will be publicly accessible and be comprised of flexible open space and planted bleacher style seating for multi-sized group events including school activities. The upper rear planting has the effect of bringing down the vertical scale and softening the wall behind.
- The Level 2 outdoor space provides for a wide range of residential activities that include community gardens, pet area, and outdoor spaces associated with the residential gym rooms. An intimate promontory with views out to the south has been provided connecting off the main activity area
- Residential units fronting the activity area are afforded direct access from their associated terraces.
- The Level 6 outdoor space is associated with the amenity pavilion and provides children's play and generous BBQ and social space.
- Resilient surfacing areas are a reference to modernist artists Piet Mondrian and BC Binning and provide a visual link to the art gallery and school.

3.3 Accessibility

- All areas of this project have been designed to be fully accessible without the need for ramps.

- Low level and strip lighting as well as ambient lighting from buildings provide a lit space where people will feel safe.

3.4 Trees & Planting

- All landscape areas and work will fully conform to the CSLA Landscape Standards and adhere to the guidelines in the Braid Street Guidelines.
- Planting strategy emphasizes the use of native and native adapted plantings that also ensure child safety and multi seasonal interest.
- Green roofs have been provided on 2 midlevel roofs as well as the roof of the 6th floor amenity building.

3.5 Utility Kiosk

Where possible, kiosks shall be screened from view through landscaping.

4. Vehicular Access, Off-Street Parking & Loading Areas

4.1 Parking, Loading and Access

The parking entry and structure is designed to be unobstructive to the pedestrian environment and adjacent properties. The parking structure is concealed within the podium.

4.2 Recycling, Garbage & Compost Receptacles

The location and sizing of recycling, garbage and compost receptacles comply with City requirements.

4.3 Safety

Crime Prevention through Environmental Design (CPTED) will be addressed by selecting vegetation at recommended levels to maintain site lines adjacent to public areas and circulation routes. Safety levels of lighting will be provided throughout the site. Architectural security systems such as secured access, CCTV and alarm systems will be incorporated. On site management/security will also be provided. Amenity and outdoor open spaces are all elevated above street level in a controlled environment.

T 604 291 2660
F 604 291 2667
212 – 3989 HENNING DR
BURNABY BC V5C 6N5
INFO@DIKEAKOS.COM
WWW.DIKEAKOS.COM

100 BRAID STREET

NEW WESTMINSTER, BC

PROGRESS SET
AUGUST 28, 2020



PROJECT CONTACT LIST

OWNER

WESGROUP PROPERTIES
CONTACT: RYAN SEKHON
SUITE 910-1055 DUNSMUIR STREET,
VANCOUVER, BC, V7X 1L3
TEL: (604) 648-1867
EMAIL: rsekhon@wesgroup.ca

ARCHITECTURAL

CHRIS DIKEAKOS ARCHITECTS INC.
CONTACT: RICHARD BERNSTEIN, ARCHITECT AIBC, AIA
CONTACT: PAVLO MIKHYEYEV
SUITE 212-3989 HENNING DRIVE,
BURNABY, BC, V5C 6N5
TEL: (604) 291-2660
EMAIL: richard.b@dikeakos.com
EMAIL: pavlo.m@dikeakos.com

LANDSCAPE

ETA LANDSCAPE ARCHITECTURE
CONTACT: GERRY ECKFORD
1690 WEST 2ND AVENUE
VANCOUVER, BC, V6J 1H4
TEL: (604) 683-1456
EMAIL: gerry@etala.ca

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ARCHITECTURAL DRAWINGS

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A002	DEVELOPMENT DATA SHEET
A003	AERIAL CONTEXT
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A005	STREET VIEWS AND KEY PLAN
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A101	SITE PLAN - ROOF PLAN
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A200	FLOOR PLAN - LEVEL P4
A201	FLOOR PLAN - LEVEL P3
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CHRIS DIKEAKOS ARCHITECTS INC.

WESGROUP PROPERTIES

PROJECT DEVELOPMENT DATA

100 Braid Street, New Westminster, BC

A. Project:

Institutional - School / Urban Academy
Mixed-use 34 Storey Residential Tower

B. Zoning:

Existing Zoning: CD-67

C. Proposed Setbacks:

Braid St	3m Setback
Laneway	5m Setback (minimum)
Adjacent Site	4.5m Setback

E. Site Coverage Calculations:

Total Site Area	**47,006 sq.ft.**
Dedication Braid St	0 sq.ft.

F. Floor Space Ratio (FSR) Calculation:

Site / Use	Gross Site Area		Max FSR		FSR Area Allowable	Proposed FSR	Proposed FSR Area	Saleable/ Leasable Area	Common Area	Amenity & Gallery	Building Efficiency (%)	Gross Buildable Area
Condo Tower	*47,006* Sq. Ft.	X	4.31	=	202,550 Sq. Ft.	**6.45**	**303,153 Sq. Ft.**	256,669 sq.ft.	50,215 sq.ft.	10,502 sq.ft.	80.9%	317,386 sq.ft.
Total	***47,006* Sq. Ft.**		**4.31**		**202,550 Sq. Ft.**	**6.45**	**303,153 Sq. Ft.**	**256,669 sq.ft.**	**50,215 sq.ft.**	**10,502 sq.ft.**		**317,386 sq.ft.**

G. Commercial Floor Area Statistics:

Level	Number of Floors	Gallery Area	Circulation / Service	Shaft Area (Exclude from FSR)	Total Commercial
L1	1	2,137 sq.ft.	234 sq.ft.		2,371 sq.ft.
L2	1	1,754 sq.ft.	179 sq.ft.	52 sq.ft.	1,881 sq.ft.
Total	2	3,891 sq.ft.	413 sq.ft.	52 sq.ft.	**4,252 sq.ft.**

H. Residential Floor Area Statistics:

NOTE: All floor areas are "Gross Floor Area" as defined by the Coquitlam Zoning Bylaw

Rental Tower (Concrete)

Level	Number of Floors	Unit Area Per Floor	Unit Area Total	Common Area Per Floor	Service/Elevator Shaft Area (Excluded)	Common Area Total	Amenity/ Lobby Area Total	Gross Area Per Floor	Gross Area Total	Adaptable Units Exclusion	Total FSR Exclusion	Total FSR Area	Efficiency
L1	1	7,935 sq.ft.	7,935 sq.ft.	4,584 sq.ft.		4,584 sq.ft.	0 sq.ft.	12,519 sq.ft.	12,519 sq.ft.	70 sq.ft.	70 sq.ft.	12,449 sq.ft.	63.38%
L2	1	12,267 sq.ft.	12,267 sq.ft.	2,654 sq.ft.		2,654 sq.ft.	2,882 sq.ft.	17,803 sq.ft.	17,803 sq.ft.	119 sq.ft.	3,001 sq.ft.	14,802 sq.ft.	68.90%
L3	1	13,173 sq.ft.	13,173 sq.ft.	2,653 sq.ft.		2,653 sq.ft.	0 sq.ft.	15,826 sq.ft.	15,826 sq.ft.	150 sq.ft.	150 sq.ft.	15,676 sq.ft.	83.24%
L4-5	2	13,463 sq.ft.	26,926 sq.ft.	2,653 sq.ft.		5,306 sq.ft.	0 sq.ft.	16,116 sq.ft.	32,232 sq.ft.	359 sq.ft.	359 sq.ft.	31,873 sq.ft.	83.54%
L6	1	5,268 sq.ft.	5,268 sq.ft.	1,474 sq.ft.		1,474 sq.ft.	3,368 sq.ft.	10,110 sq.ft.	10,110 sq.ft.	20 sq.ft.	3,388 sq.ft.	6,722 sq.ft.	52.11%
L7	1	6,825 sq.ft.	6,825 sq.ft.	1,198 sq.ft.		1,198 sq.ft.	0 sq.ft.	8,023 sq.ft.	8,023 sq.ft.	50 sq.ft.	50 sq.ft.	7,973 sq.ft.	85.07%
L8-34	27	6,825 sq.ft.	184,275 sq.ft.	1,198 sq.ft.		32,346 sq.ft.	0 sq.ft.	8,023 sq.ft.	216,624 sq.ft.	2,983 sq.ft.	2,983 sq.ft.	213,658 sq.ft.	85.07%
Total	**34**		**256,669 sq.ft.**			**50,215 sq.ft.**	**6,250 sq.ft.**	**95,948 sq.ft.**	**313,134 sq.ft.**	3,731 sq.ft.	**9,981 sq.ft.**	**303,153 sq.ft.**	

J. Residential Unit Count Statistics

Rental Tower (Concrete) Unit Counts:

Size	Studio	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath	3 Bed	Total
Total	59	257	30	56	21	423
Distribution	***14%***	***61%***	***7%***	***13%***	***5%***	***100%***

Level	# of Floors	Adaptable 1 bed Including CMHC Accessible & Universal (19.9 sf/Unit GFA exlcusion)	Adaptable 2 bed (30.14 sf/Unit GFA exlcusion)	Adaptable 1 Bed Area Exclusion (19.9 s.f./Unit)	Adaptable 2 Bed Area Exclusion (30.14 s.f./Unit)	Area Exclusion per Level
L1	1	2	1	40 sq.ft.	30 sq.ft.	70 sq.ft.
L2	1	6		119 sq.ft.	0 sq.ft.	119 sq.ft.
L3	1	6	1	119 sq.ft.	30 sq.ft.	150 sq.ft.
L4-L5	2	6	2	119 sq.ft.	60 sq.ft.	180 sq.ft.
L6	1	1		20 sq.ft.	0 sq.ft.	20 sq.ft.
L7	1	1	1	20 sq.ft.	30 sq.ft.	50 sq.ft.
L8-L34	27	4	1	80 sq.ft.	30 sq.ft.	110 sq.ft.
Subtotal	**34**	**136**	**34**	**2,706 sq.ft.**	**1,025 sq.ft.**	**3,731 sq.ft.**

Total Adaptable (Including 43 CMHC Accessible & 2 CMHC Universal) (40% of total units)	**170**

Parking Statistics

K. *Parking Requirements per City of Westminster Off-street Parking*

Required Parking

Art Gallery (1/50 m2 (538.21 ft2))			Rental Visitor (0.1/Unit)			Rental - (1.0/Unit)				Total
Gross	H/C	Small Car	Gross	H/C	Small Car	Gross	H/C Regular	H/C Van	Small Car	
9	1	8	43	1	42	423	10	5	127	475

Provided Parking

School			Art Gallery (1/50 m2 (538.21 ft2))			Rental Visitor (0.066/Unit)			Rental - (0.80/Unit)				Total
Gross	H/C	Small Car	Gross	H/C	Small Car	Gross	H/C	Small Car	Gross	H/C Regular	H/C Van	Small Car	
40	0	40	9	1	0	28	1	0	339	10	5	13	416

Bike Storage

Long Term Bicycle Parking 1.25 spaces for every dwelling unit, Short Term Bicycle Parking 6 spaces

L. **Required Bike Storage**

	Gallery (1 / 500m²)	Rental Visitor req. 6	Rental (1.25 / Unit)	Total
Total	1	6	529	536

Provided Bike Storage

	Gallery (1 / 500m²)	Rental Visitor req. 6	Rental (1.25 / Unit)	Total
Total	1	6	529	536



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

AERIAL CONTEXT

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A003



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

AERIAL CONTEXT

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A004



A BRAID STREET LOOKING SOUTH EAST



B LOOKING AT SITE FROM BRAID STREET





C BRAID STREET LOOKING SOUTH WEST



D ALLEY LOOKING NORTH EAST

CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEWS AND KEY PLAN

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A005

TOPOGRAPHIC PLAN OF LOT B, SUBURBAN BLOCK 1, NEW WESTMINSTER DISTRICT, PLAN EPP62114

SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.

PID: 030-258-251

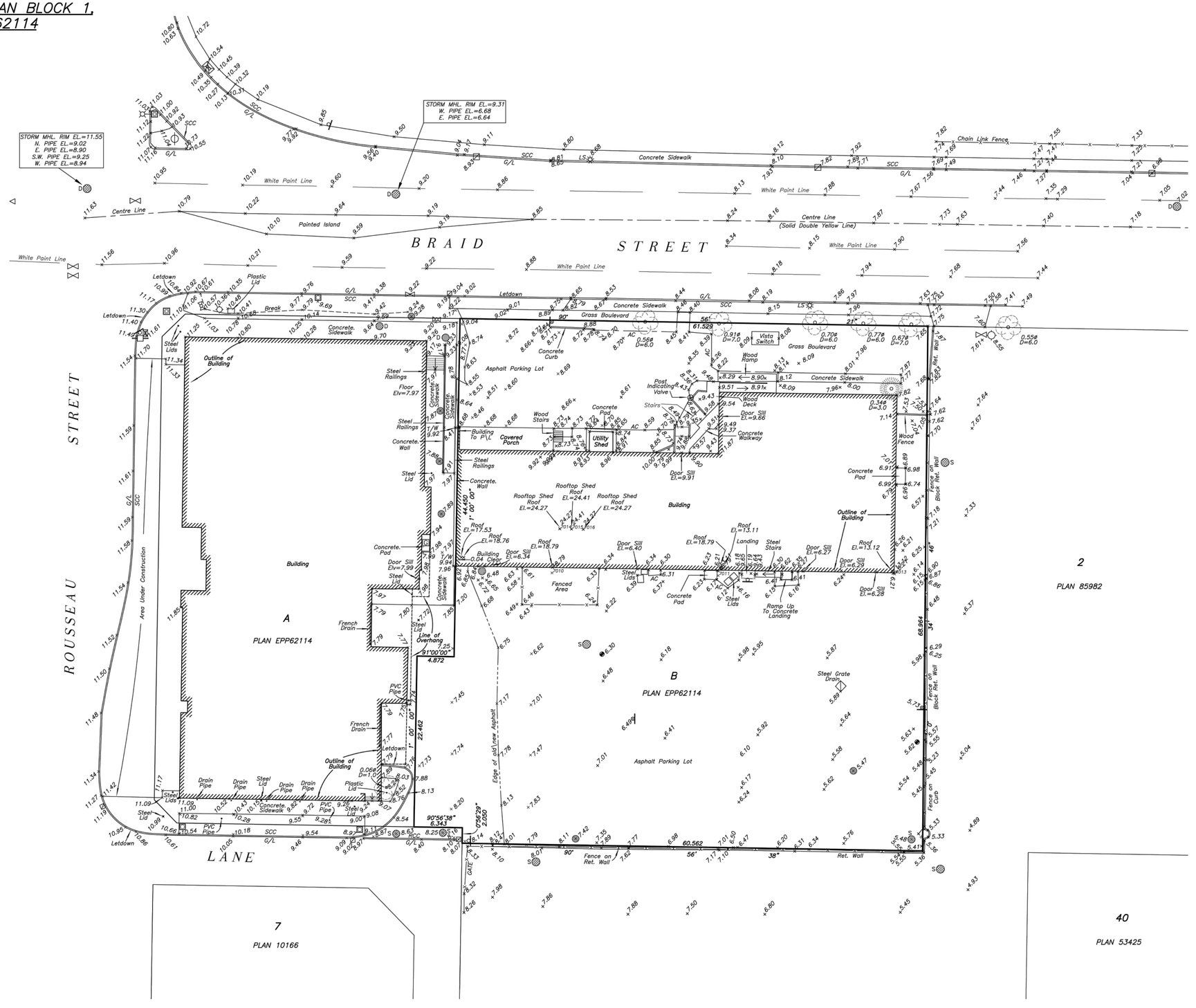
CIVIC ADDRESS

100 BRAID STREET,
NEW WESTMINSTER, BC

LEGEND

1. ELEVATIONS SHOWN ARE IN METRES TO THE CV28GVRD(2005) DATUM DERIVED FROM CITY OF NEW WESTMINSTER MONUMENT 89HS599, ELEVATION=17.990 m
2. BEARINGS AND DIMENSIONS ARE BASED ON FIELD SURVEY.
3. INFORMATION SHOWN IS BASED ON FIELD SURVEY COMPLETED JANUARY SEPTEMBER 25, 2019.

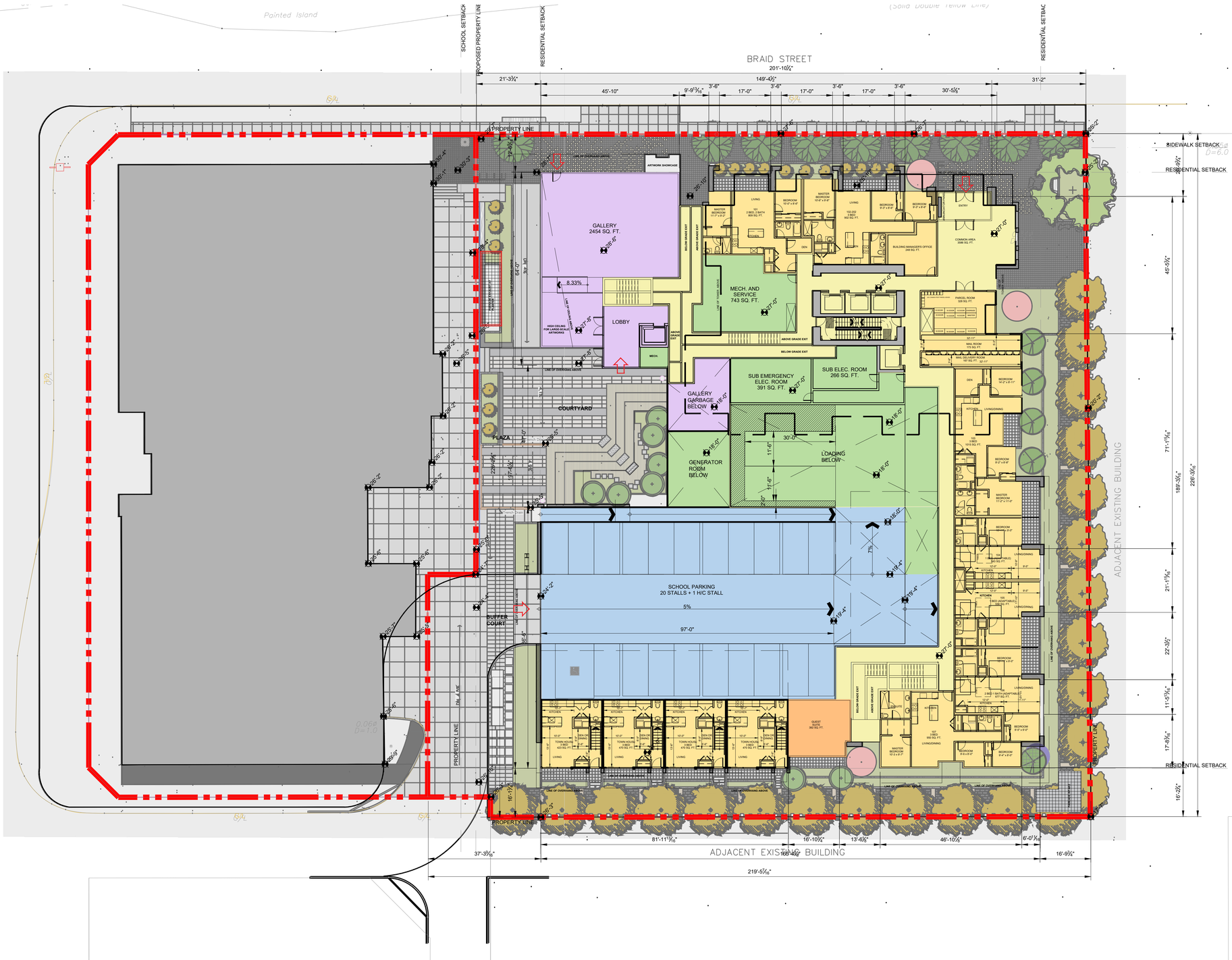
- – DENOTES TRAFFIC SIGNAL WITH LAMP STAND STANDARD
- – DENOTES TRAFFIC SIGNAL STANDARD
- LS – DENOTES LAMP STANDARD
- 1T – DENOTES POWER UTILITY POLE/ WITH LAMP STANDARD/1 TRANSFORMER (TYPICAL)
- – DENOTES POWER UTILITY POLE
- – DENOTES CYCLIST CROSSING CONTROL STANDARD
- – DENOTES GUY ANCHOR
- – DENOTES JUNCTION BOX
- – DENOTES UTILITY BOX
- – DENOTES CATCH BASIN
- – DENOTES CATCH BASIN/DRAIN
- – DENOTES FIRE HYDRANT
- – DENOTES WATER VALVE
- – DENOTES WATER METER
- – DENOTES GAS VALVE
- G – DENOTES GAS METER
- – DENOTES MARKER POST
- – DENOTES STEEL SIGN POST
- – DENOTES CLEANOUT
- – DENOTES MONITOR WELL
- D – DENOTES STORM MANHOLE
- S – DENOTES SANITARY MANHOLE
- WS – DENOTES WATER SERVICE MANHOLE
- G/L – DENOTES GUTTER LINE
- SCC – DENOTES STANDARD CONCRETE CURB
- RCC – DENOTES ROLLOVER CONCRETE CURB
- AC – DENOTES ASPHALT CURB
- – DENOTES DECIDUOUS TREE
- – DENOTES CONIFEROUS TREE
- – DENOTES ORNAMENTAL TREE/HEDGE
- 5.04 – DENOTES SPOT ELEVATION (TYPICAL)



BENNETT LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
#203-15310 103A AVENUE,
SURREY, B.C. V3R 7A2
PHONE : 604-582-0717

DRAWING # 30970-13
FILE # 30970-13
DATE : OCTOBER 1, 2019

BRAID



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

SITE PLAN

Scale: 1/16"=1'-0"

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A100

BRAID STREE

ADJACENT PROPERTY

Painted Island

SCHOOL SETBA

PROPOSED PROPERTY LI

RESIDENTIAL SETBAC

RESIDENTIAL SETBA

201'-10¾"

156'-8½"

21'-3¾"

23'-10"

G/L

PROPERTY LINE

SIDEWALK SETBACK

14'-4½"

RESIDENTIAL SETBACK

INACCESSIBLE GREEN ROOF

5 STOREY PODIUM

34 STOREY TOWER

64'-0"

PLAZA

COURTYARD

47'-0"

226'-2⅝"

197'-6¼"

1 STOREY PODIUM

5 STOREY PODIUM

AMENITY

BUFFER COURT

2 STOREY TOWNHOUSES

PROPERTY LINE

PROPERTY LINE

RESIDENTIAL SETBACK

16'-1½"

16'-2⅝"

PROPERTY LINE

81'-11¹³⁄₁₆"

20'-7⅝"

63'-11³⁄₁₆"

37'-3⁹⁄₁₆"

165'-9⅜"

16'-4½"

219'-5⁷⁄₁₆"

CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

SITE PLAN - ROOF PLAN

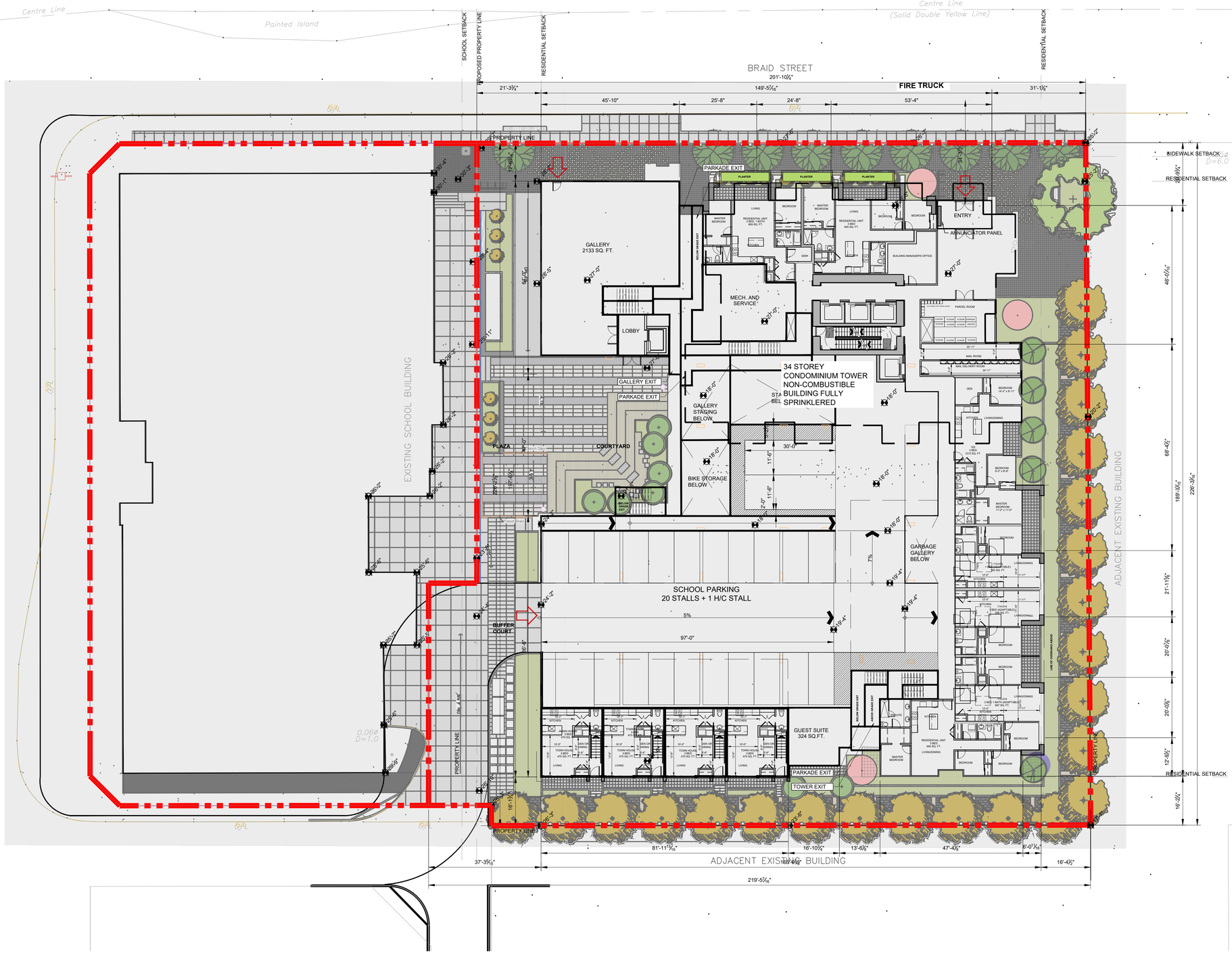
Scale: 1/16"=1'-0"

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A101



BRAID S

CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

FIRE TRUCK ACCESS PLAN

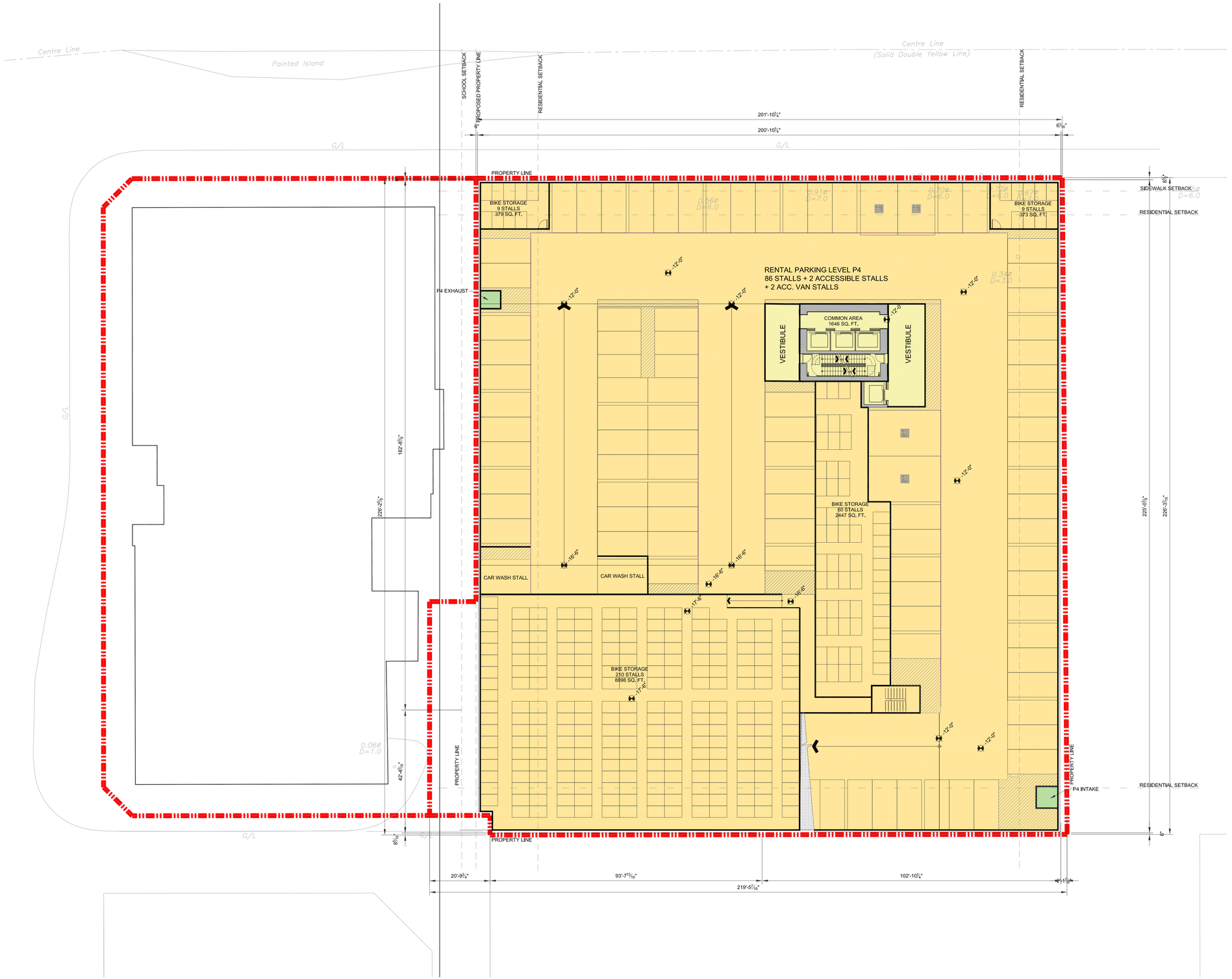
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A102



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL P4

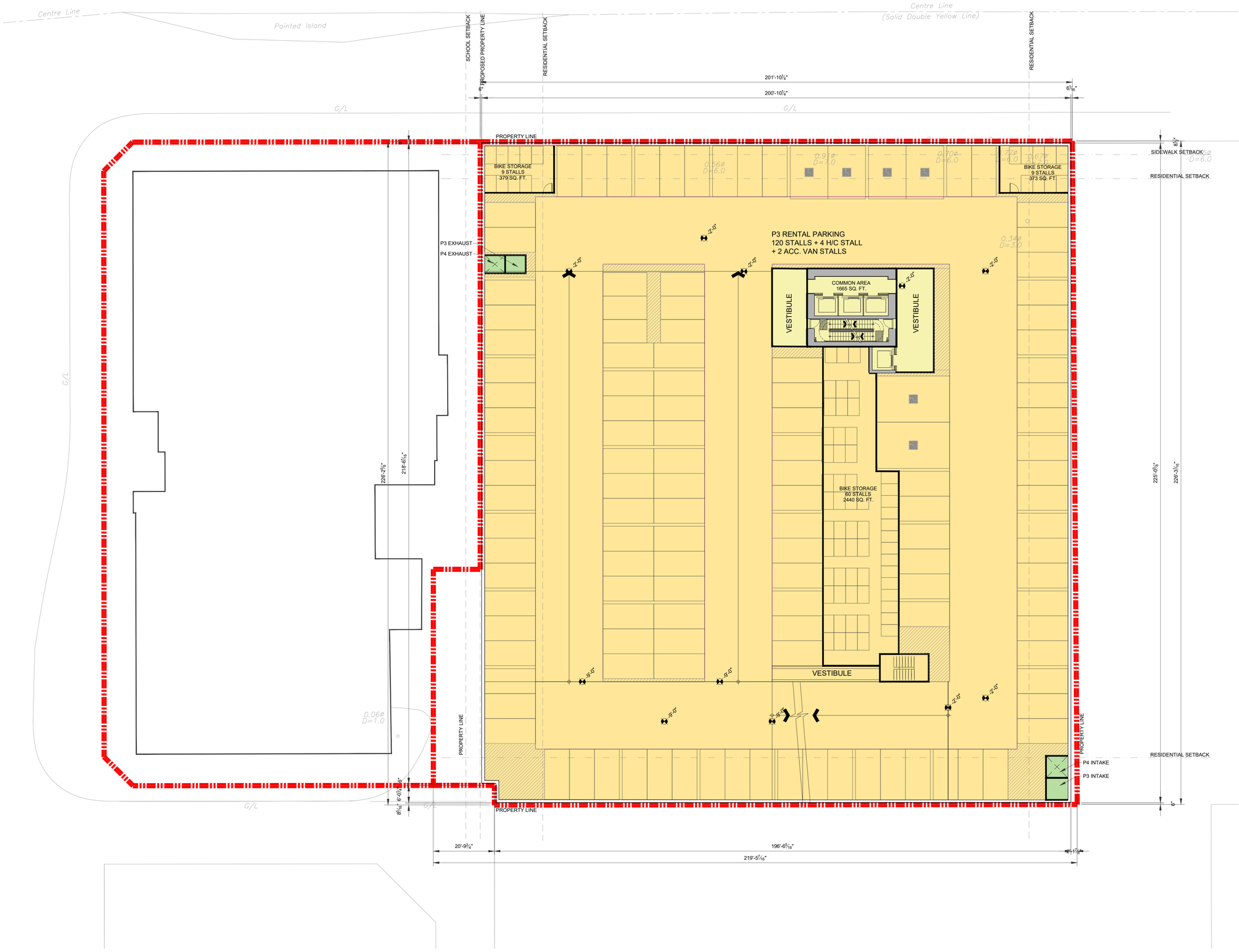
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A200



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL P3

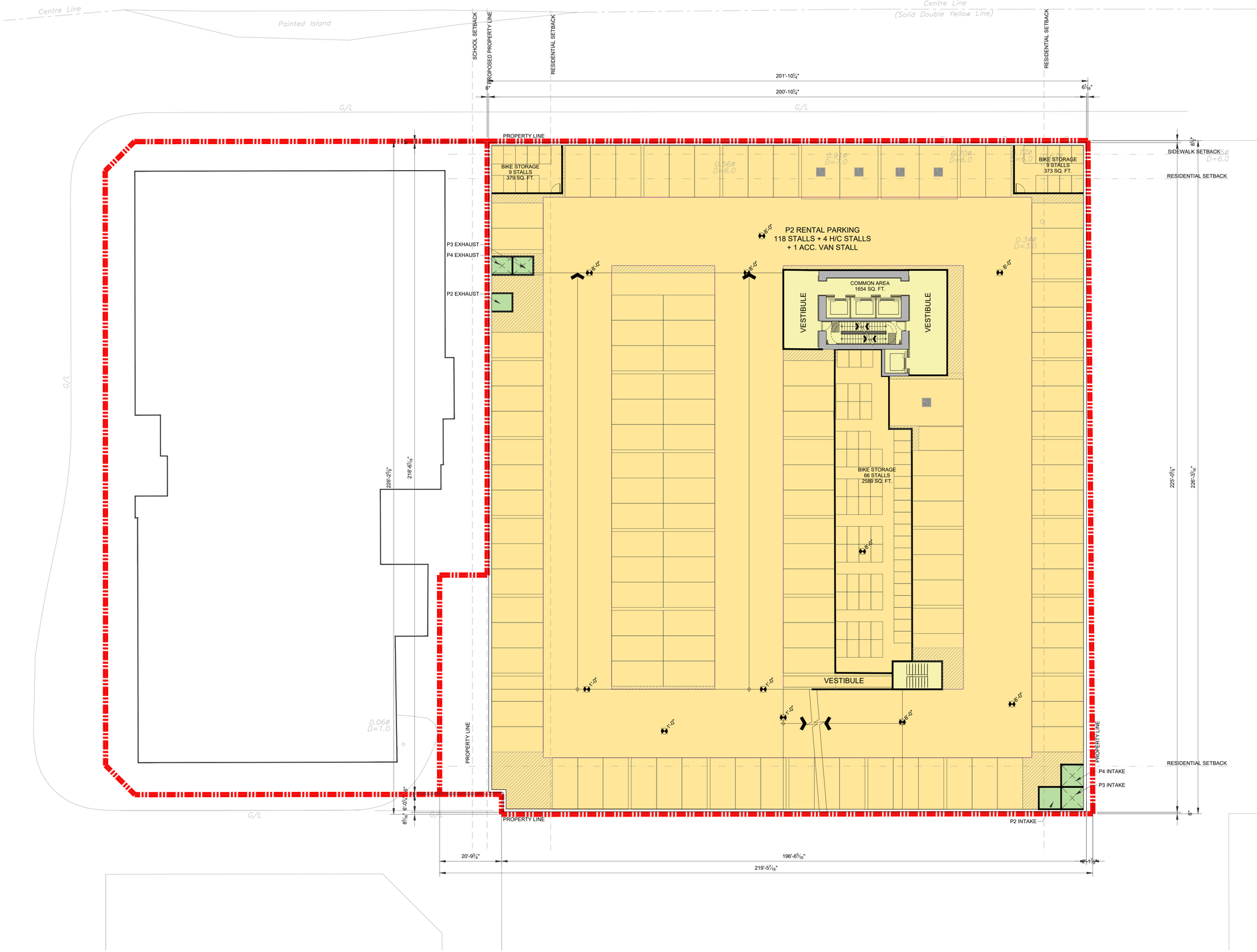
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A201



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL P2

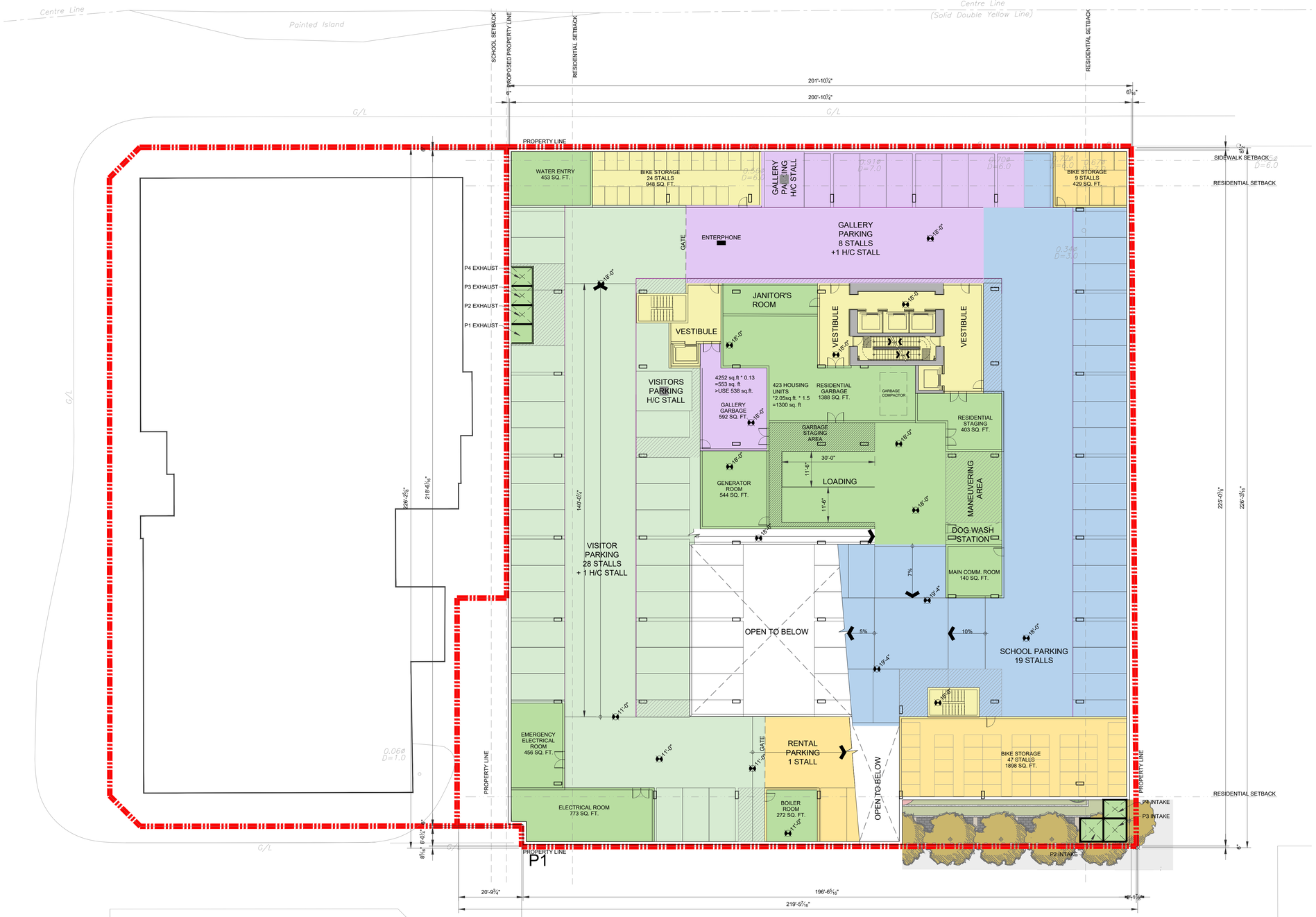
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A202



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL P1

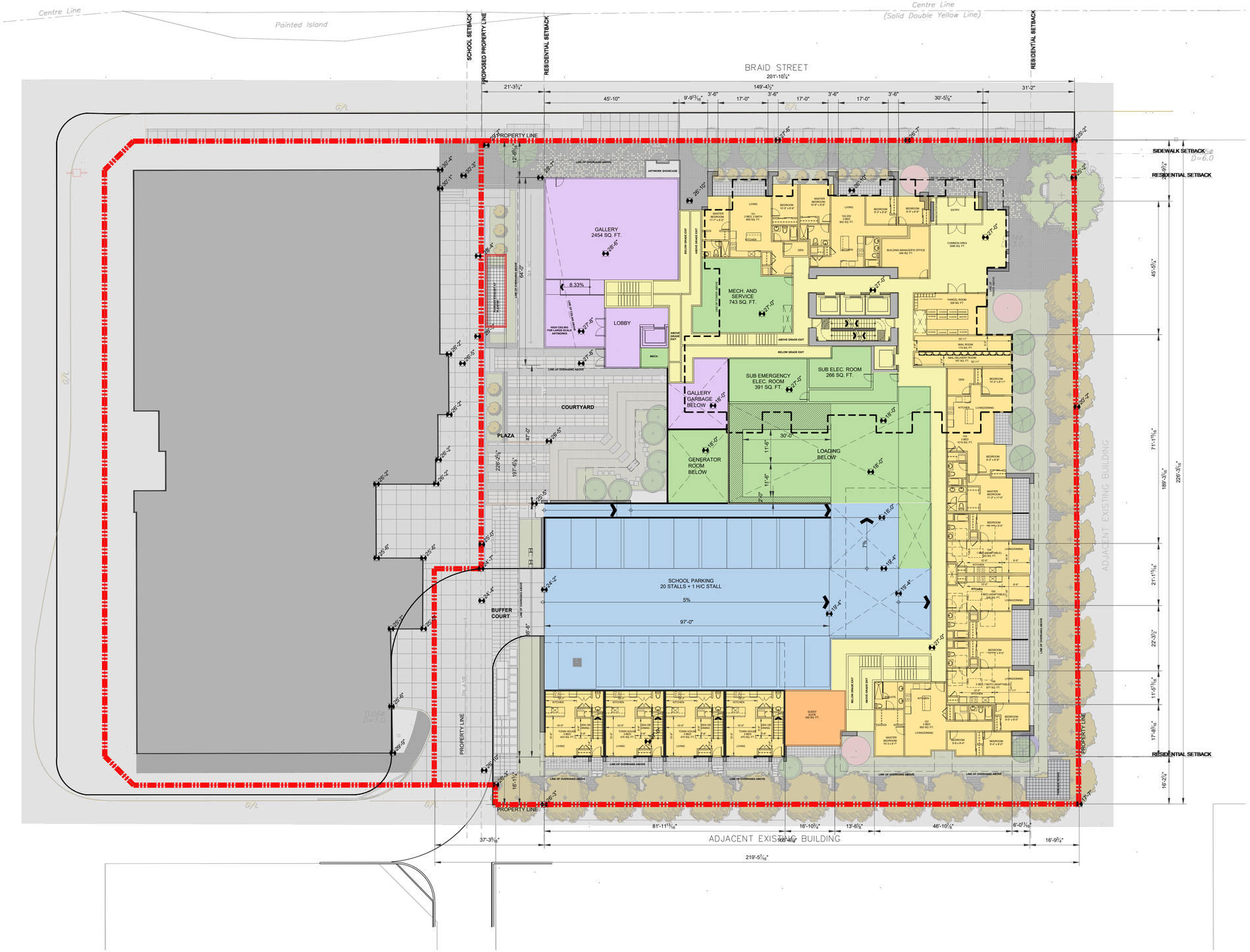
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A203



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL L1

1/16"=1'-0"

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A204



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL L2

1/16"=1'-0"

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A205



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL L3

1/16"=1'-0"

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A206



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL L4-5

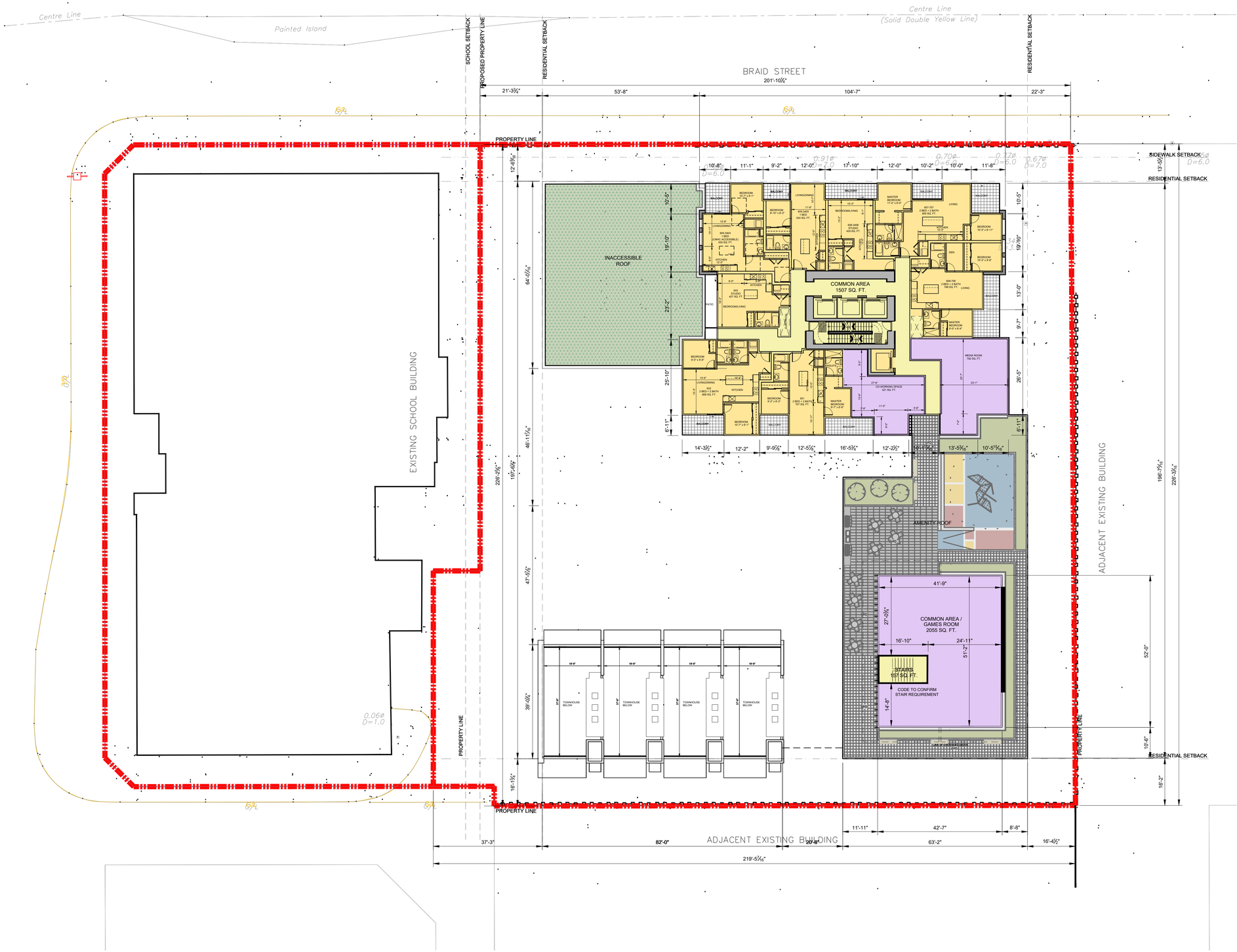
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A207



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL L6

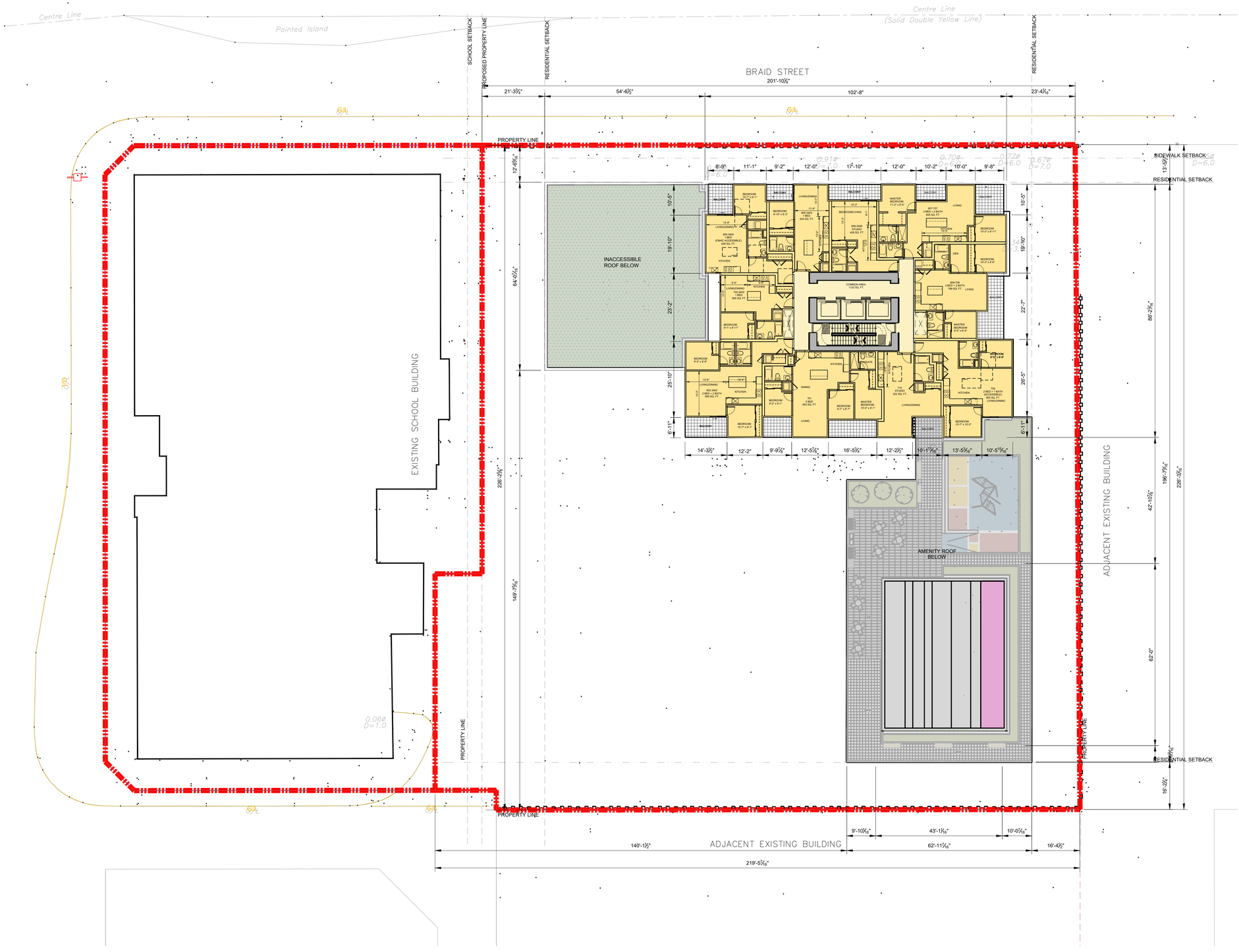
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A208



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL L7

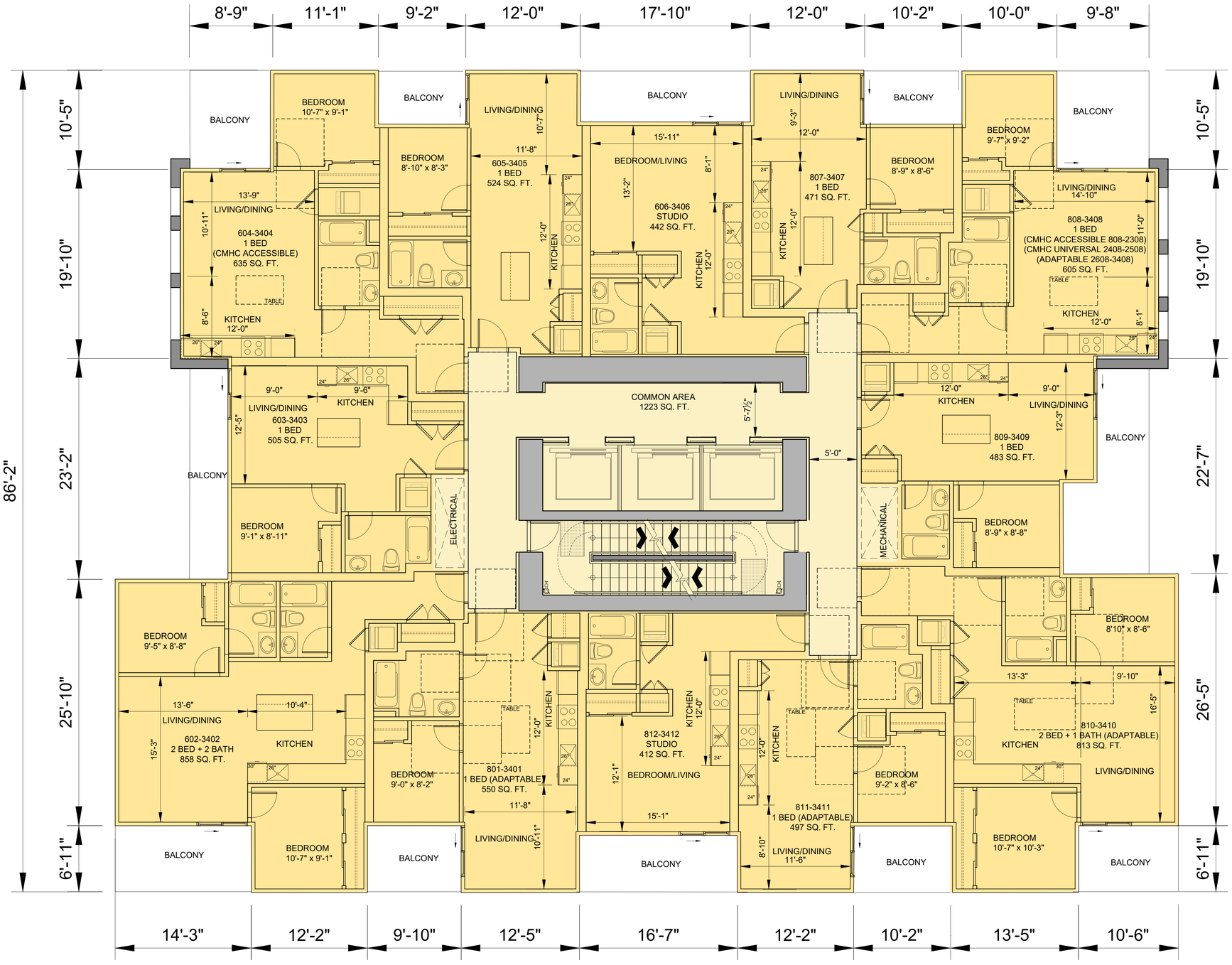
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A209



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

LEVEL L8-34

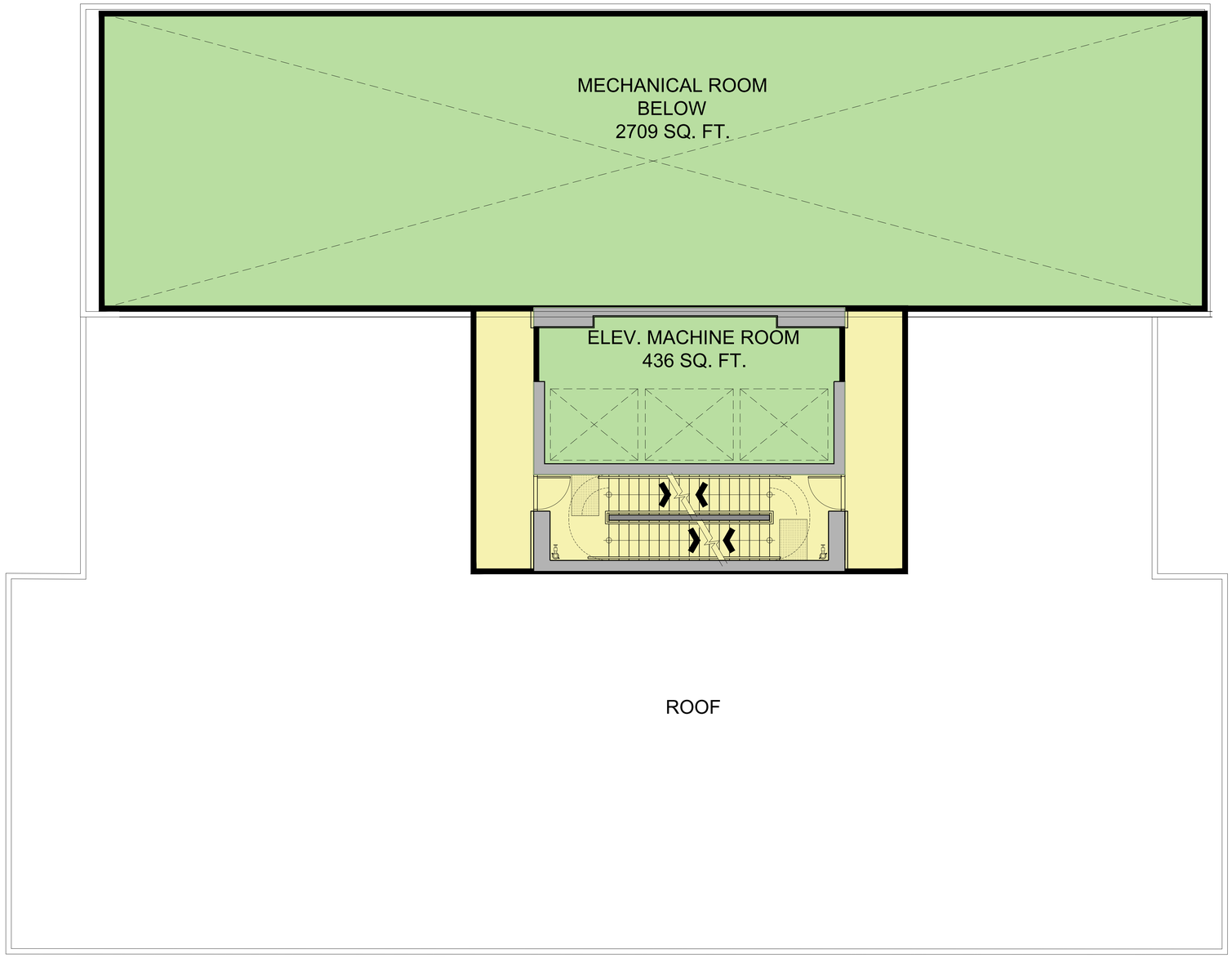
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ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A210



CHRIS DIKEAKOS
ARCHITECTS INC.

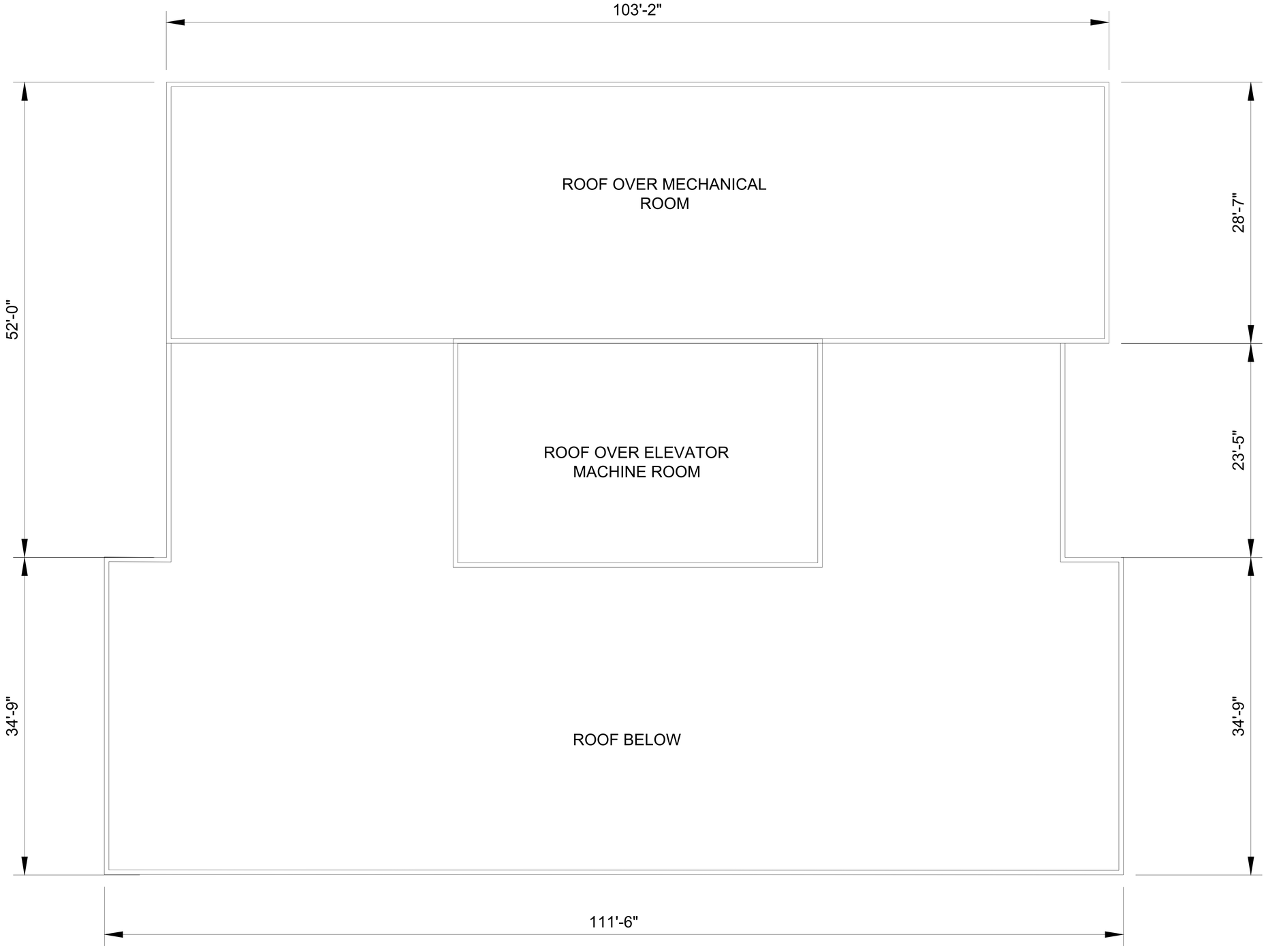
RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

ELEV MACH. ROOM LEVEL
1/8"=1'-0"

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A211



CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

ROOF PLAN
1/8"=1'-0"

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A212



MATERIALS LEGEND:

1. WINDOW WALL FRAME, CANOPY & GUARDRAIL COLOUR : GRAY
2. CURTAIN WALL FRAME, STRUCTURAL SILICONE (CAP-LESS)
3. VISION GLASS - TINTED TBD (CLEAR)
4. VISION GLASS - TINTED TBD (LIGHT GREY)
5. SPANDREL GLASS - GRAY
6. SPANDREL GLASS - WHITE
7. DECORATIVE BACKLIT GLASS - - WHISKY COLOUR
8. ARCHITECTURAL FINISH CONCRETE - PAINTED WHITE
9. ARCHITECTURAL FINISH CONCRETE - PAINTED GREY
10. ARCHITECTURAL FINISH CONCRETE - WHISKY COLOUR
11. METAL PANEL - WHISKY COLOUR
12. DECORATIVE METAL PANEL - WHISKY COLOUR
13. DECORATIVE METAL PANEL - WHISKY COLOUR
14. METAL PANEL - WHITE
15. METAL PANEL - SIMULATED WOOD
16. STONE OR BRICK CLADDING - DARK GREY

CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

OVERALL NORTH ELEVATION

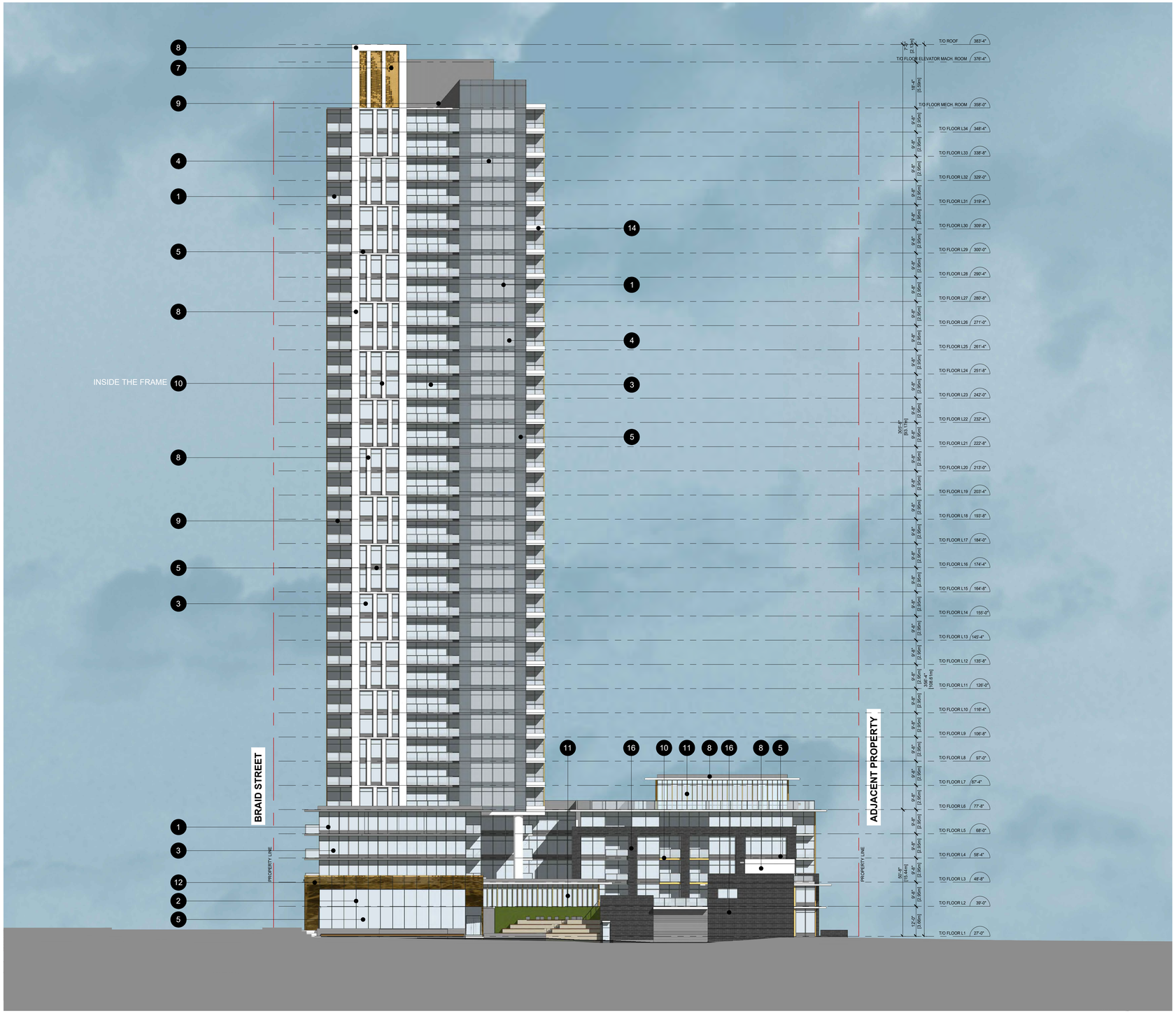
Scale: 1"=20'-0"

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A300



MATERIALS LEGEND:

1. WINDOW WALL FRAME, CANOPY & GUARDRAIL COLOUR : GRAY
2. CURTAIN WALL FRAME, STRUCTURAL SILICONE (CAP-LESS)
3. VISION GLASS - TINTED TBD (CLEAR)
4. VISION GLASS - TINTED TBD (LIGHT GREY)
5. SPANDREL GLASS - GRAY
6. SPANDREL GLASS - WHITE
7. DECORATIVE BACKLIT GLASS - - WHISKY COLOUR
8. ARCHITECTURAL FINISH CONCRETE - PAINTED WHITE
9. ARCHITECTURAL FINISH CONCRETE - PAINTED GREY
10. ARCHITECTURAL FINISH CONCRETE - WHISKY COLOUR
11. METAL PANEL - WHISKY COLOUR
12. DECORATIVE METAL PANEL - WHISKY COLOUR
13. DECORATIVE METAL PANEL - WHISKY COLOUR
14. METAL PANEL - WHITE
15. METAL PANEL - SIMULATED WOOD
16. STONE OR BRICK CLADDING - DARK GREY

CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

OVERALL WEST ELEVATION

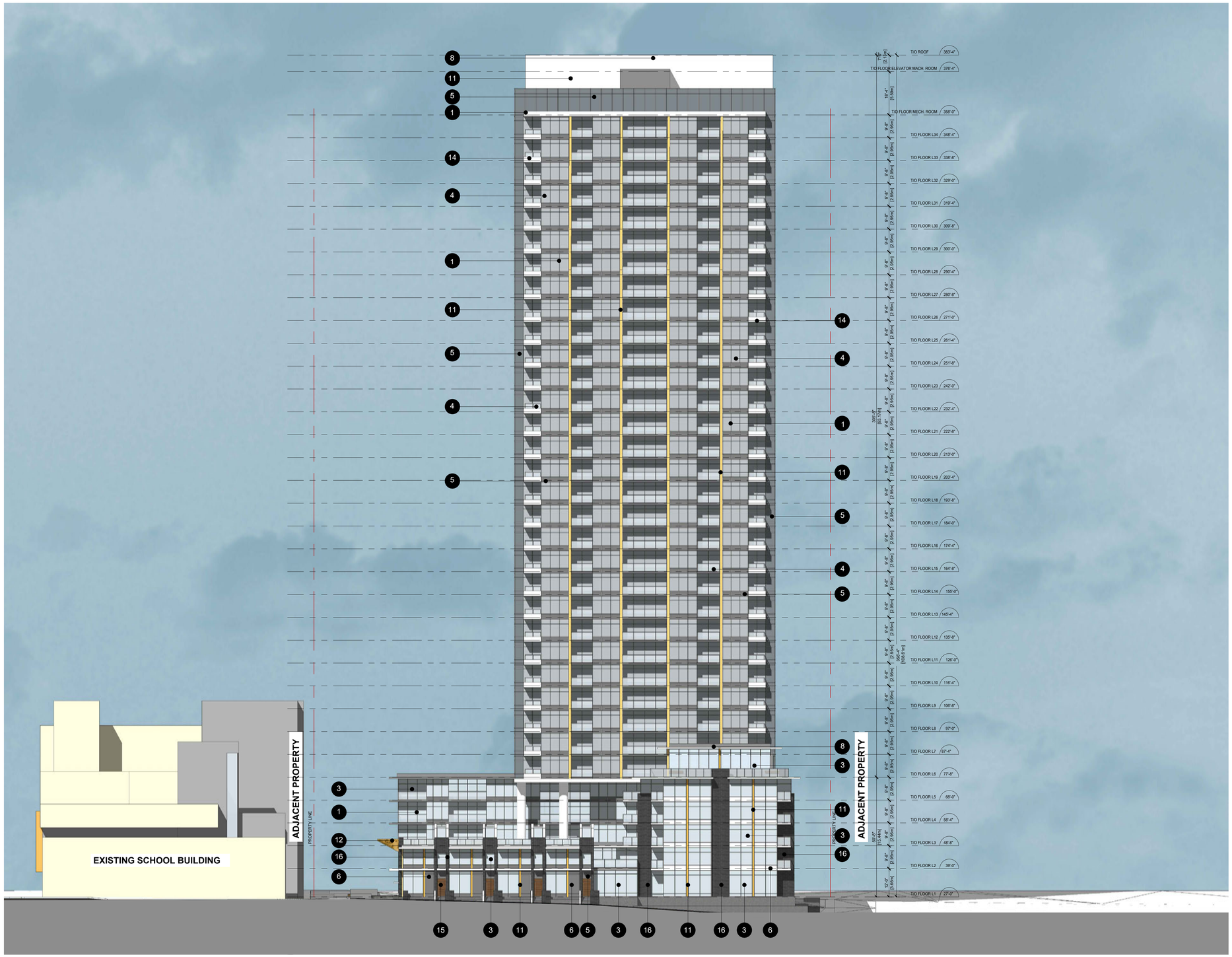
Scale: 1"=20'-0"

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A301



MATERIALS LEGEND:

1. WINDOW WALL FRAME, CANOPY & GUARDRAIL COLOUR : GRAY
2. CURTAIN WALL FRAME, STRUCTURAL SILICONE (CAP-LESS)
3. VISION GLASS - TINTED TBD (CLEAR)
4. VISION GLASS - TINTED TBD (LIGHT GREY)
5. SPANDREL GLASS - GRAY
6. SPANDREL GLASS - WHITE
7. DECORATIVE BACKLIT GLASS - - WHISKY COLOUR
8. ARCHITECTURAL FINISH CONCRETE - PAINTED WHITE
9. ARCHITECTURAL FINISH CONCRETE - PAINTED GREY
10. ARCHITECTURAL FINISH CONCRETE - WHISKY COLOUR
11. METAL PANEL - WHISKY COLOUR
12. DECORATIVE METAL PANEL - WHISKY COLOUR
13. DECORATIVE METAL PANEL - WHISKY COLOUR
14. METAL PANEL - WHITE
15. METAL PANEL - SIMULATED WOOD
16. STONE OR BRICK CLADDING - DARK GREY

CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

OVERALL SOUTH ELEVATION

Scale: 1"=20'-0"

ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A302



MATERIALS LEGEND:

1. WINDOW WALL FRAME, CANOPY & GUARDRAIL COLOUR : GRAY
2. CURTAIN WALL FRAME, STRUCTURAL SILICONE (CAP-LESS)
3. VISION GLASS - TINTED TBD (CLEAR)
4. VISION GLASS - TINTED TBD (LIGHT GREY)
5. SPANDREL GLASS - GRAY
6. SPANDREL GLASS - WHITE
7. DECORATIVE BACKLIT GLASS - - WHISKY COLOUR
8. ARCHITECTURAL FINISH CONCRETE - PAINTED WHITE
9. ARCHITECTURAL FINISH CONCRETE - PAINTED GREY
10. ARCHITECTURAL FINISH CONCRETE - WHISKY COLOUR
11. METAL PANEL - WHISKY COLOUR
12. DECORATIVE METAL PANEL - WHISKY COLOUR
13. DECORATIVE METAL PANEL - WHISKY COLOUR
14. METAL PANEL - WHITE
15. METAL PANEL - SIMULATED WOOD
16. STONE OR BRICK CLADDING - DARK GREY

CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

OVERALL EAST ELEVATION

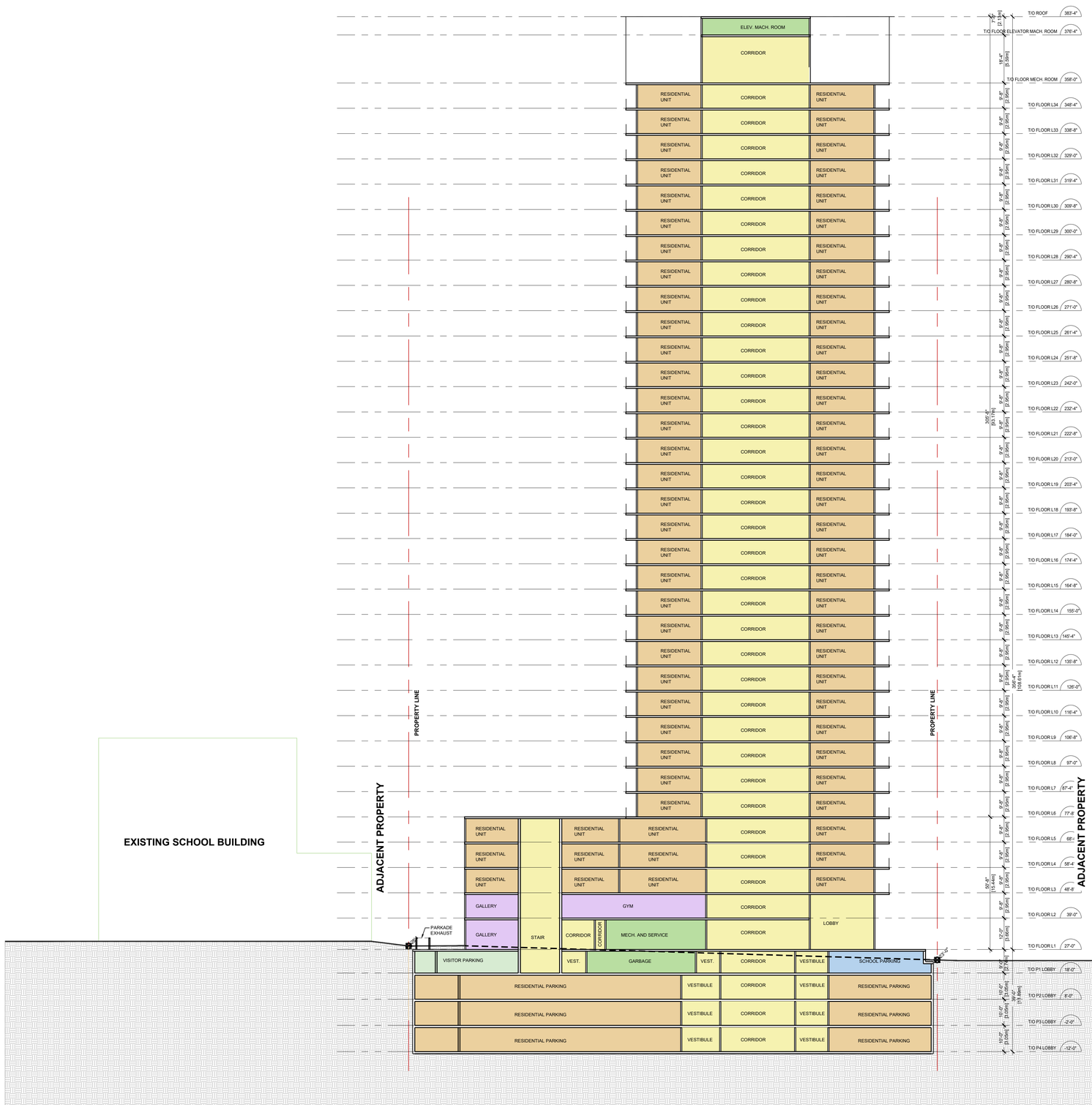
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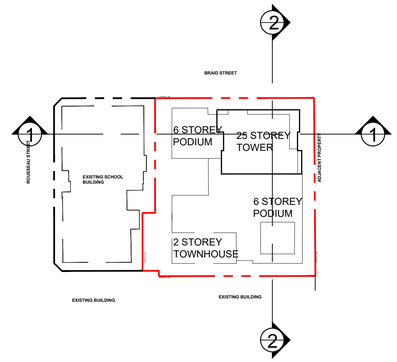
ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A303





CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

SECTION 1

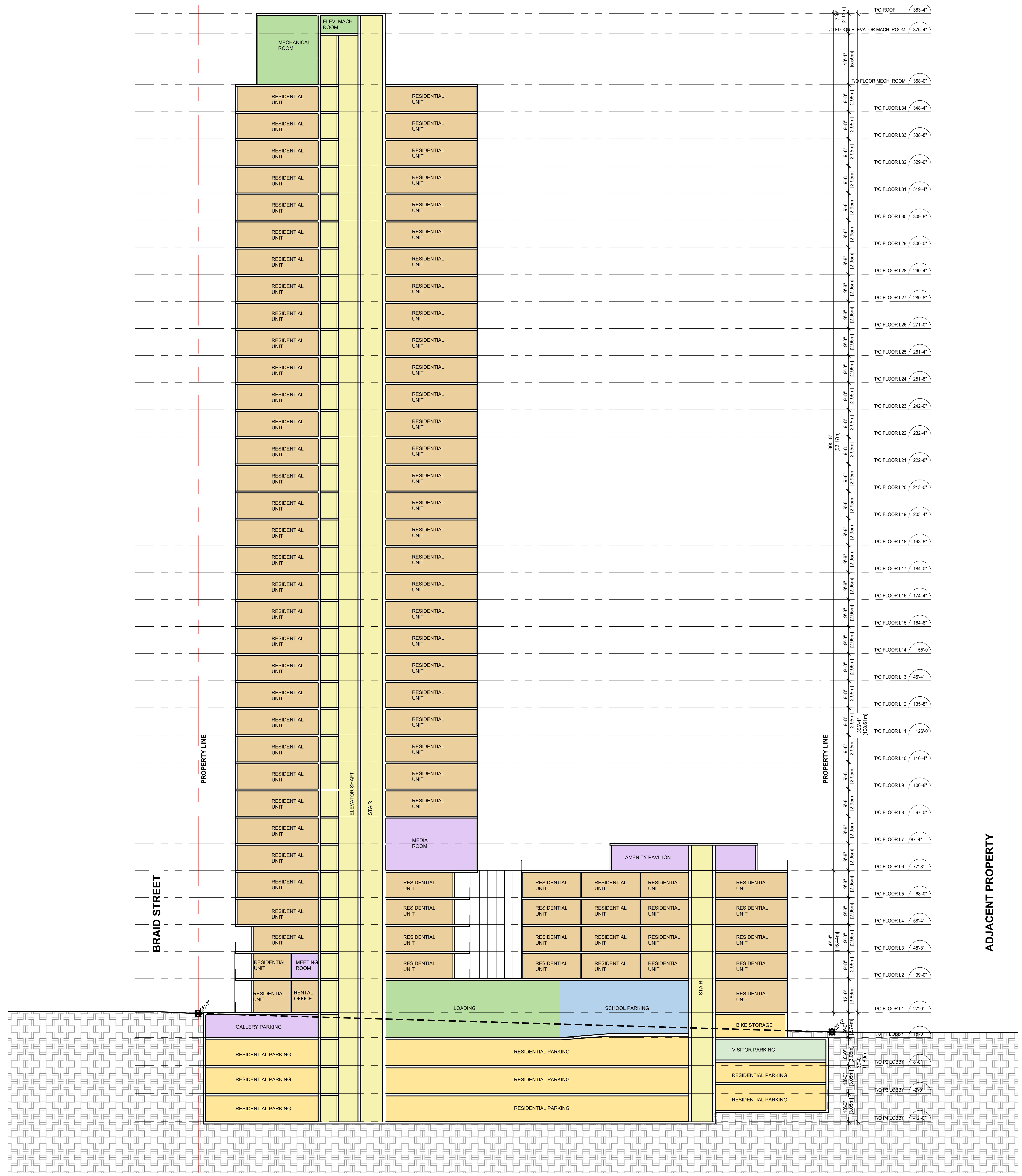
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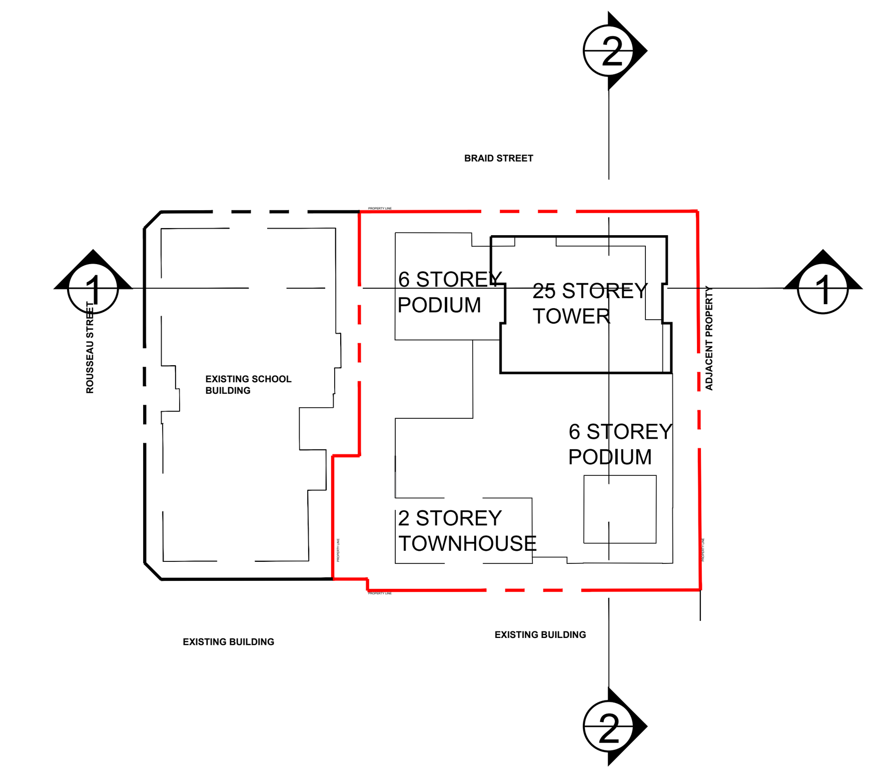
ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A400





CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT

100 BRAID STREET
NEW WESTMINSTER, BC

SECTION 2

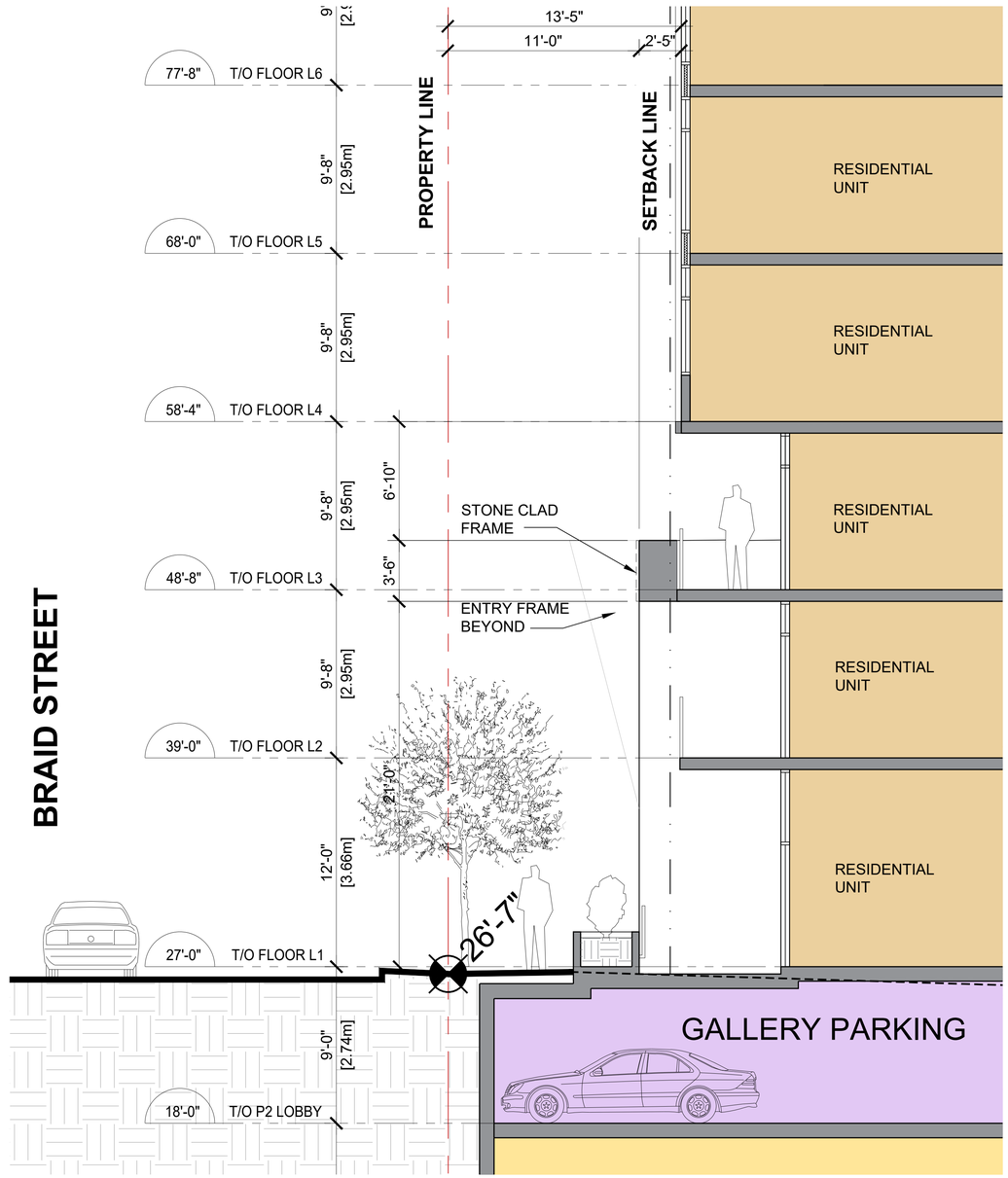
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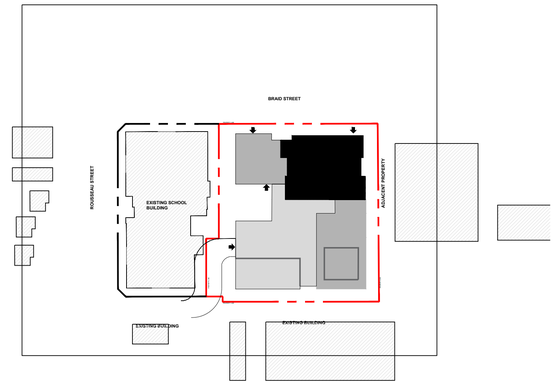
ISSUED FOR REVIEW

AUGUST 28, 2020

WESGROUP

A401





CHRIS DIKEAKOS ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

SECTION 2 (ENLARGED)
Scale: 1/4"=1'-0"

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A402



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

AERIAL VIEW FROM NW

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A800



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

AERIAL VIEW FROM NE

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A801



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

AERIAL VIEW FROM SE

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A802



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

AERIAL VIEW FROM SW

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A803



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEW FROM NW

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A804



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEW FROM NE

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A805



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEW FROM SE

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A806



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEW FROM SW

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A807



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEW FROM NW

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A808



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEW FROM NE

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A809



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEW FROM SW

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A810



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

STREET VIEW FROM SE

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A811



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

DUSK VIEW FROM SE

ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A812



CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

DUSK VIEW FROM NE

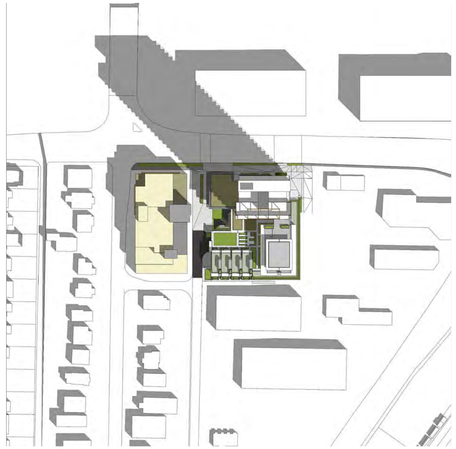
ISSUED FOR REVIEW
AUGUST 28, 2020

WESGROUP

A813



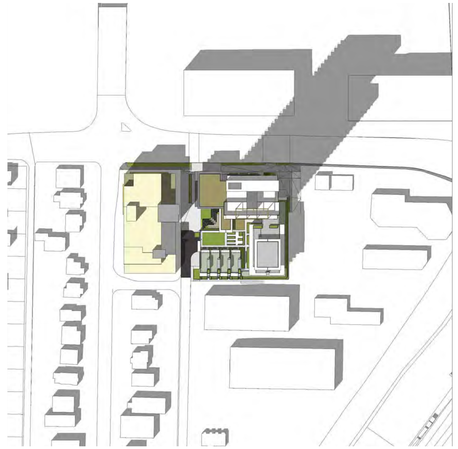
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MARCH/SEPT 21, 10:00AM



MARCH/SEPT 21, 12:00PM



MARCH/SEPT 21, 2:00PM



MARCH/SEPT 21, 4:00PM



JUNE 21, 8:00AM



JUNE 21, 10:00AM



JUNE 21, 12:00PM



JUNE 21, 2:00PM



JUNE 21, 4:00PM



DECEMBER 21, 8:00AM



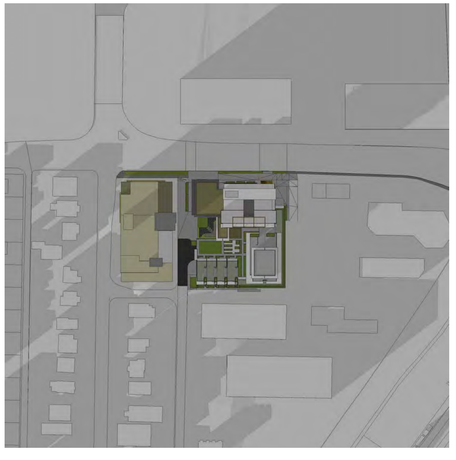
DECEMBER 21, 10:00AM



DECEMBER 21, 12:00PM



DECEMBER 21, 2:00PM



DECEMBER 21, 4:00PM

CHRIS DIKEAKOS
ARCHITECTS INC.

RESIDENTIAL DEVELOPMENT
100 BRAID STREET
NEW WESTMINSTER, BC

SHADOW STUDY
Scale: 1/16"=1'-0"

ISSUED FOR REVIEW
AUGUST 28, 2020

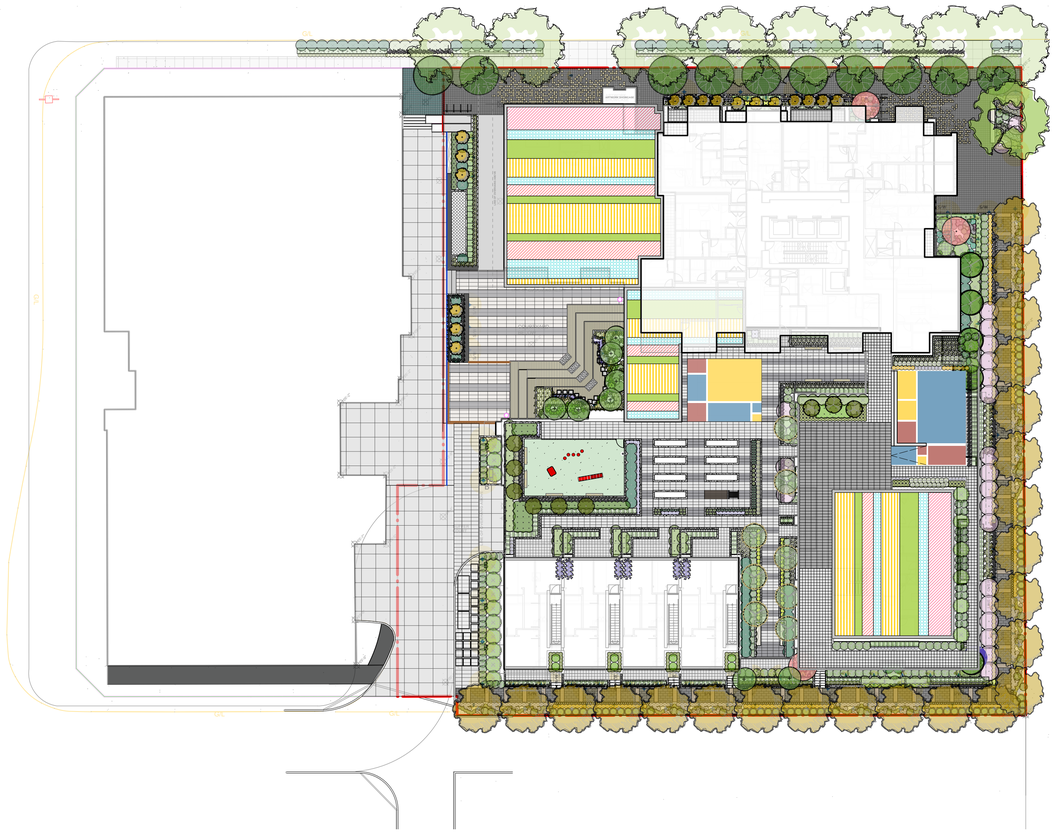
WESGROUP

A900

landscape architecture

1690 West 2nd Avenue
Vancouver . BC . Canada . V6J 1H3

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New Mixed-Use Development-Braid Street

for WESGROUP

Civic Address: 100 Braid Street, New Westminster B. C

CONSULTANT TEAM

OWNER:	WESGROUP
ARCHITECT:	CDA
LANDSCAPE:	eta landscape architecture

ISSUED FOR REVIEW 2020.09.01

Drawing Number	Drawing Title	Scale
L0.0	Cover Sheet	NTS
L0.1	Landscape Notes & Schedules	NTS
L0.2	Landscape Illustrative Plan- Level 1	1/150
L0.3	Landscape Illustrative Plan- Courtyard	1/50
L0.4	Landscape Illustrative Plan- Level 2	1/150
L0.5	Landscape Illustrative Plan- Level 3	1/150
L0.6	Landscape Illustrative Plan- Level 6	1/150
L0.7	Precedent Images	NTS
L1.1	Tree Management Plan	1/250
L2.1	Offsite Materials Plan	1/150
L2.2	Offsite Plantings Plan	1/150
L3.1	Level 1- Materials Plan	1/150
L3.2	Level 2- Materials Plan	1/150
L3.3	Level 3- Materials Plan	1/150
L3.4	Level 6- Materials Plan	1/150
L3.5	Level 1- Lightings Plan	1/150
L3.6	Level 2- Lightings Plan	1/150
L3.7	Level 6- Lightings Plan	1/150
L4.1	Level 1- Landscape Grading and Drainage Plan	1/150
L5.1	Level 1- Plantings Plan	1/150
L5.2	Level 2- Plantings Plan	1/150
L5.3	Level 3- Plantings Plan	1/150
L5.4	Level 6- Plantings Plan	1/150
L8.1	Landscape Sections and Elevations	As Noted
L9.1	Typical Planting Details 1 of 1	As Noted
L10.1	Hard Landscape Typical Details	As Noted
L10.2	Hard Landscape Typical Details	As Noted
L11.1	Landscape Site Furnishing Details	As Noted

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
C	2020-05-08	Issued for Comment Review
D	2020-05-25	Re-Issued for DP

Professional Seal

landscape architecture

1690 West 2nd Avenue
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Project

New Mixed Use Development-Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Cover sheet

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: NTS
Reviewed By: DT	Drawing No.: **L0.0**
Date: 2019.11.19	1 of 18

Plot Date:

21939_Braid Street_DP.vwx

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA/CLNA STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY
SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT)
CONTAINING 4 AND 15% ORGANIC MATTER (DRY WEIGHT
BASIS).

GROWING MEDIA SHALL BE FREE FROM SUBSOIL ,
WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCIBLE PARTS, PLANT PATHOGENIC ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS AND FOREIGN OBJECTS.

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CSLA/BLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%
*ALL GRAVEL (LARGER THAN 2mm AND SMALLER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER THAN 2mm): 50-70%
*SILT (LARGER THAN 0.002mm AND SMALLER THAN 0.05mm): 10-25%
*CLAY (SMALLER THAN 0.002mm): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION BCLNA STANDARDS:

	Over prepared subgrade where the subsoil drains rapidly	Over structures or where the subsoil drains poorly
TREES (10m2 PER TREE)	610 MM (24")	750 MM (30")
LARGE SHRUBS	610 MM (24")	610 MM (24")
GROUNDCOVERS	300 MM (12")	225 MM (9")
LAWN-IRRIGATED	150 MM (6")	150 MM (6")
LAWN-NOT IRRIGATED	150MM (6")	225 MM (9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 50MM (2")MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS CURRENT EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING
PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR- ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES Onsite						
Ag	5	Acer griseum	paperbark maple	as shown	15' full height	
Ap-2	8	Acer palmatum 'Sango Kaku'	coral bark Japanese maple	as shown	15' full height	
Aro	23	Acer rubrum 'October Glory'	'October Glory' red maple	as shown	6cm Cal	
Cj	1	Cercidiphyllum japonicum	Katsura Tree	as shown	6 cm cal.	
Fsd	17	Fagus sylvatica 'Dawyck Gold'	golden beech	as shown	4m ht. B&B	
Hij	12	Hamamelis x intermedia 'Jelena'	Jelena witch hazel	as shown	2.5m ht/ B&B	
Lt	9	Liriodendron tulipifera 'Arnold'	tuliptree	as shown	7cm cal/ B&B	
Mas	3	Magnolia stellata 'Summer Snow'	star magnolia	as shown	1.5m B&B	
Mgd	6	Magnolia 'Daybreak'	Daybreak magnolia	as shown	7cm Cal B&B	
Msj	3	Magnolia x soulangeana 'Jurmag'	black tulip magnolia	as shown	3m specimen/ B&B	
SHRUBS / GROUNDCOVERS / PERENNIALS Onsite						
Ais	10	Acuba japonica serratifolia	Japanese acuba	as shown	#5 cont.	
Alp	12	Alopecurus pratensis 'Aureovariegatus'	variegated meadow foxtail	as shown	#2 cont.	
Bs	21	Blechnum spicant	Deer Fern	as shown	#3 cont.	
Bsq	66	Buxus microphylla japonica 'Wintergem'	Boxwood	as shown	#2 cont.	
Bss	58	Buxus sempervirens 'Suffruticosa'	dwarf English boxwood	as shown	#2 cont.	
Cmv	126	Carex morrowii "variegata"	variegated Japanese sedge	as shown	#1 cont.	
Ct	60	Choisya ternata	Mexican mock orange	as shown	#3 cont.	
Hap	28	Hosta 'Aphrodite'	Aphrodite plantain lily	as shown	#2 cont.	
Hbc	21	Hosta x 'Blue Cadet'	Blue Cadet plantain lily	as shown	#2 cont.	
He	25	Heuchera 'Plum Pudding'	coral bells	as shown	#1 cont.	
Hew	11	Hosta 'Empress Wu'	Empress Wu hosta	as shown	#2 cont.	
Hh	17	Hosta 'Halcyon'	Halcyon plantain lily	as shown	#2 cont.	
Hm	144	Hakonechloa macra	Japanese forest grass	as shown	#1 cont.	
Hq	24	Hydrangea quercifolia	oakleaf Hydrangea	as shown	#3 cont.	
Hs	26	Helictotrichon sempervirens	blue oat grass	as shown	#2 cont.	
Ibs	263	Iberis sempervirens	candytuft	as shown	#2 cont.	
Ive	21	Iris versicolour	blue flag iris	as shown	#2 cont.	
La	357	Lavandula angustifolia	English lavender	as shown	#2 cont.	
Lg	25	Lavandula intermedia 'Grosso'	Fat Bud French Lavender	as shown	#2 cont.	
Lm	325	Liriope muscari	big blue lily turf	as shown	#2 cont.	
Mr	102	Mahonia repens	Creeping Oregon grape	as shown	#3 cont.	
Mua	92	Muehlenbeckia axillaris	creeping wire vine	as shown	#1 cont.	
Nat	422	Nassella tenuissima	Mexican feather grass	as shown	#2 cont.	
Pa	88	Pennisetum alopecuroides	fountain grass	as shown	#2 cont.	
Pp	99	Polystichum polyblepharum	Tassel Fern	as shown	#2 cont.	
Ps	244	Polystichum setiferum	soft shield fern	as shown	#2 cont.	
Rbb	23	Rhododendron x 'Bruce Brechtbill'	Bruce Brechtbill Rhododendi	as shown	#5 cont.	
Rfg	162	Rudbeckia fulgida 'Goldsturm'	Goldsturm black eyed Susar	as shown	#2 cont	
Ro	25	Rosmarinus officinalis	rosemary	as shown	#2 cont.	
Rsl	42	Rhododendron 'Snow Lady'	snow lady rhododendron	as shown	#2 cont.	
Si	121	Skimmia japonica	Japanese skimmia	as shown	#2 cont.	
Tj	24	Trachelospermum jasminoides	star jasmine	as shown	#2 cont.	
Tmh	228	Taxus media 'Hicksii'	Anglojap yew	as shown	1.2m/B&B	
Tv	60	Thymus vulgaris	common thyme	as shown	SP#4	
Vh	73	Vancouveria hexandra	American barrenwort	as shown	4" pot	
Vo	51	Vaccinium ovatum	evergreen huckleberry	as shown	#3 cont.	
	0			as shown		
SEDUM MAT						
		Hylotelephium	Autumn joy		full/ bushy plants	
		Sedum acre	Gold moss sedum		full/ bushy plants	
		Sedum erythrostictum	Frosty Morn		full/ bushy plants	
		Sedum 'Purple Emperor'	Autumn stonecrop		full/ bushy plants	
NOTES:						
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.						
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON						
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER I						

MATERIALS AND FURNISHINGS

SITE FURNISHINGS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**COMMENT**	**COLOUR**	**QTY**
F1	Bike Rack	160" x 30" x 36"	Model D	Urban Accessories	Surface Mounted	Black	1
F2	Tree Grate	60" x 60"	Jamison	Urban Accessories	Grey Iron	Raw	11
F3	Tables	30" dia	Parc Centre	Landscape Forms	Round	Red	3
F4	Chairs	21" x 19" x 33"	Parc Centre	Landscape Forms	Armless	Red	12
F5	Wall Mounted Seat	Varies	Custom		Timber	Natural Stain	-
F6	Dog Agility Structures	Varies	Agility Walk, Bowwow Barrel, Corgi Climb	Dog-On-It Parks		Red	
MATERIALS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**HIGHLIGHT**	**COLOUR**	**QTY**
M1	Granite Cobble Paver	4" x 4" x 4"	-	NW Landscape Supply	Split Faced	Rosedale Red	-
M2	Concrete Unit Paver 1	4" x 4" x 2.5"	Half Standard	Abbotsford	-	Charcoal	-
M3	Concrete Unit Paver 2	8" x 4" x 2.5"	Standard	Abbotsford	-	Charcoal / Sand-Brown	-
M4	Concrete Unit Paver 3	12" x 12" x 2.5"	Texada	Abbotsford	-	Natural	-
M5	Concrete Unit Paver 4	12" x 24" x 2.5"	Texada	Abbotsford	-	Charcoal / Natural	-
M6	CIP Concrete Broom Finish	Sawcut per L3.1			Sawcut	natural	-
M7	PIP Safety Rubber Surface			Marathon	Poured in Place	Varies	-
M8	Concrete Steps	Varies		Custom	Cast in Place	Natural	-
FENCING & WALLS							
ID	**DESCRIPTION**	**SIZE**	**MODEL**	**MANUFACTURER**	**HIGHLIGHT**	**COLOUR**	**QTY**
F6	Metal Fence	3'-0" ht	Custom		Powder Coated	Black	-
F7	Privacy Screen	6'-0" ht	Custom		Powder Coated	Black	-
NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.							

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
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D	2020-05-25	Re-Issued for DP

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Landscape Notes & Schedules

Legal

Project Manager	Project ID
GE	21939
Drawn By	Scale
AAR	NTS
Reviewed By	Drawing No.
DT	L0.1
Date	2 of 18
2019.11.19	

Plot Date:
21939_Braid Street_DP.vwx



Revision

No.	Date	Revision Notes

Issue

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

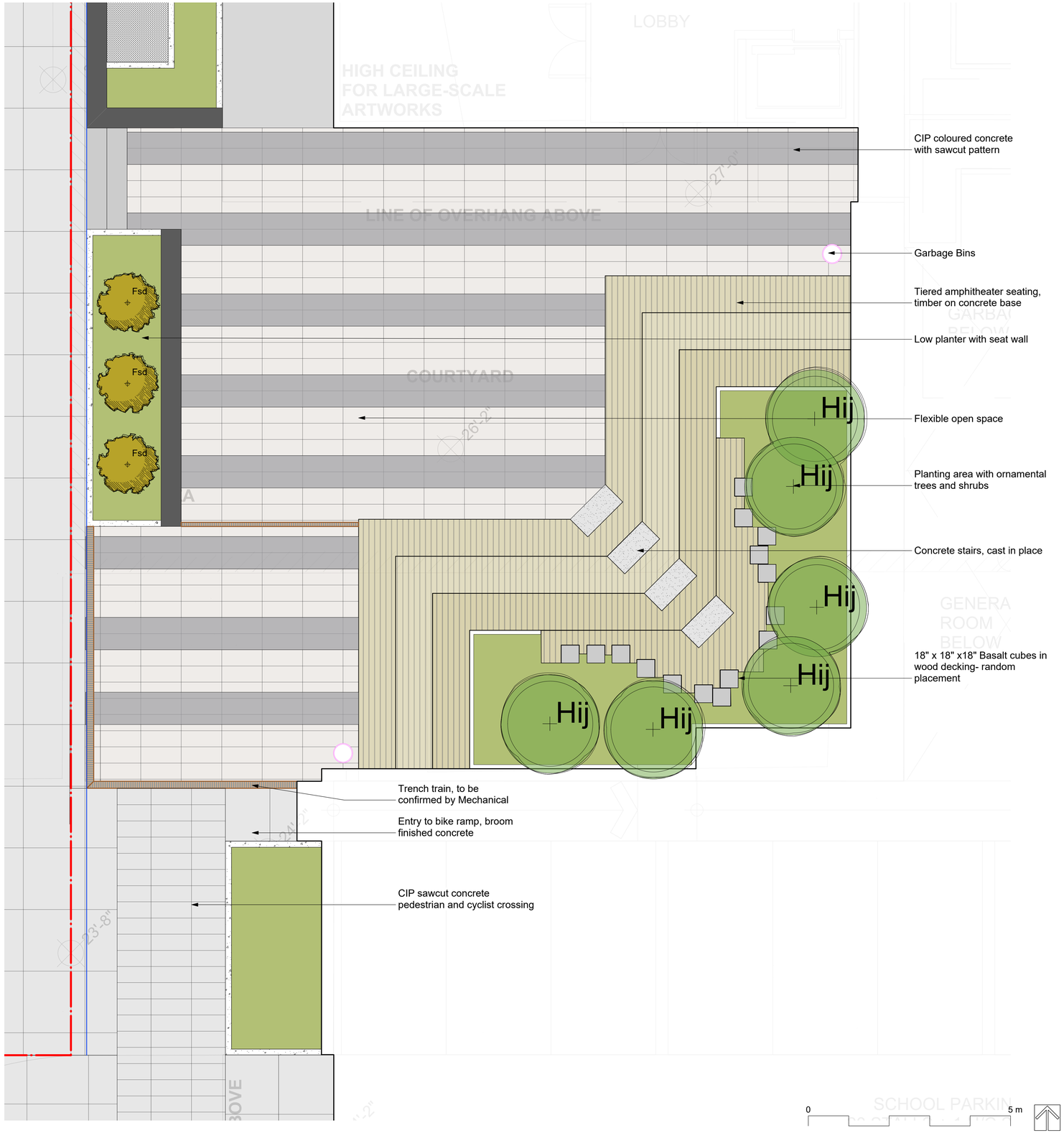
Drawing Title

Landscape Illustrative Plan Level 1

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/150
Reviewed By: DT	Drawing No.: **L0.2**
Date: 2019.11.19	3 of 18

Plot Date:
21939_Braid Street_DP.vwx



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Landscape Illustrative Plan Courtyard

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/50
Reviewed By: DT	Drawing No.: L0.3
Date: 2019.11.19	4 of 18

Plot Date:
21939_Braid Street_DP.vwx



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
C	2020-05-08	Issued for Comment Review
D	2020-05-25	Re-Issued for DP

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

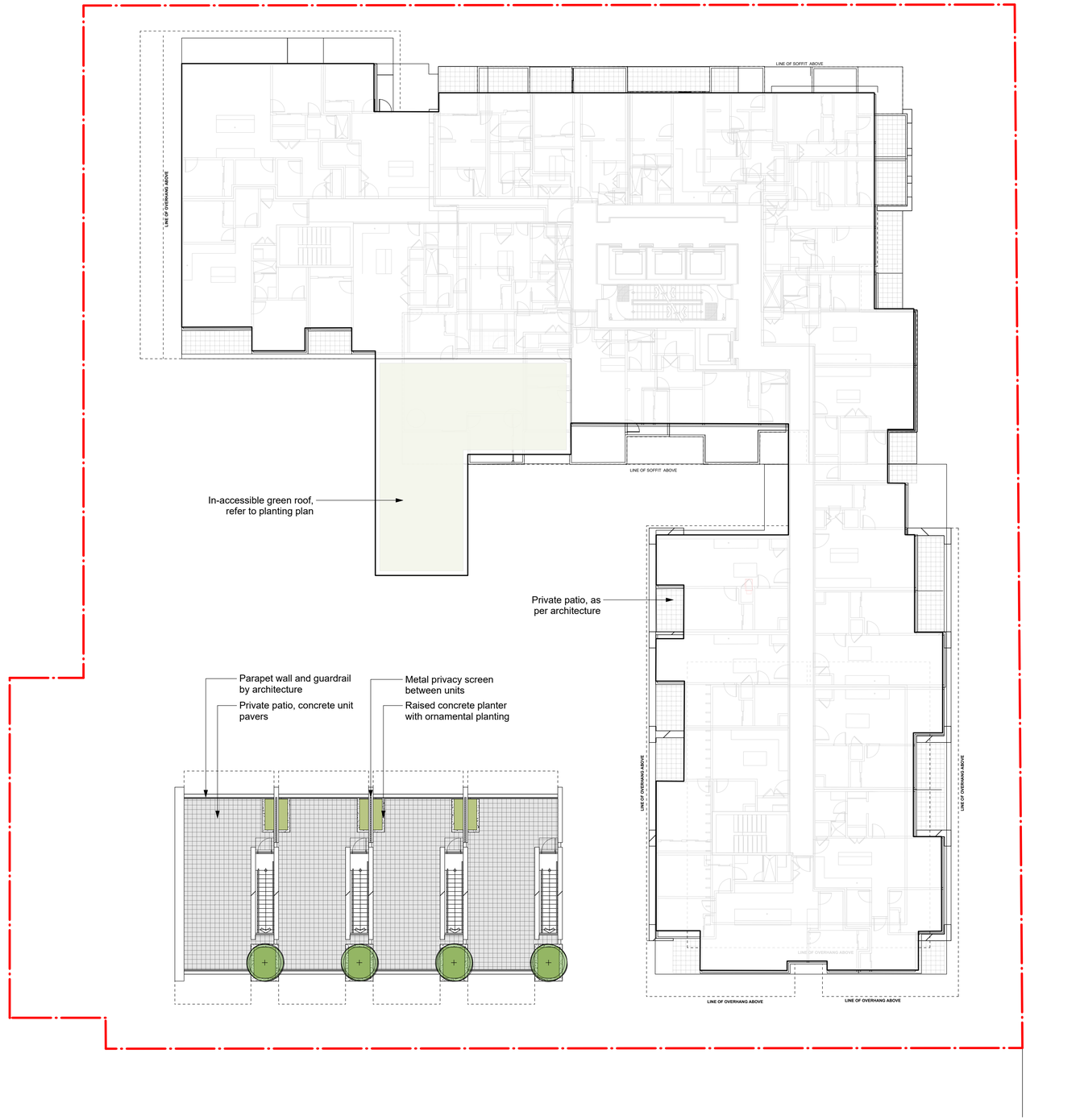
Drawing Title

Landscape Illustrative Plan Level 2

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/150
Reviewed By: DT	Drawing No.: **L0.4**
Date: 2019.11.19	5 of 18

Plot Date:
21939_Braid Street_DP.vwx



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

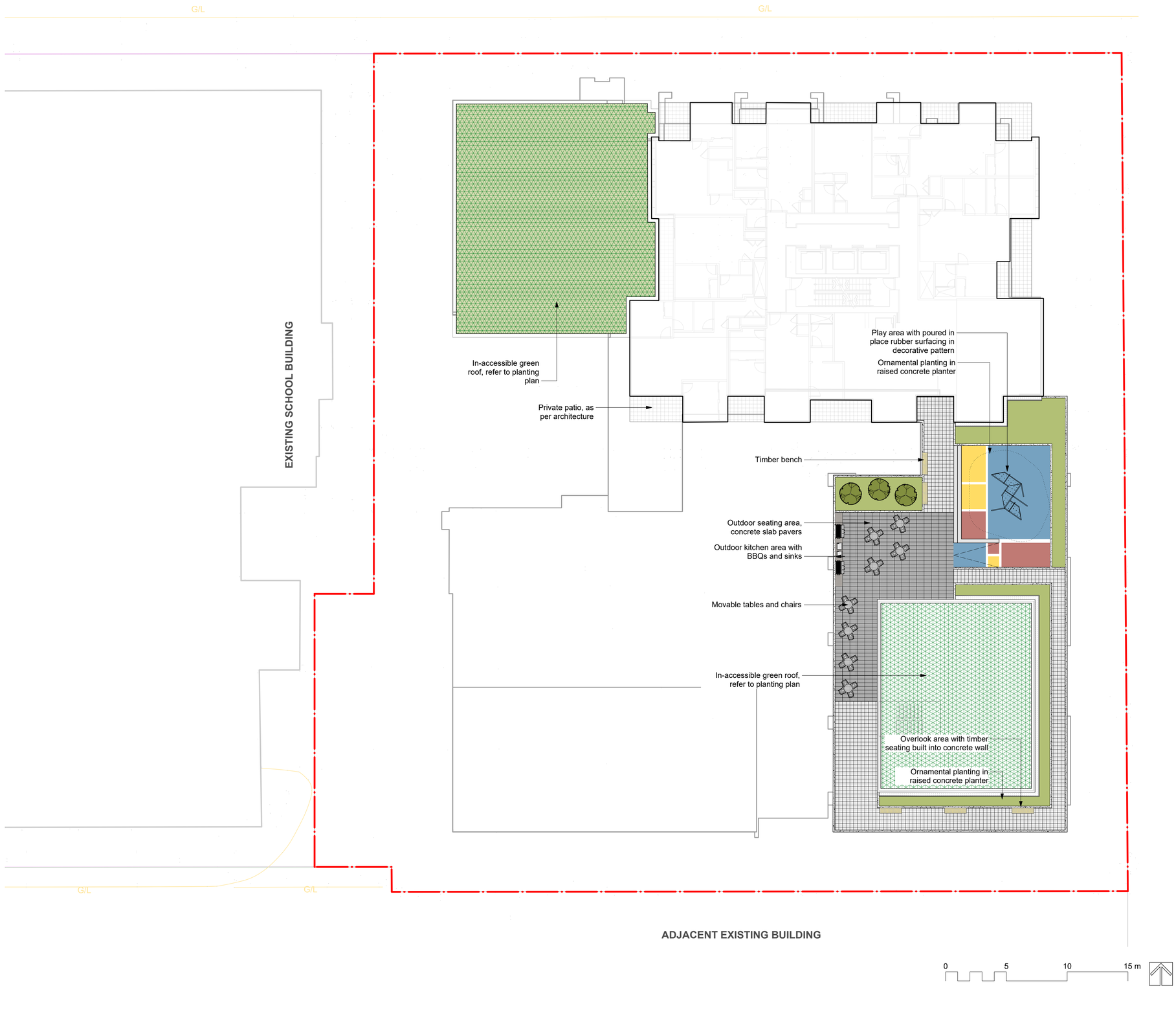
Landscape Illustrative Plan Level 3

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/150
Reviewed By: DT	Drawing No.: **L0.5** 6 of 18
Date: 2019.11.19	

Plot Date:

21939_Braid Street_DP.vwx



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
C	2020-05-08	Issued for Comment Review
D	2020-05-25	Re-Issued for DP

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Landscape Illustrative Plan Level 6

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/150
Reviewed By: DT	Drawing No.: **L0.6**
Date: 2019.11.19	7 of 18

Plot Date:

21939_Braid Street_DP.vwx



BBQ COUNTERTOP



CATENARY LIGHTINGS



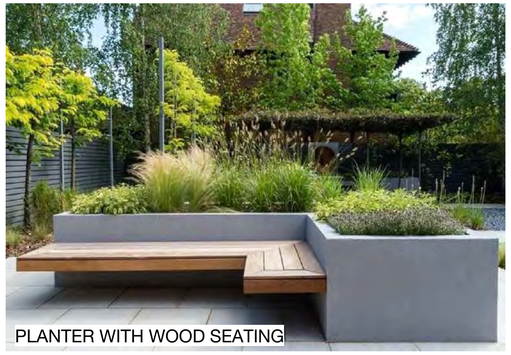
BOLLARD LIGHTINGS



BIKE RACKS



ROOFTOP COMMUNITY GARDEN



PLANTER WITH WOOD SEATING



AMPHITHEATER WOOD DECKING W/ CONCRETE BASE



TREE GRATE



STREETSCAPES MOOD



ACCENT PAVING WITH LIGHTING



CONCRETE PAVING PATTERN



PRIVATE PATIO CONCRETE PAVER



PLANTING DESIGN MOOD





GRASSES AND FLOWERS



SMALL ACCCENT TREE



INACCESSIBLE GREEN ROOF

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

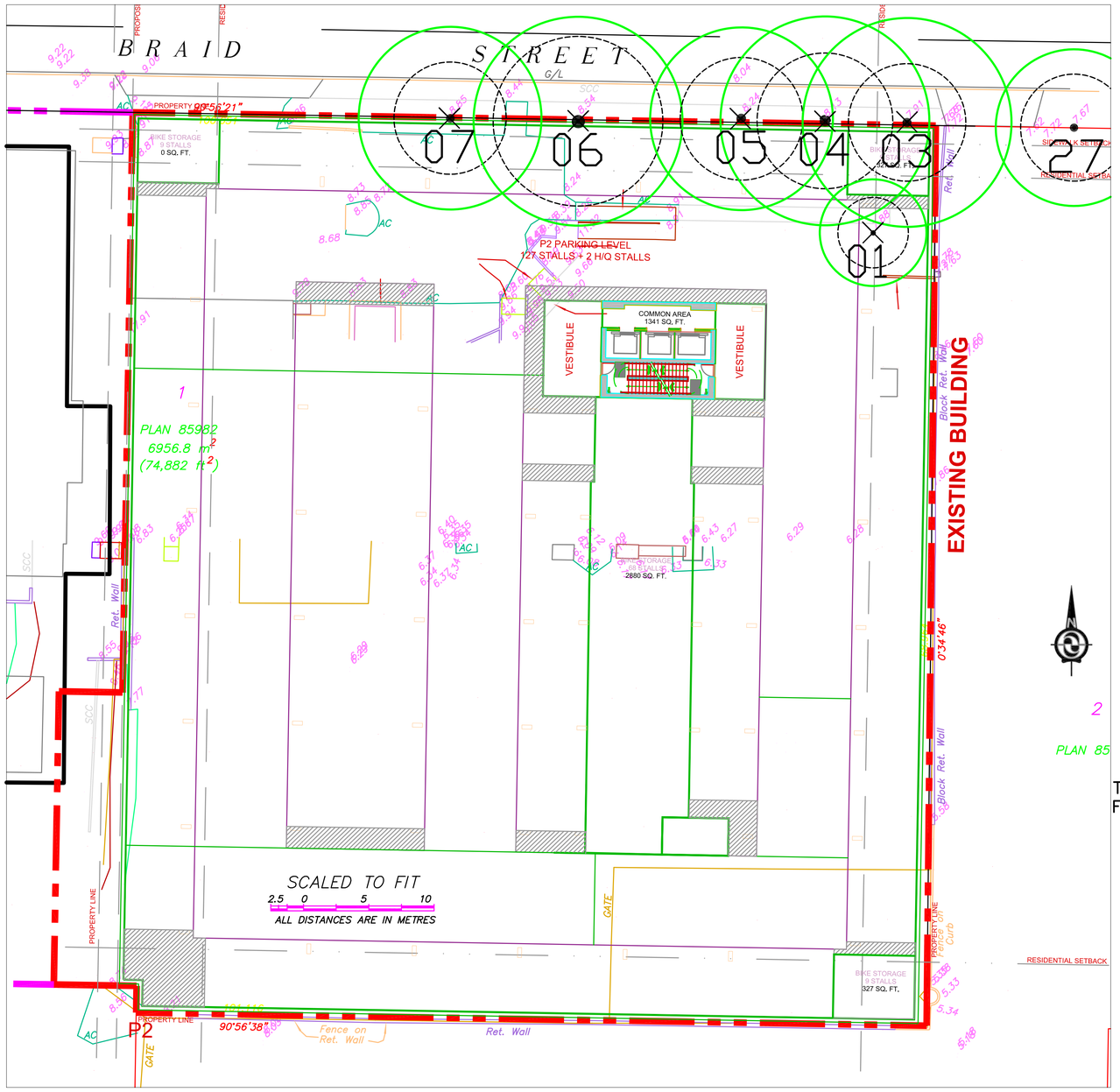
Precedent Images

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/150
Reviewed By: DT	Drawing No.: **L0.7**
Date: 2019.11.19	8 of 18

Plot Date:

21939_Braid Street_DP.vwx



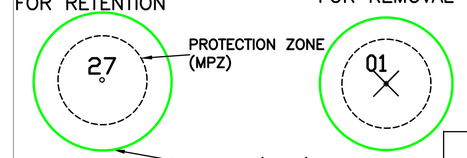
APPENDIX 2
TREE PROTECTION PLAN

TREE INVENTORY

#	Type	Action	DBH	MPZ
1	Excelsa Cedar	Remove	42cm	2.5m
3	London Plane	Remove	70cm	4.2m
4	London Plane	Remove	80cm	4.8m
5	London Plane	Remove	73cm	4.4m
6	London Plane	Remove	101cm	6.1m
7	London Plane	Remove	66cm	4.0m
27	London Plane	Retain	64cm	3.8m
DBH- trunk diameter, MPZ- protection zone				

TREE PROPOSED FOR RETENTION

TREE PROPOSED FOR REMOVAL



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

100 Braid Street New Westminster

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT
December 19 2019

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes

A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
C	2020-05-08	Issued for Comment Review
D	2020-05-25	Re-Issued for DP

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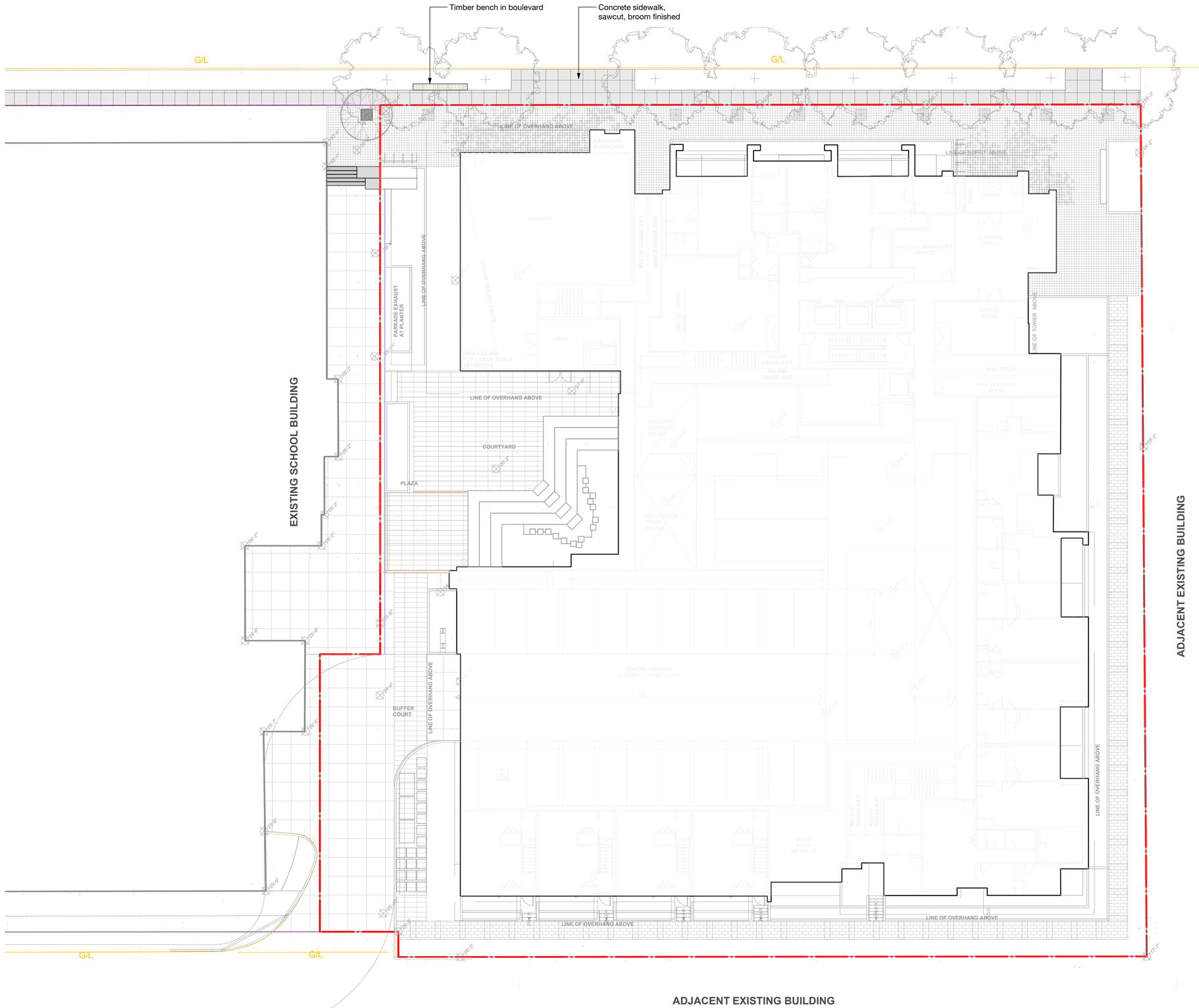
Project
New Mixed Use Development- Braid Street
100 Braid Street
New Westminister, BC

Drawing Title
Tree Management Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/250
Reviewed By: DT	Drawing No.: **L1.1**
Date: 2019.11.19	8 of 18

Plot Date:
21939_Braid Street_DP.wx



Revision

No.	Date	Revision Notes

Issue

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A	2019-12-13	Issued for DP Review
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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

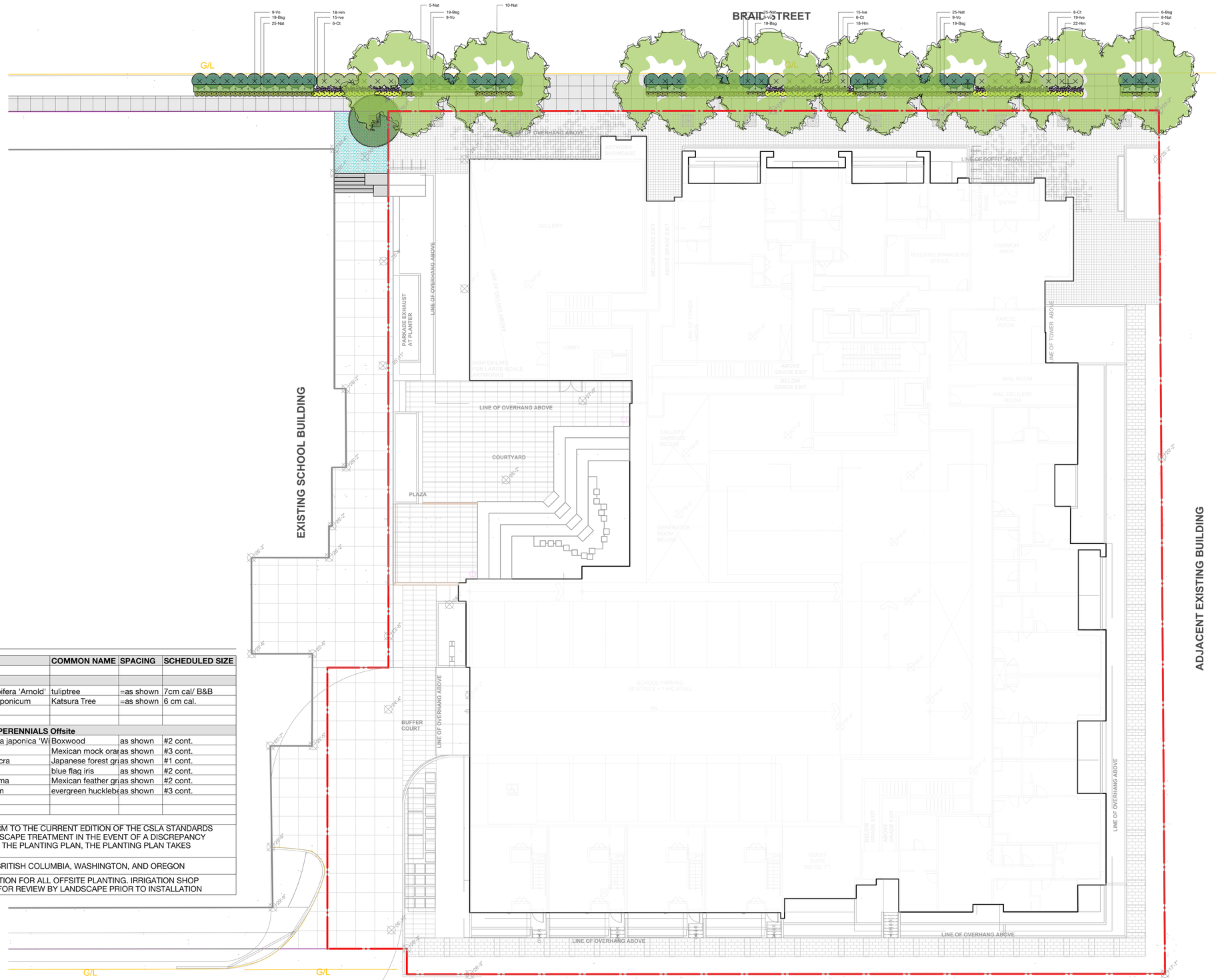
Drawing Title

Offsite Plan
Materials Plan

Legal

Project Manager	Project ID
GE	21939
Drawn By	Scale
AAR	1/250
Reviewed By	Drawing No.
DT	L2.1
Date	9 of 18
2019.11.19	

Plot Date:
21939_Braid Street_DP.vwx



PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE
TREES Offsite					
Lt	1	Liriodendron tulipifera 'Arnold'	tuliptree	=as shown	7cm cal/ B&B
Cj	8	Cercidiphyllum japonicum	Katsura Tree	=as shown	6 cm cal.
SHRUBS / GROUNDCOVERS / PERENNIALS Offsite					
Bsg	82	Buxus microphylla japonica 'Wi	Boxwood	as shown	#2 cont.
Ct	20	Choisya ternata	Mexican mock ora	as shown	#3 cont.
Hm	58	Hakonechloa macra	Japanese forest gr	as shown	#1 cont.
Ive	49	Iris versicolour	blue flag iris	as shown	#2 cont.
Nat	98	Nassella tenuissima	Mexican feather gr	as shown	#2 cont.
Vo	39	Vaccinium ovatum	evergreen huckleb	as shown	#3 cont.

NOTES:

1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

3 PROVIDE AUTOMATIC IRRIGATION FOR ALL OFFSITE PLANTING. IRRIGATION SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW BY LANDSCAPE PRIOR TO INSTALLATION

Revision

No.	Date	Revision Notes

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

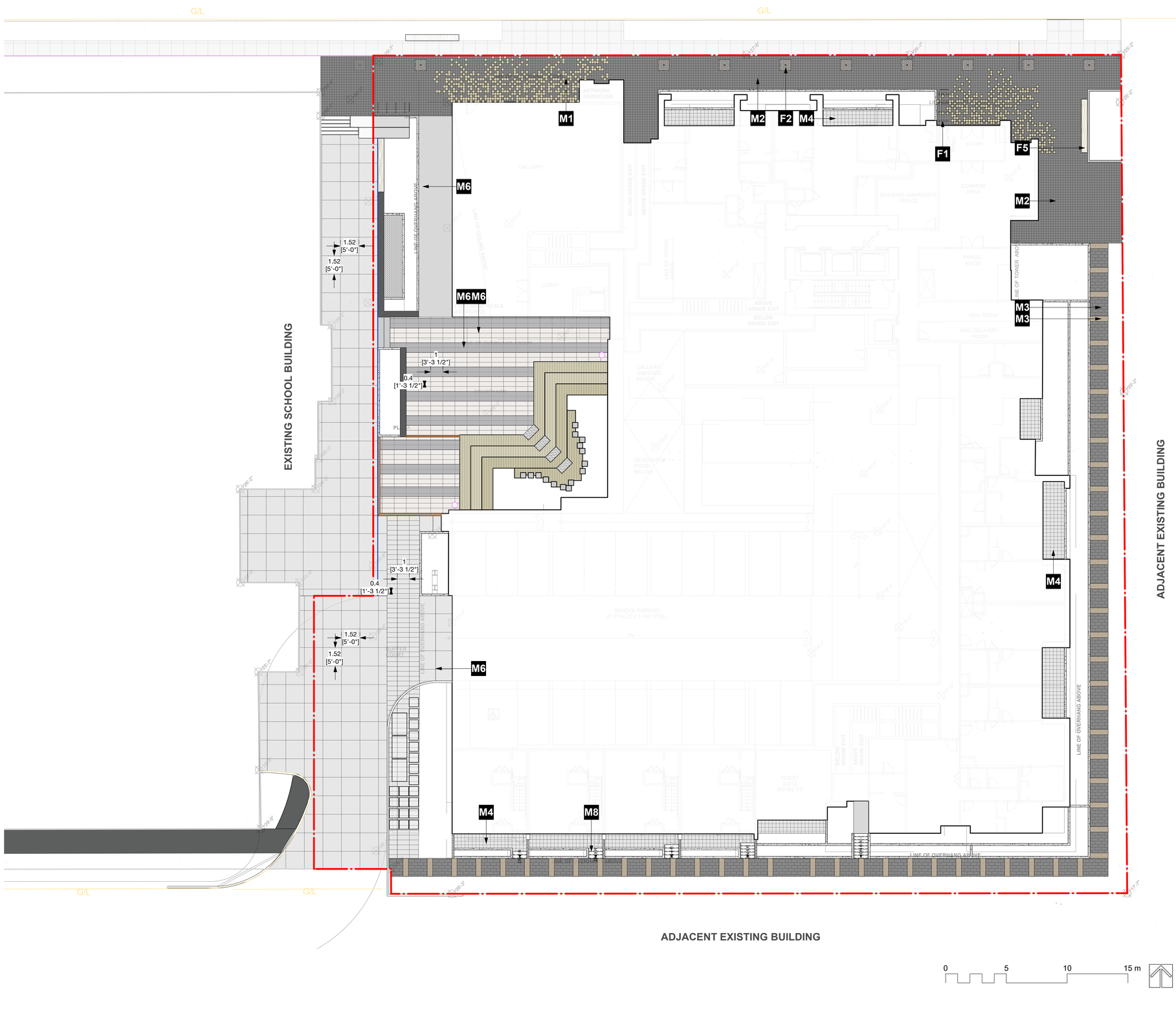
Drawing Title

Offsite Plan
Plantings Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/250
Reviewed By: DT	Drawing No.: L2.2
Date: 2019.11.19	10 of 18

Plot Date:
21939_Braid Street_DP.vwx



Revision

No.	Date	Revision Notes

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

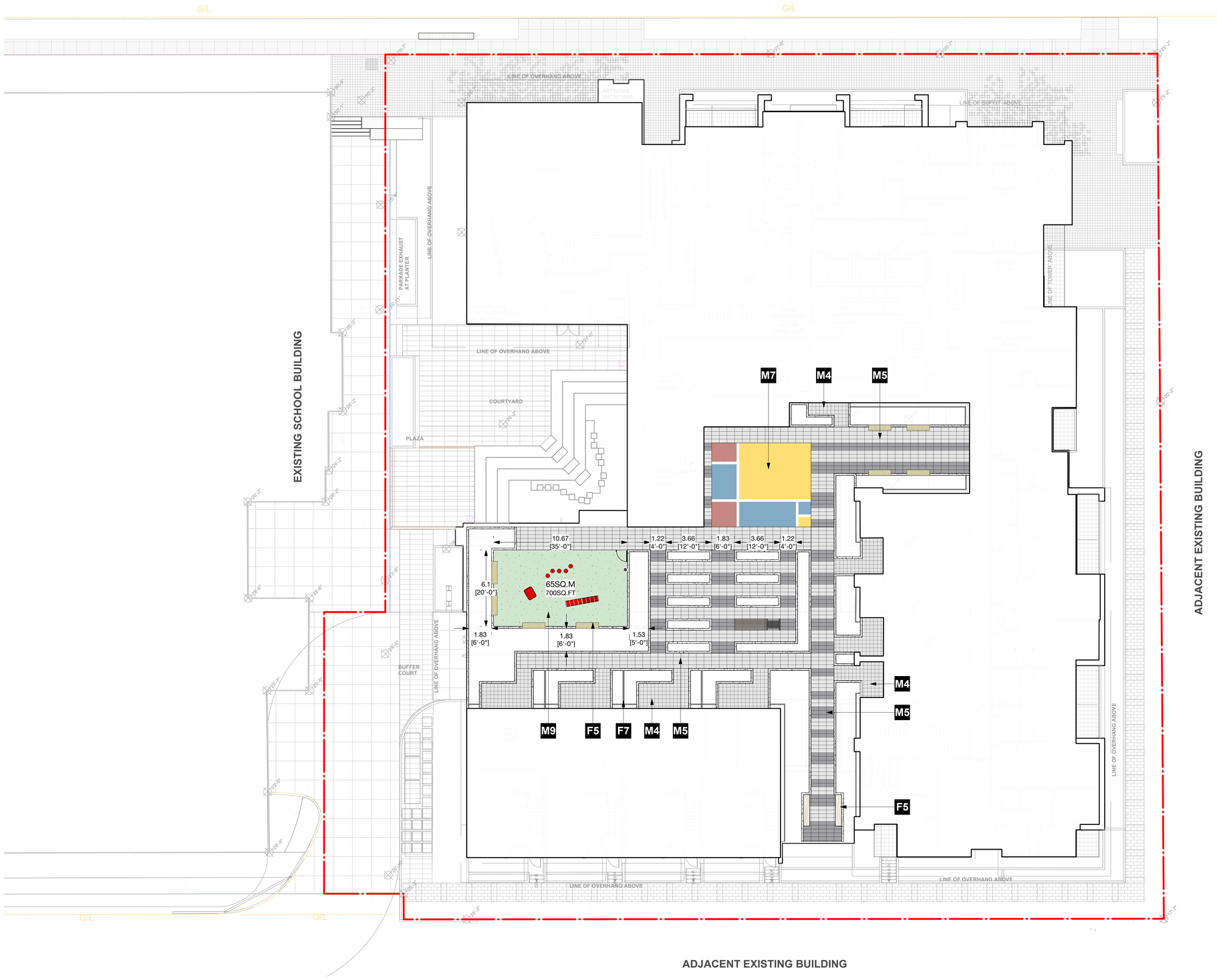
Level 1
Materials Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No.: **L3.1**
Date: 2019.11.19	11 of 18

Plot Date:

21939_Braid Street_DP.vwx



Revision

No.	Date	Revision Notes

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A	2019-12-13	Issued for DP Review
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Project

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100 Braid Street
New Westminister, BC

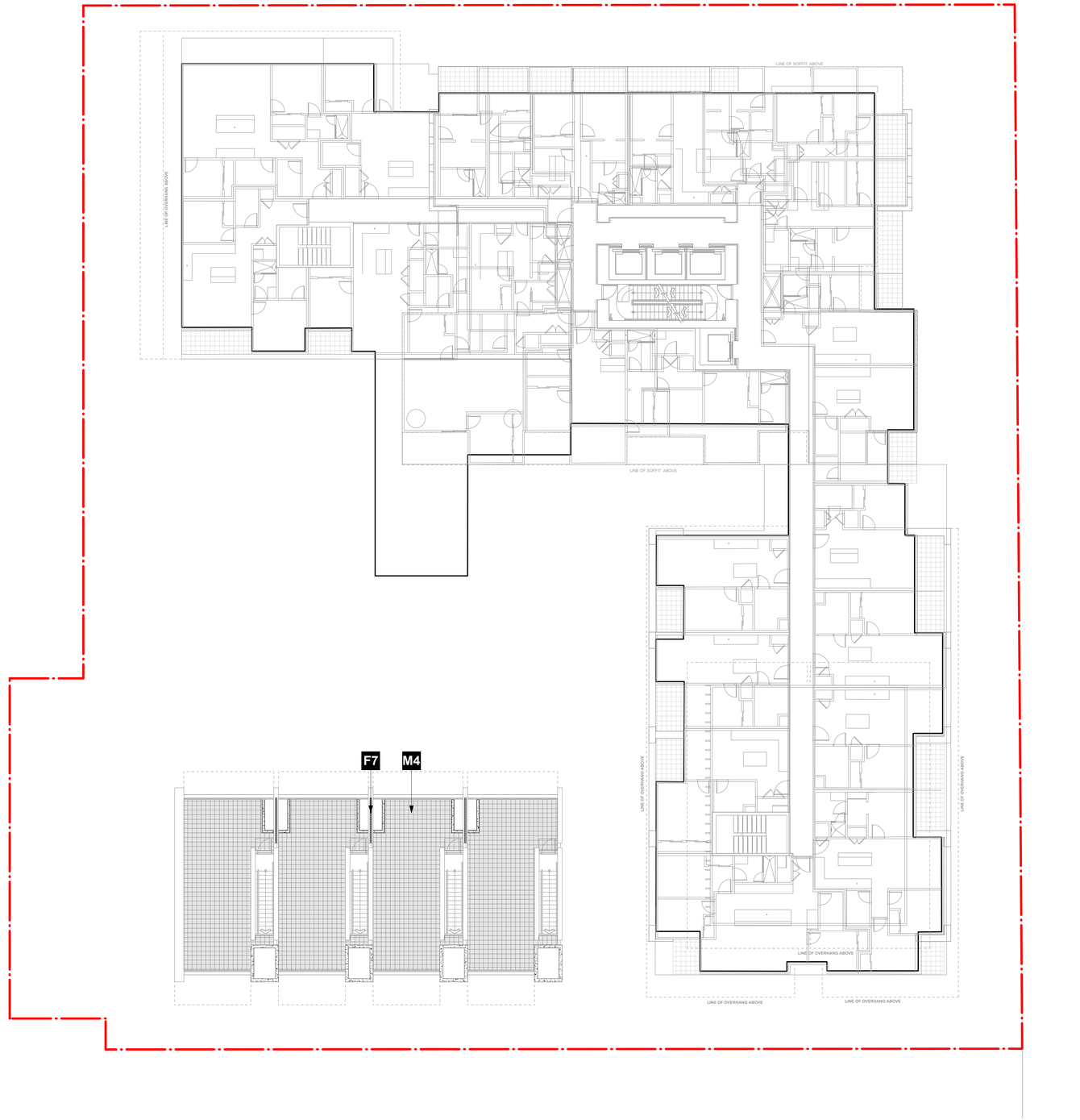
Drawing Title

Level 2
Materials Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No.: **L3.2**
Date: 2019.11.19	12 of 18

Plot Date:
21939_Braid Street_DP.vwx



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
C	2020-05-08	Issued for Comment Review
D	2020-05-25	Re-Issued for DP

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Level 3
Materials Plan

Legal

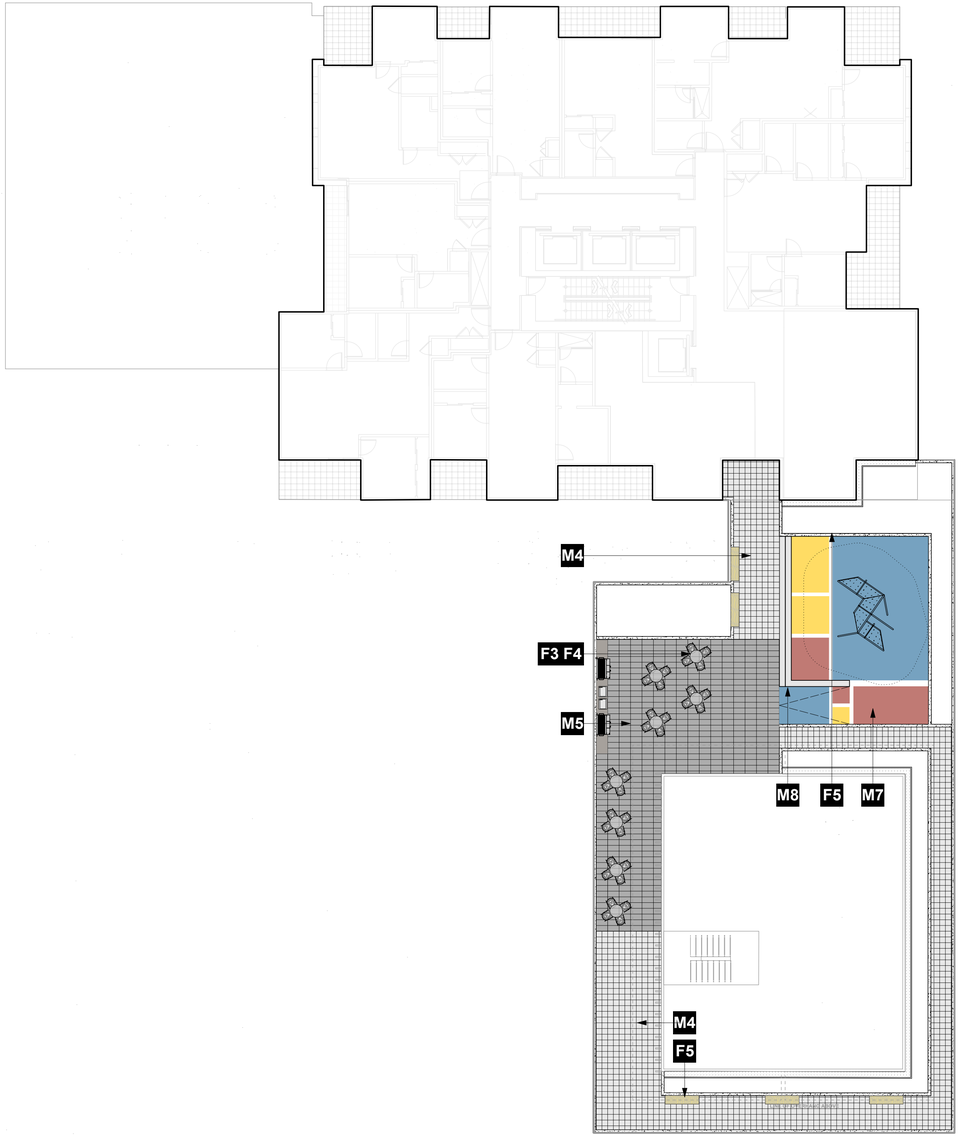
Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No.: **L3.3**
Date: 2019.11.19	13 of 18

Plot Date:
21939_Braid Street_DP.vwx

G/L

G/L

EXISTING SCHOOL BUILDING



ADJACENT EXISTING BUILDING

G/L

G/L

ADJACENT EXISTING BUILDING

0 5 10 15 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

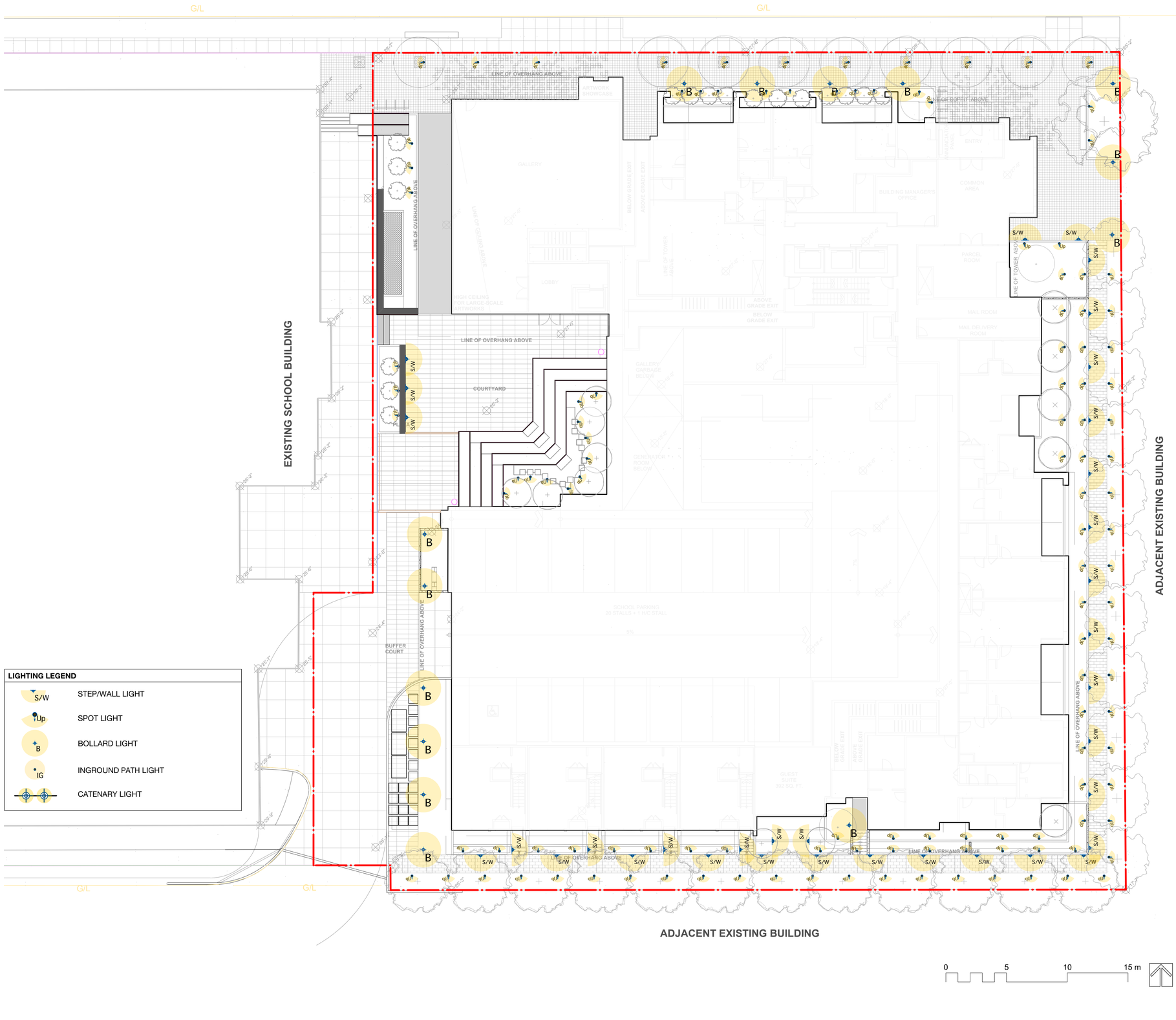
Level 6
Materials Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No.: **L3.4**
Date: 2019.11.19	14 of 18

Plot Date:

21939_Braid Street_DP.vwx



LIGHTING LEGEND

S/W	STEP/WALL LIGHT
Up	SPOT LIGHT
B	BOLLARD LIGHT
IG	INGROUND PATH LIGHT
	CATENARY LIGHT

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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D	2020-05-25	Re-Issued for DP

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

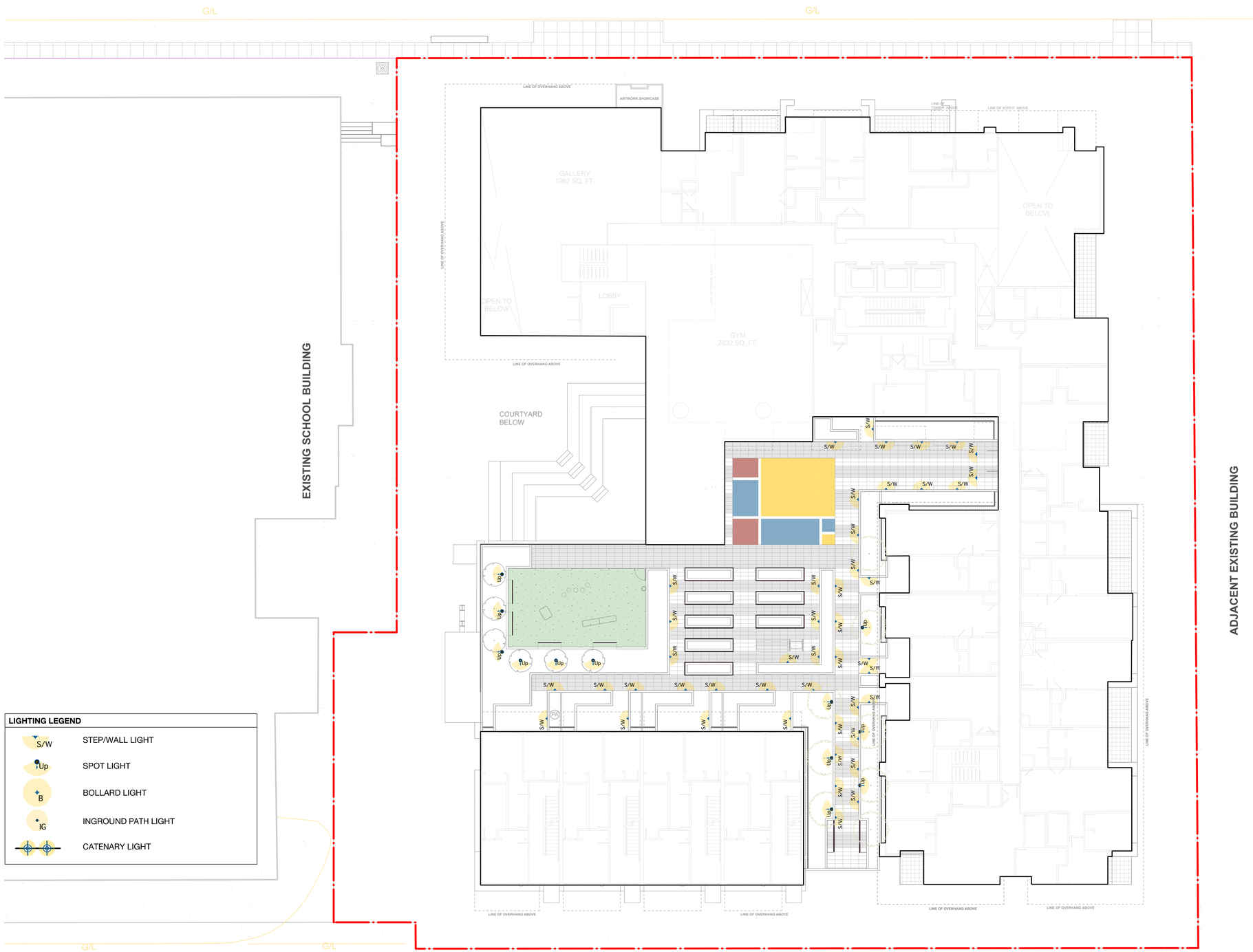
Drawing Title

Level 1
Lightings Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No.: **L3.5**
Date: 2019.11.19	15 of 18

Plot Date:
21939_Braid Street_DP.wx



LIGHTING LEGEND

S/W	STEP/WALL LIGHT
Up	SPOT LIGHT
B	BOLLARD LIGHT
IG	INGROUND PATH LIGHT
	CATENARY LIGHT

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

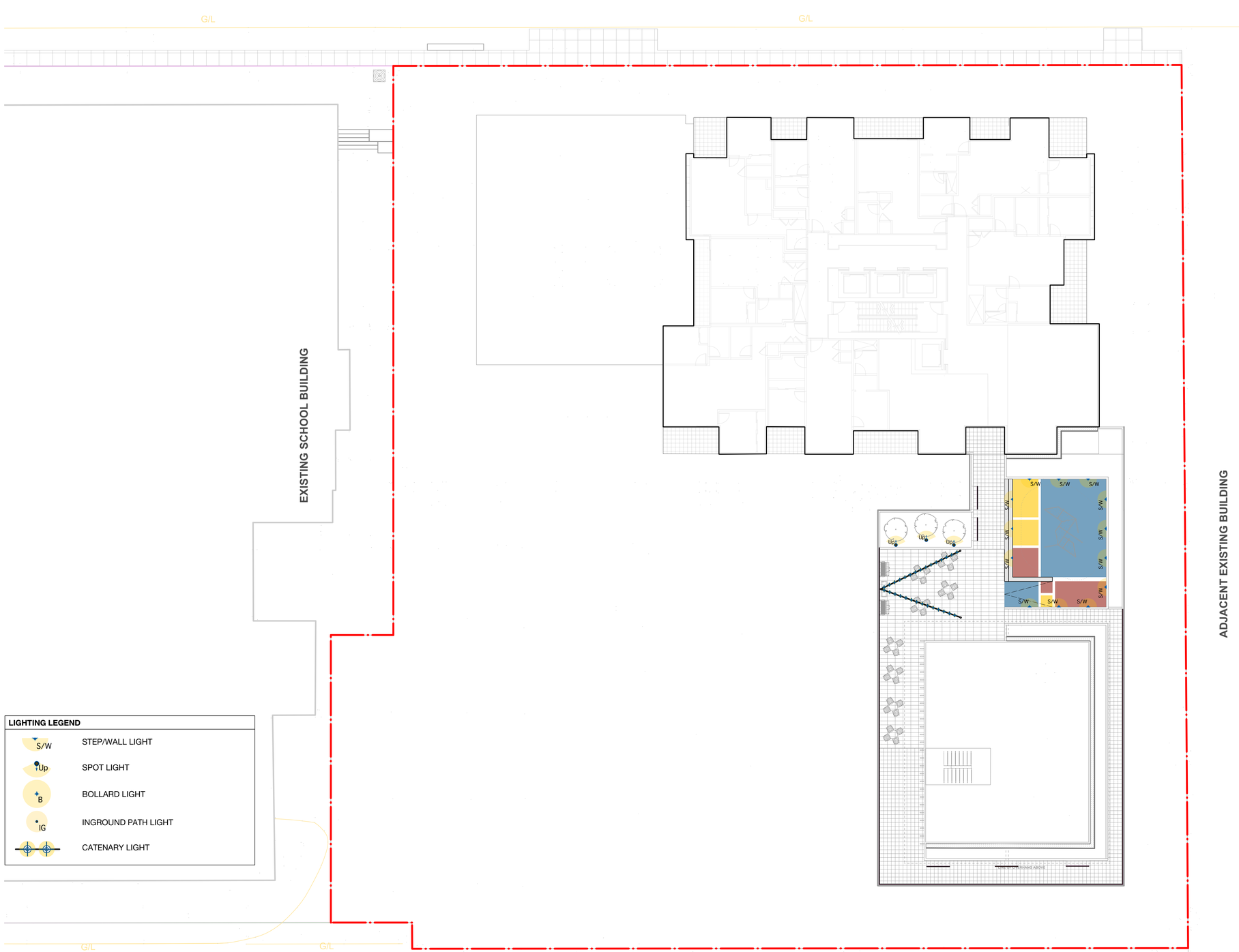
Level 2
Lightings Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No.: **L3.6**
Date: 2019.11.19	16 of 18

Plot Date:

21939_Braid Street_DP.wx



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
C	2020-05-08	Issued for Comment Review
D	2020-05-25	Re-Issued for DP

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

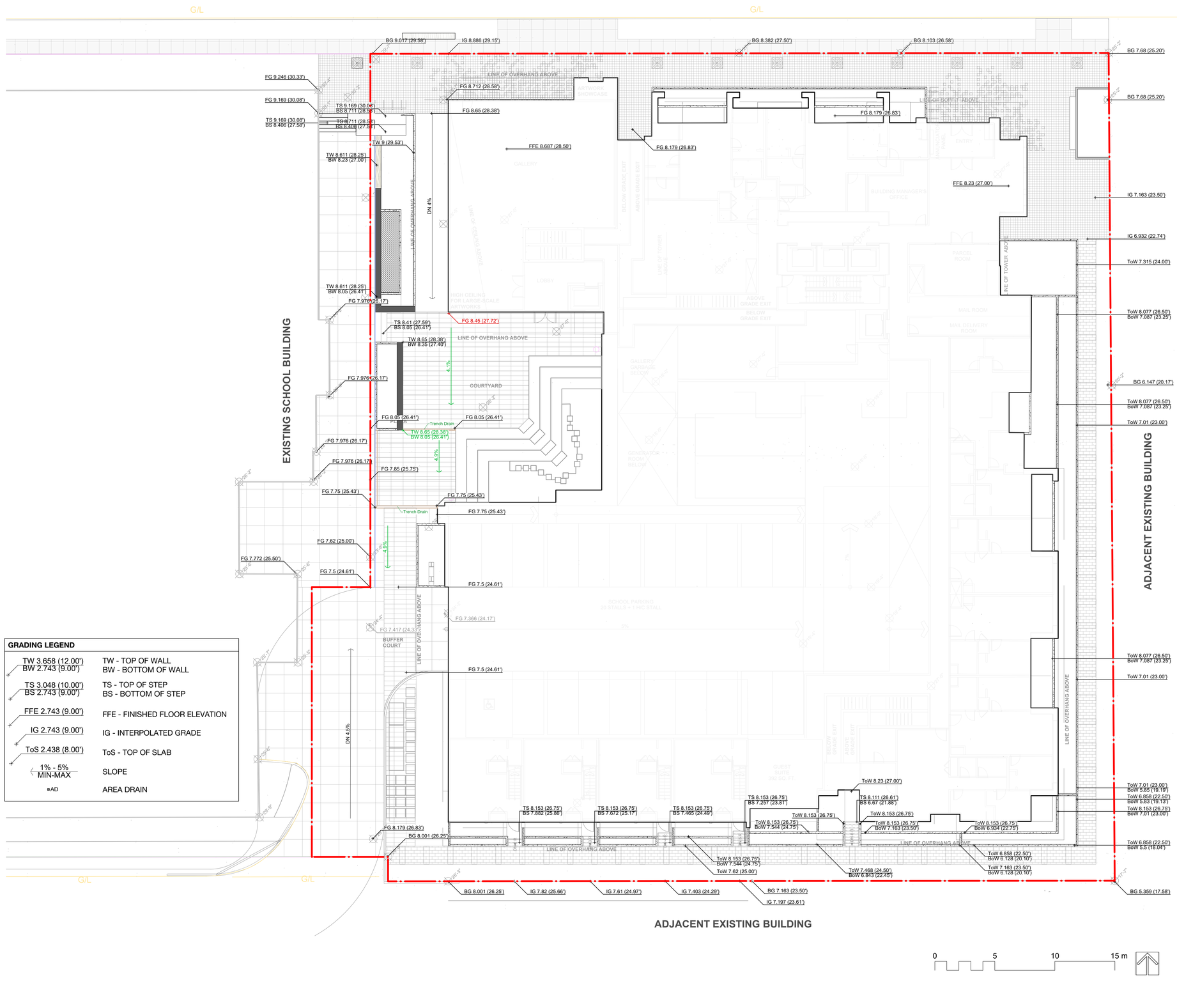
Level 6
Lightings Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No.: L3.7
Date: 2019.11.19	17 of 18

Plot Date:

21939_Braid Street_DP.vwx



GRADING LEGEND

TW 3.658 (12.00') BW 2.743 (9.00')	TW - TOP OF WALL BW - BOTTOM OF WALL
TS 3.048 (10.00') BS 2.743 (9.00')	TS - TOP OF STEP BS - BOTTOM OF STEP
FFE 2.743 (9.00')	FFE - FINISHED FLOOR ELEVATION
IG 2.743 (9.00')	IG - INTERPOLATED GRADE
ToS 2.438 (8.00')	ToS - TOP OF SLAB
1% - 5% MIN-MAX	SLOPE
▪AD	AREA DRAIN

Revision

No.	Date	Revision Notes

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No.	Date	Issue Notes
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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Level 1 Grading & Drainage Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No.: **L4.1**
Date: 2019.11.19	18 of 18

Plot Date:
21939_Braid Street_DP.vwx

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES Onsite						
Aq	5	Acer griseum	paperbark maple	as shown	15' full height	
Ap-2	8	Acer palmatum 'Sango Kaku'	coral bark Japanese maple	as shown	15' full height	
Aro	23	Acer rubrum 'October Glory'	'October Glory' red maple	as shown	6cm Cal	
Cj	1	Cercidiphyllum japonicum	Katsura Tree	as shown	6 cm cal.	
Fsd	17	Fagus sylvatica 'Dawyck Gold'	golden beech	as shown	4m ht. B&B	
Hii	12	Hamamelis x intermedia 'Jelena'	Jelena witch hazel	as shown	2.5m ht/ B&B	
Lt	9	Liriodendron tulipifera 'Arnold'	tuliptree	as shown	7cm cal/ B&B	
Mas	3	Magnolia stellata 'Summer Snow'	star magnolia	as shown	1.5m B&B	
Mgd	6	Magnolia 'Daybreak'	Daybreak magnolia	as shown	7cm Cal B&B	
Msj	3	Magnolia x soulangeana 'Jurmag'	black tulip magnolia	as shown	3m specimen/ B&B	
SHRUBS / GROUNDCOVERS / PERENNIALS Onsite						
Aja	10	Acuba japonica serratifolia	Japanese acuba	as shown	#5 cont.	
Alp	12	Alopecurus pratensis 'Aureovariegatus'	variegated meadow foxtail	as shown	#2 cont.	
Bs	21	Blechnum spicant	Deer Fern	as shown	#3 cont.	
Bsg	66	Buxus microphylla japonica 'Wintergem'	Boxwood	as shown	#2 cont.	
Bss	58	Buxus sempervirens 'Suffruticosa'	dwarf English boxwood	as shown	#2 cont.	
Cmv	126	Carex morrowii 'variegata'	variegated Japanese sedge	as shown	#1 cont.	
Ct	60	Choisya ternata	Mexican mock orange	as shown	#3 cont.	
Hap	28	Hosta 'Aphrodite'	Aphrodite plantain lily	as shown	#2 cont.	
Hbc	21	Hosta x 'Blue Cadet'	Blue Cadet plantain lily	as shown	#2 cont.	
He	25	Heuchera 'Plum Pudding'	coral bells	as shown	#1 cont.	
Hew	11	Hosta 'Empress Wu'	Empress Wu hosta	as shown	#2 cont.	
Hh	17	Hosta 'Halcyon'	Halcyon plantain lily	as shown	#2 cont.	
Hm	144	Hakonechloa macra	Japanese forest grass	as shown	#1 cont.	
Hq	24	Hydrangea quercifolia	oakleaf Hydrangea	as shown	#3 cont.	
Hs	26	Helictotrichon sempervirens	blue oat grass	as shown	#2 cont.	
Ibs	263	Iberis sempervirens	candytuft	as shown	#2 cont.	
Ive	21	Iris versicolour	blue flag iris	as shown	#2 cont.	
La	357	Lavandula angustifolia	English lavender	as shown	#2 cont.	
Lg	25	Lavandula intermedia 'Grosso'	Fat Bud French Lavender	as shown	#2 cont.	
Lm	325	Liriope muscari	big blue lily turf	as shown	#2 cont.	
Mr	102	Mahonia repens	Creeping Oregon grape	as shown	#3 cont.	
Mua	92	Muehlenbeckia axillaris	creeping wire vine	as shown	#1 cont.	
Nat	422	Nassella tenuissima	Mexican feather grass	as shown	#2 cont.	
Pa	88	Pennisetum alopecuroides	fountain grass	as shown	#2 cont.	
Pp	99	Polystichum polyblepharum	Tassel Fern	as shown	#2 cont.	
Ps	244	Polystichum setiferum	soft shield fern	as shown	#2 cont.	
Rbb	23	Rhododendron x 'Bruce Brechtbill'	Bruce Brechtbill Rhododendron	as shown	#5 cont.	
Rfg	162	Rudbeckia fulgida 'Goldsturm'	Goldsturm black eyed Susan	as shown	#2 cont	
Ro	25	Rosmarinus officinalis	rosemary	as shown	#2 cont.	
Rsl	42	Rhododendron 'Snow Lady'	snow lady rhododendron	as shown	#2 cont.	
Sj	121	Skimmia japonica	Japanese skimmia	as shown	#2 cont.	
Tj	24	Trachelospermum jasminoides	star jasmine	as shown	#2 cont.	
Tmh	228	Taxus media 'Hicksii'	Anglojap yew	as shown	1.2m/B&B	
Tv	60	Thymus vulgaris	common thyme	as shown	SPH4	
Vh	73	Vancouveria hexandra	American barrenwort	as shown	4" pot	
Vo	51	Vaccinium ovatum	evergreen huckleberry	as shown	#3 cont.	
	0			as shown		
SEDUM MAT						
		Hylotelephium	Autumn joy		full/ bushy plants	
		Sedum acre	Gold moss sedum		full/ bushy plants	
		Sedum erythrosticum	Frosty Morn		full/ bushy plants	
		Sedum 'Purple Emperor'	Autumn stonecrop		full/ bushy plants	

NOTES:
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER



Revision

No.	Date	Revision Notes

Issue

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Level 1
Plantings Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/150
Reviewed By: DT	Drawing No.: **L5.1**
Date: 2019.11.19	22 of 18

Plot Date:
21939_Braid Street_DP.wx

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES Onsite						
Aq	5	Acer griseum	paperbark maple	as shown	15' full height	
Ap-2	8	Acer palmatum 'Sango Kaku'	coral bark Japanese maple	as shown	15' full height	
Aro	23	Acer rubrum 'October Glory'	'October Glory' red maple	as shown	6cm Cal	
Cj	1	Cercidiphyllum japonicum	Katsura Tree	as shown	6 cm cal.	
Fsd	17	Fagus sylvatica 'Dawyck Gold'	golden beech	as shown	4m ht. B&B	
Hij	12	Hamamelis x intermedia 'Jelena'	Jelena witch hazel	as shown	2.5m ht/ B&B	
Lt	9	Liriodendron tulipifera 'Arnold'	tuliptree	as shown	7cm cal/ B&B	
Mas	3	Magnolia stellata 'Summer Snow'	star magnolia	as shown	1.5m B&B	
Mgd	6	Magnolia 'Daybreak'	Daybreak magnolia	as shown	7cm Cal B&B	
Msj	3	Magnolia x soulangeana 'Jurmag'	black tulip magnolia	as shown	3m specimen/ B&B	
SHRUBS / GROUNDCOVERS / PERENNIALS Onsite						
Ajs	10	Acuba japonica serratifolia	Japanese acuba	as shown	#5 cont.	
Alp	12	Alopecurus pratensis 'Aureovariegatus'	variegated meadow foxtail	as shown	#2 cont.	
Bs	21	Blechnum spicant	Deer Fern	as shown	#3 cont.	
Bsg	66	Buxus microphylla japonica 'Wintergem'	Boxwood	as shown	#2 cont.	
Bss	58	Buxus sempervirens 'Suffruticosa'	dwarf English boxwood	as shown	#2 cont.	
Cmv	126	Carex morrowii 'variegata'	variegated Japanese sedge	as shown	#1 cont.	
Ct	60	Choisya ternata	Mexican mock orange	as shown	#3 cont.	
Hap	28	Hosta 'Aphrodite'	Aphrodite plantain lily	as shown	#2 cont.	
Hbc	21	Hosta x 'Blue Cadet'	Blue Cadet plantain lily	as shown	#2 cont.	
He	25	Heuchera 'Plum Pudding'	coral bells	as shown	#1 cont.	
Hew	11	Hosta 'Empress Wu'	Empress Wu hosta	as shown	#2 cont.	
Hh	17	Hosta 'Halcyon'	Halcyon plantain lily	as shown	#2 cont.	
Hm	144	Hakonechloa macra	Japanese forest grass	as shown	#1 cont.	
Hq	24	Hydrangea quercifolia	oakleaf Hydrangea	as shown	#3 cont.	
Hs	26	Helictotrichon sempervirens	blue oat grass	as shown	#2 cont.	
Ibs	263	Iberis sempervirens	candytuft	as shown	#2 cont.	
Ive	21	Iris versicolour	blue flag iris	as shown	#2 cont.	
La	357	Lavandula angustifolia	English lavender	as shown	#2 cont.	
Lg	25	Lavandula intermedia 'Grosso'	Fat Bud French Lavender	as shown	#2 cont.	
Lm	325	Liriope muscari	big blue lily turf	as shown	#2 cont.	
Mr	102	Mahonia repens	Creeping Oregon grape	as shown	#3 cont.	
Mua	92	Muehlenbeckia axillaris	creeping wire vine	as shown	#1 cont.	
Nat	422	Nassella tenuissima	Mexican feather grass	as shown	#2 cont.	
Pa	88	Pennisetum alopecuroides	fountain grass	as shown	#2 cont.	
Pp	99	Polystichum polyblepharum	Tassel Fern	as shown	#2 cont.	
Ps	244	Polystichum setiferum	soft shield fern	as shown	#2 cont.	
Rbb	23	Rhododendron x 'Bruce Brechtbill'	Bruce Brechtbill Rhododendr	as shown	#5 cont.	
Rfg	162	Rudbeckia fulgida 'Goldsturm'	Goldsturm black eyed Susar	as shown	#2 cont	
Ro	25	Rosmarinus officinalis	rosemary	as shown	#2 cont.	
Rsl	42	Rhododendron 'Snow Lady'	snow lady rhododendron	as shown	#2 cont.	
Sj	121	Skimmia japonica	Japanese skimmia	as shown	#2 cont.	
Tj	24	Trachelospermum jasminoides	star jasmine	as shown	#2 cont.	
Tmh	228	Taxus media 'Hicksii'	Anglojap yew	as shown	1.2m/B&B	
Tv	60	Thymus vulgaris	common thyme	as shown	SP#4	
Vh	73	Vancouveria hexandra	American barrenwort	as shown	4" pot	
Vo	51	Vaccinium ovatum	evergreen huckleberry	as shown	#3 cont.	
	0			as shown		
SEDUM MAT						
		Hylotelephium	Autumn joy		full/ bushy plants	
		Sedum acre	Gold moss sedum		full/ bushy plants	
		Sedum erythrostictum	Frosty Morn		full/ bushy plants	
		Sedum 'Purple Emperor'	Autumn stonecrop		full/ bushy plants	

NOTES:
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER



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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Level 2

Plantings Plan

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: 1/150
Reviewed By: DT	Drawing No.: **L5.2**
Date: 2019.11.19	23 of 18

Plot Date:

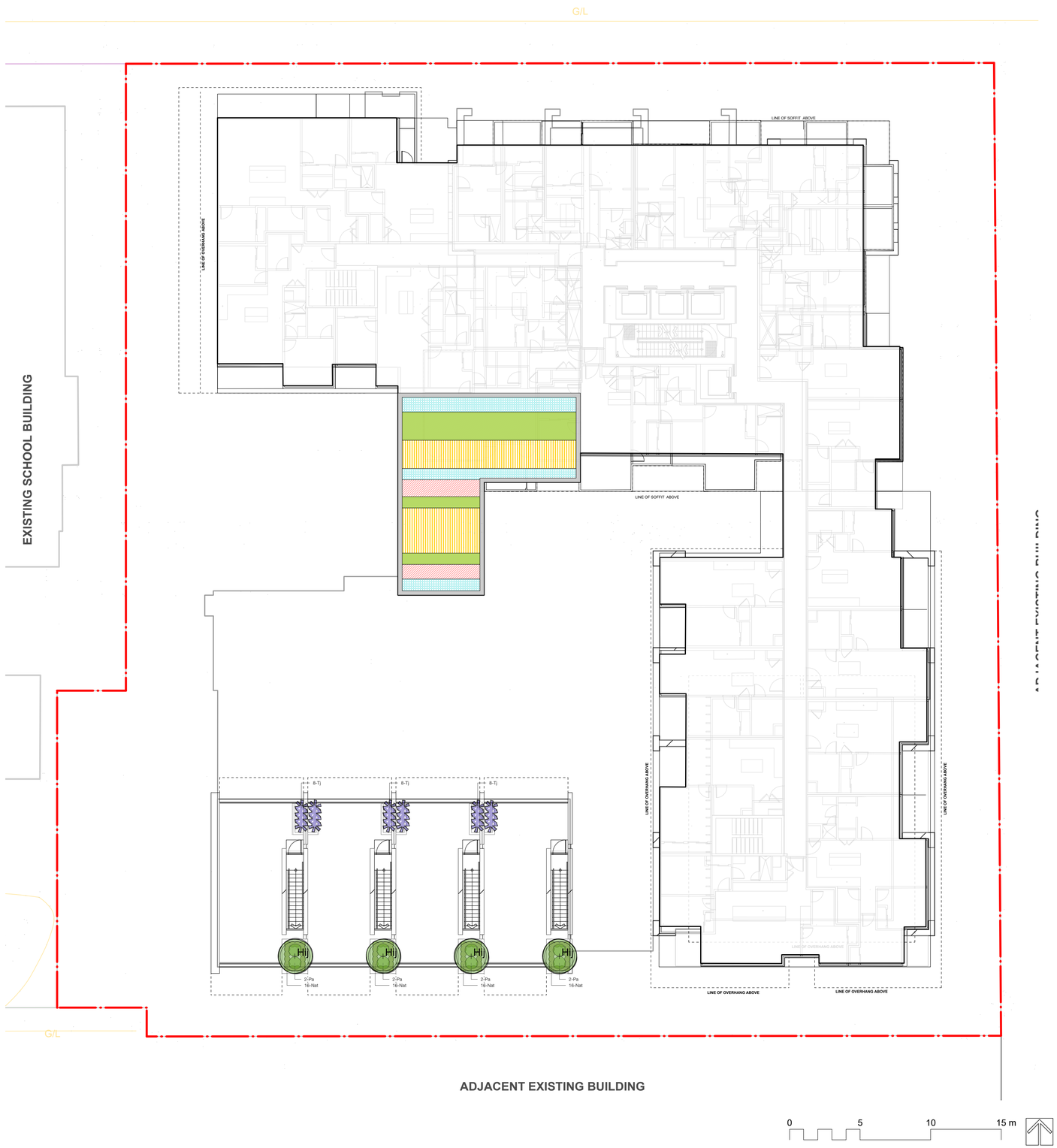
21939_Braid Street_DP.vwx

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES Onsite						
Aq	5	Acer griseum	paperbark maple	as shown	15' full height	
Ap-2	8	Acer palmatum 'Sango Kaku'	coral bark Japanese maple	as shown	15' full height	
Aro	23	Acer rubrum 'October Glory'	'October Glory' red maple	as shown	6cm Cal	
Cj	1	Cercidiphyllum japonicum	Katsura Tree	as shown	6 cm cal.	
Fsd	17	Fagus sylvatica 'Dawyck Gold'	golden beech	as shown	4m ht. B&B	
Hii	12	Hamamelis x intermedia 'Jelena'	Jelena witch hazel	as shown	2.5m ht/ B&B	
Lt	9	Liriodendron tulipifera 'Arnold'	tuliptree	as shown	7cm cal/ B&B	
Mas	3	Magnolia stellata 'Summer Snow'	star magnolia	as shown	1.5m B&B	
Mgd	6	Magnolia 'Daybreak'	Daybreak magnolia	as shown	7cm Cal B&B	
Msj	3	Magnolia x soulangeana 'Jurmag'	black tulip magnolia	as shown	3m specimen/ B&B	
SHRUBS / GROUNDCOVERS / PERENNIALS Onsite						
Aja	10	Acuba japonica serratifolia	Japanese acuba	as shown	#5 cont.	
Alp	12	Alopecurus pratensis 'Aureovariegatus'	variegated meadow foxtail	as shown	#2 cont.	
Bs	21	Blechnum spicant	Deer Fern	as shown	#3 cont.	
Bsg	66	Buxus microphylla japonica 'Wintergem'	Boxwood	as shown	#2 cont.	
Bss	58	Buxus sempervirens 'Suffruticosa'	dwarf English boxwood	as shown	#2 cont.	
Cmv	126	Carex morrowii 'variegata'	variegated Japanese sedge	as shown	#1 cont.	
Ct	60	Choisya ternata	Mexican mock orange	as shown	#3 cont.	
Hap	28	Hosta 'Aphrodite'	Aphrodite plantain lily	as shown	#2 cont.	
Hbc	21	Hosta x 'Blue Cadet'	Blue Cadet plantain lily	as shown	#2 cont.	
He	25	Heuchera 'Plum Pudding'	coral bells	as shown	#1 cont.	
Hew	11	Hosta 'Empress Wu'	Empress Wu hosta	as shown	#2 cont.	
Hh	17	Hosta 'Halcyon'	Halcyon plantain lily	as shown	#2 cont.	
Hm	144	Hakonechloa macra	Japanese forest grass	as shown	#1 cont.	
Hq	24	Hydrangea quercifolia	oakleaf Hydrangea	as shown	#3 cont.	
Hs	26	Helictotrichon sempervirens	blue oat grass	as shown	#2 cont.	
Ibs	283	Iberis sempervirens	candytuft	as shown	#2 cont.	
Ive	21	Iris versicolour	blue flag iris	as shown	#2 cont.	
La	357	Lavandula angustifolia	English lavender	as shown	#2 cont.	
Lg	25	Lavandula intermedia 'Grosso'	Fat Bud French Lavender	as shown	#2 cont.	
Lm	325	Liriope muscari	big blue lilly turf	as shown	#2 cont.	
Mr	102	Mahonia repens	Creeping Oregon grape	as shown	#3 cont.	
Mua	92	Muehlenbeckia axillaris	creeping wire vine	as shown	#1 cont.	
Nat	422	Nassella tenuissima	Mexican feather grass	as shown	#2 cont.	
Pa	88	Pennisetum alopecuroides	fountain grass	as shown	#2 cont.	
Pp	99	Polystichum polyblepharum	Tassel Fern	as shown	#2 cont.	
Ps	244	Polystichum setiferum	soft shield fern	as shown	#2 cont.	
Rbb	23	Rhododendron x 'Bruce Brechtbill'	Bruce Brechtbill Rhododendr	as shown	#5 cont.	
Rfg	162	Rudbeckia fulgida 'Goldsturm'	Goldsturm black eyed Susar	as shown	#2 cont	
Ro	25	Rosmarinus officinalis	rosemary	as shown	#2 cont.	
Rsl	42	Rhododendron 'Snow Lady'	snow lady rhododendron	as shown	#2 cont.	
Sj	121	Skimmia japonica	Japanese skimmia	as shown	#2 cont.	
Tj	24	Trachelospermum jasminoides	star jasmine	as shown	#2 cont.	
Tmh	228	Taxus media 'Hicksii'	Anglojap yew	as shown	1.2m/B&B	
Tv	60	Thymus vulgaris	common thyme	as shown	SPH4	
Vh	73	Vancouveria hexandra	American barrenwort	as shown	4" pot	
Vo	51	Vaccinium ovatum	evergreen huckleberry	as shown	#3 cont.	
	0			as shown		
SEDUM MAT						
		Hylotelephium	Autumn joy		full/ bushy plants	
		Sedum acre	Gold moss sedum		full/ bushy plants	
		Sedum erythrostictum	Frosty Morn		full/ bushy plants	
		Sedum 'Purple Emperor'	Autumn stonecrop		full/ bushy plants	

NOTES:
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2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER



Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
C	2020-05-08	Issued for Comment Review
D	2020-05-25	Re-Issued for DP

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Level 3
Plantings Plan

Legal

Project Manager	Project ID
GE	21939
Drawn By	Scale
AAR	1/150
Reviewed By	Drawing No.
DT	L5.3
Date	24 of 18
2019.11.19	

Plot Date:
21939_Braid Street_DP.vwx

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES Onsite						
Aq	5	Acer griseum	paperbark maple	as shown	15' full height	
Ap-2	8	Acer palmatum 'Sango Kaku'	coral bark Japanese maple	as shown	15' full height	
Aro	23	Acer rubrum 'October Glory'	'October Glory' red maple	as shown	6cm Cal	
Cj	1	Cercidiphyllum japonicum	Katsura Tree	as shown	6 cm cal.	
Fsd	17	Fagus sylvatica 'Dawyck Gold'	golden beech	as shown	4m ht. B&B	
Hii	12	Hamamelis x intermedia 'Jelena'	Jelena witch hazel	as shown	2.5m ht/ B&B	
Lt	9	Liriodendron tulipifera 'Arnold'	tuliptree	as shown	7cm cal/ B&B	
Mas	3	Magnolia stellata 'Summer Snow'	star magnolia	as shown	1.5m B&B	
Mgd	6	Magnolia 'Daybreak'	Daybreak magnolia	as shown	7cm Cal B&B	
Msj	3	Magnolia x soulangeana 'Jurmag'	black tulip magnolia	as shown	3m specimen/ B&B	
SHRUBS / GROUNDCOVERS / PERENNIALS Onsite						
Aja	10	Acuba japonica serratifolia	Japanese acuba	as shown	#5 cont.	
Alp	12	Alopecurus pratensis 'Aureovariegatus'	variegated meadow foxtail	as shown	#2 cont.	
Bs	21	Blechnum spicant	Deer Fern	as shown	#3 cont.	
Bsg	66	Buxus microphylla japonica 'Wintergem'	Boxwood	as shown	#2 cont.	
Bss	58	Buxus sempervirens 'Suffruticosa'	dwarf English boxwood	as shown	#2 cont.	
Cmv	126	Carex morrowii 'variegata'	variegated Japanese sedge	as shown	#1 cont.	
Ct	60	Choisya ternata	Mexican mock orange	as shown	#3 cont.	
Hap	28	Hosta 'Aphrodite'	Aphrodite plantain lily	as shown	#2 cont.	
Hbc	21	Hosta x 'Blue Cadet'	Blue Cadet plantain lily	as shown	#2 cont.	
He	25	Heuchera 'Plum Pudding'	coral bells	as shown	#1 cont.	
Hew	11	Hosta 'Empress Wu'	Empress Wu hosta	as shown	#2 cont.	
Hh	17	Hosta 'Halcyon'	Halcyon plantain lily	as shown	#2 cont.	
Hm	144	Hakonechloa macra	Japanese forest grass	as shown	#1 cont.	
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Hs	26	Helictotrichon sempervirens	blue oat grass	as shown	#2 cont.	
Ibs	263	Iberis sempervirens	candytuft	as shown	#2 cont.	
Ive	21	Iris versicolour	blue flag iris	as shown	#2 cont.	
La	357	Lavandula angustifolia	English lavender	as shown	#2 cont.	
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Pp	99	Polystichum polyblepharum	Tassel Fern	as shown	#2 cont.	
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Rfg	162	Rudbeckia fulgida 'Goldsturm'	Goldsturm black eyed Susar	as shown	#2 cont	
Ro	25	Rosmarinus officinalis	rosemary	as shown	#2 cont.	
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Tj	24	Trachelospermum jasminoides	star jasmine	as shown	#2 cont.	
Tmh	228	Taxus media 'Hicksii'	Anglojap yew	as shown	1.2m/B&B	
Tv	60	Thymus vulgaris	common thyme	as shown	SP#4	
Vh	73	Vancouveria hexandra	American barrenwort	as shown	4" pot	
Vo	51	Vaccinium ovatum	evergreen huckleberry	as shown	#3 cont.	
	0			as shown		
SEDUM MAT						
		Hylotelephium	Autumn joy		full/ bushy plants	
		Sedum acre	Gold moss sedum		full/ bushy plants	
		Sedum erythrostictum	Frosty Morn		full/ bushy plants	
		Sedum 'Purple Emperor'	Autumn stonecrop		full/ bushy plants	

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Revision

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Issue

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

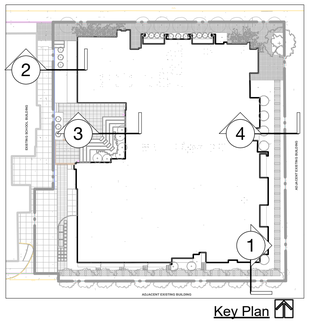
Drawing Title

Level 6
Plantings Plan

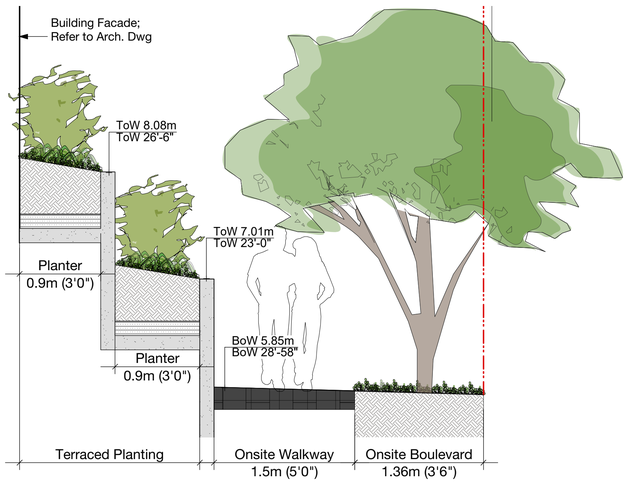
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Drawn By: AAR	Scale: 1/150
Reviewed By: DT	Drawing No. L5.4
Date: 2019.11.19	25 of 18

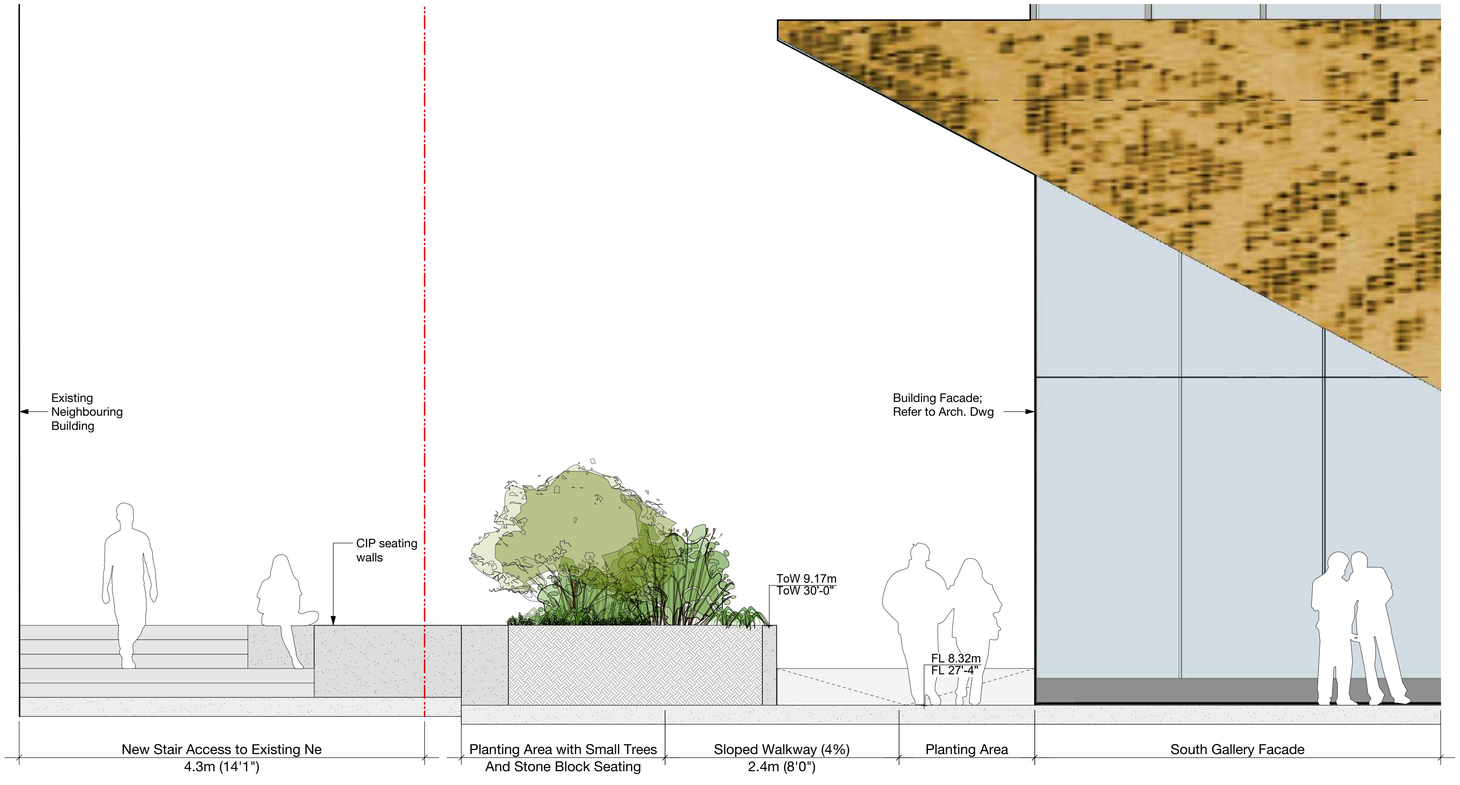
Plot Date:
21939_Braid Street_DP.vwx



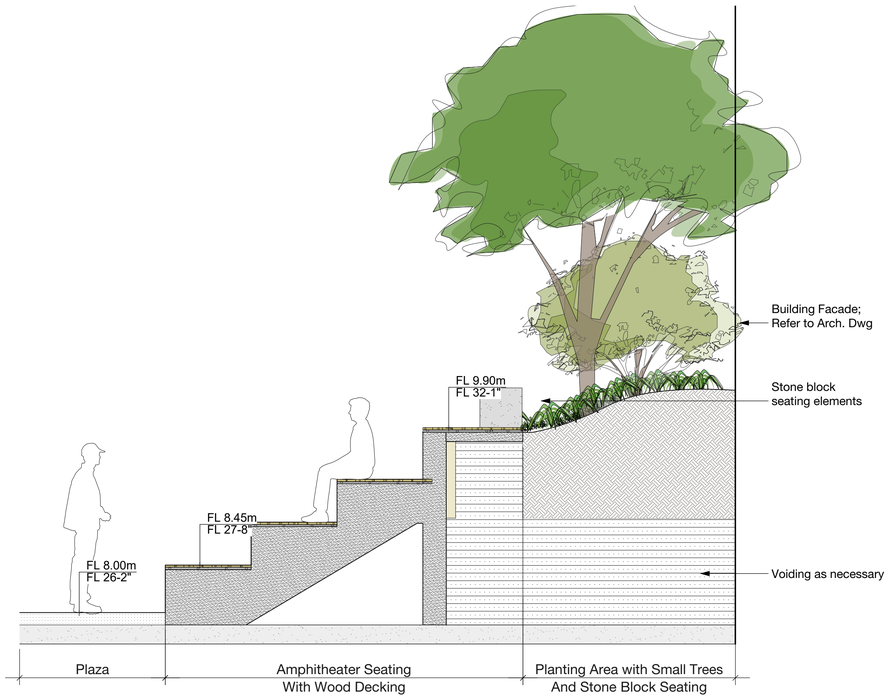
Key Plan



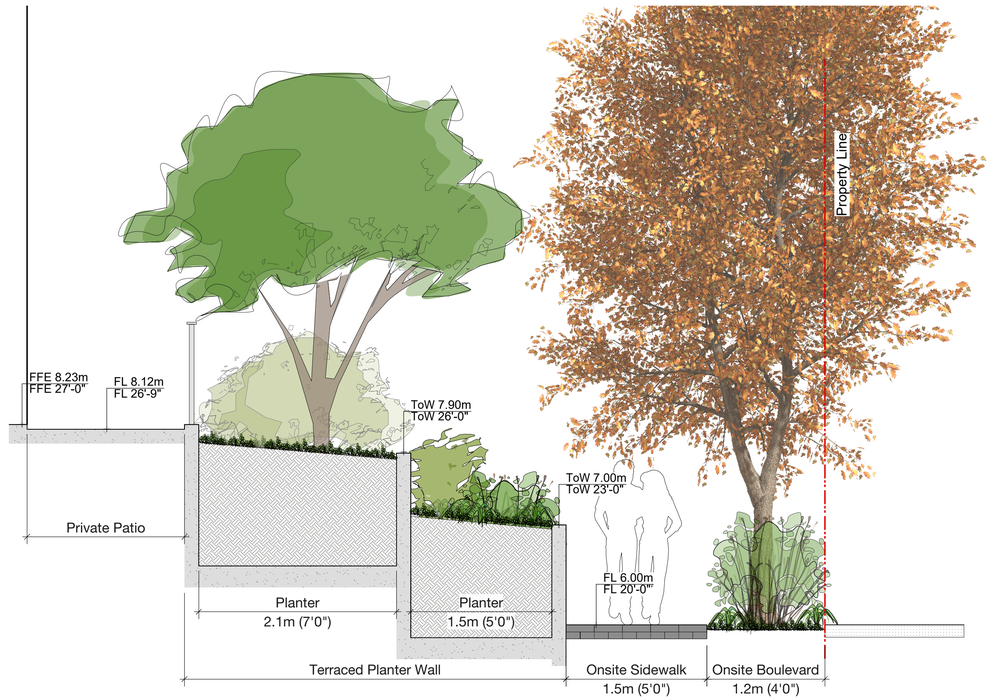
1 Level 1 - Plaza Amphitheater Seating
Scale: 1:30



2 Level 1 - Courtyard Access at Sloped Walkway
Scale: 1:30



3 Level 1 - Plaza Amphitheater Seating
Scale: 1:30



0 1 2 3 4 5 6 m

4 East Building to Adjacent Property
Scale: 1:30

Revision

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

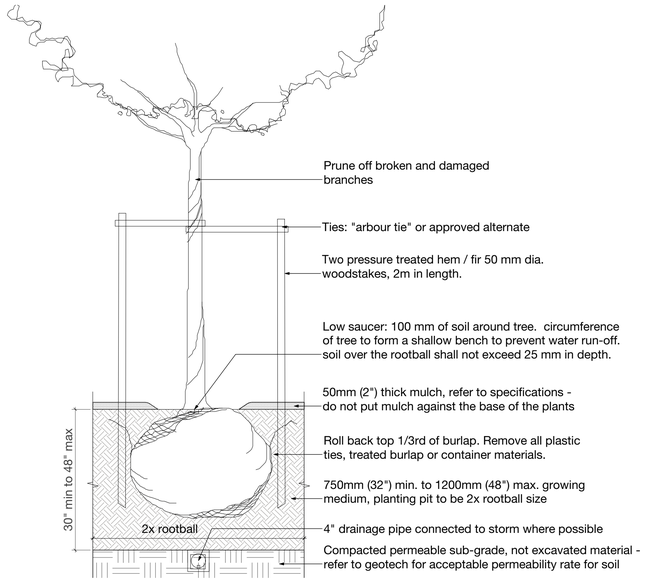
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Landscape Section & Elevation

Legal

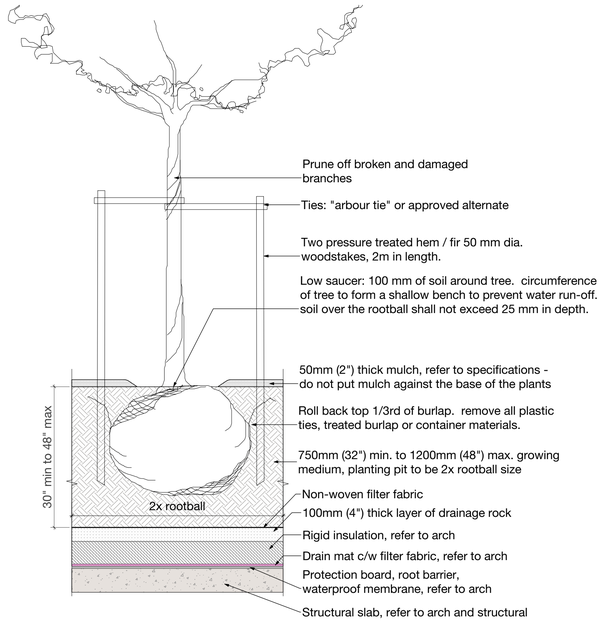
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Drawn By: AAR	Scale: Sheet 1/150
Reviewed By: DT	Drawing No. L8.1
Date: 2019.11.19	34 of 18

Plot Date:
21939_Braid Street_DP.vwx

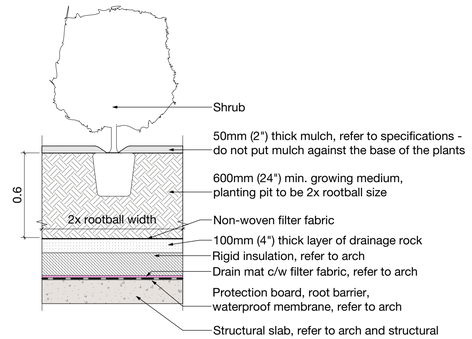


Minimum Width Of Tree Pit Shall Be The Rootball Diameter Plus 24". Tree Wells Shall Be 36" In Depth.Tree Wells In Boulevards Shall Be Connected By A Continuous Soil Trench Of At Least 24"x In Depth

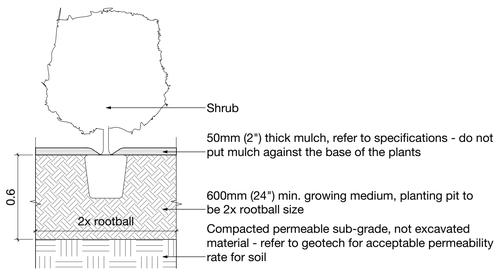
1 Tree in Grade
Scale: 1:10



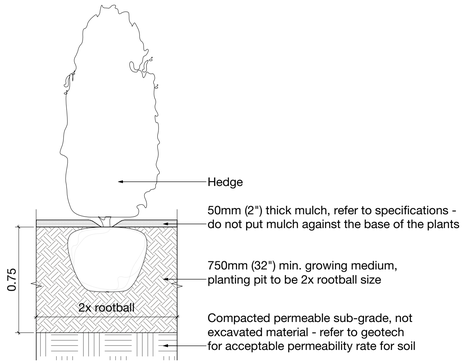
2 Tree on Slab
Scale: 1:10



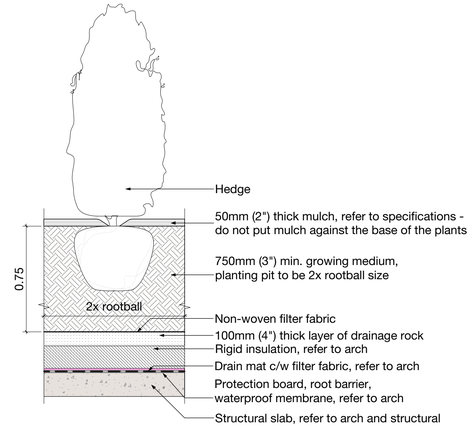
3 Shrubs on Slab
Scale: 1:10



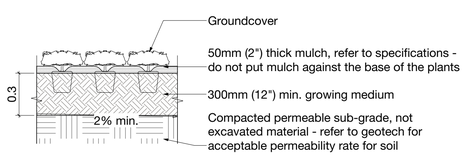
4 Shrubs in Grade
Scale: 1:10



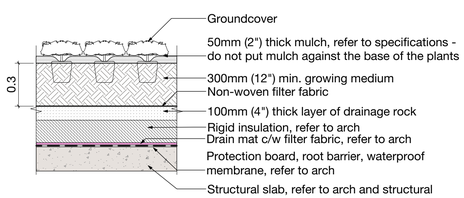
5 Hedge in Grade
Scale: 1:10



6 Hedge on Slab
Scale: 1:10



7 Groundcover in Grade
Scale: 1:10



8 Groundcover on Slab
Scale: 1:10

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

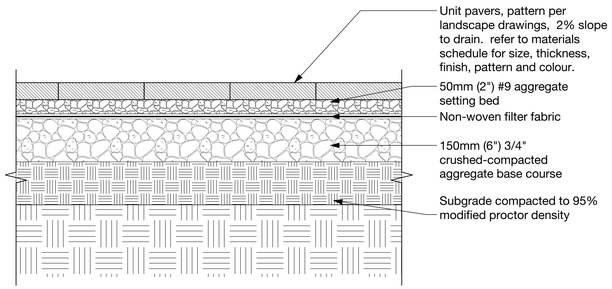
Typical Planting Details

1 of 1

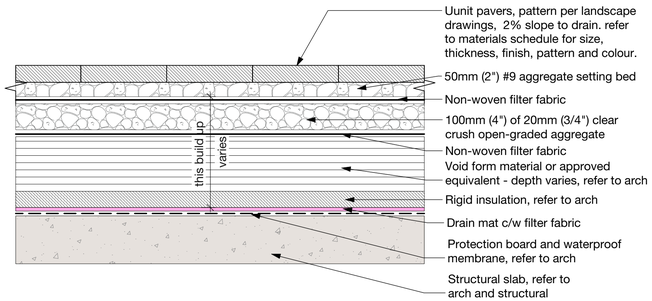
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Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: As Noted
Reviewed By: DT	Drawing No.: **L9.1**
Date: 2019.11.19	35 of 18

Plot Date:
21939_Braid Street_DP.vwx

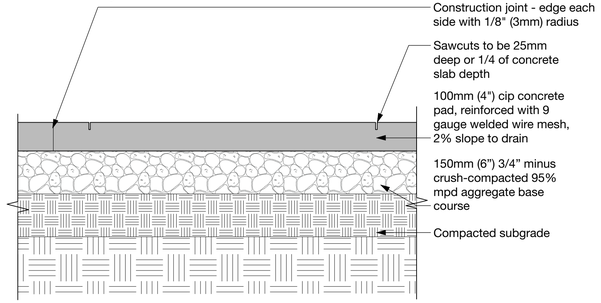


1 Unit Pavers on Grade
Scale: 1:10



2 Unit Pavers on Slab
Scale: 1:10

NOTE:
- Saw-cuts to be installed per layout plan
- Saw-cut control joints to be 1/4 slab depth
- To be completed within 24hrs of pouring the slab
- Pedestrian Only



3 CIP Concrete on Grage
Scale: 1:10

NOTE:
- Saw-cuts to be installed per layout plan
- Saw-cut control joints to be 1/4 slab depth
- To be completed within 24hrs of pouring the slab

4 CIP Concrete on Slab
Scale: 1:10

5 Concrete wall
Scale: 1:10

6 Offsite - Concrete Seating Wall
Scale: 1:10

NOTE:
-Install as per manufacturer's specifications.
-Depth of material dependant on fall heights of play equipment.

7 PIP Safety Rubber Surface
Scale: 1:10

8 Concrete Steps
Scale: 1:10

NOTE:
-All cedar to be #1 clear.
-All fasteners to e HD HDG.

9 Onsite - Wall Mounted Seat
Scale: 1:10

Revision
No. Date Revision Notes

Issue
No. Date Issue Notes

A	2019-12-13	Issued for DP Review
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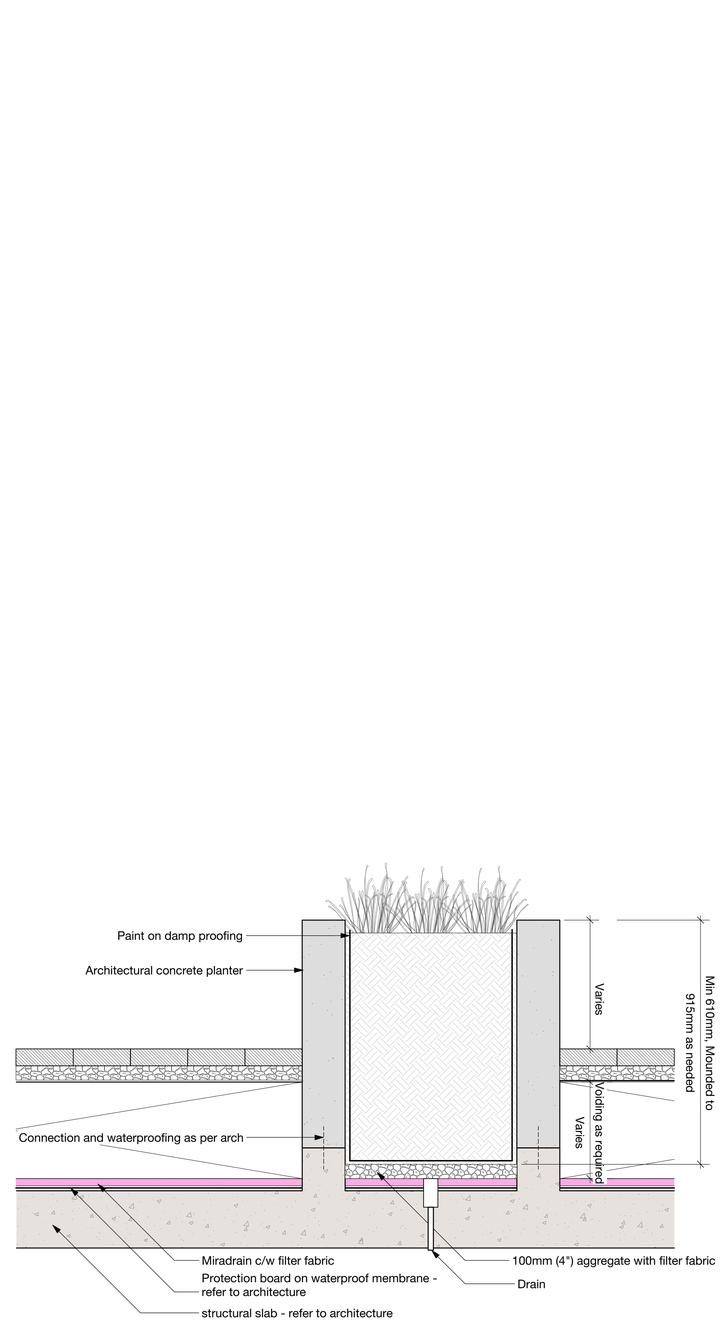
Project
New Mixed Use Development- Braid Street
100 Braid Street
New Westminister, BC

Drawing Title
Hard Landscape Typical Details

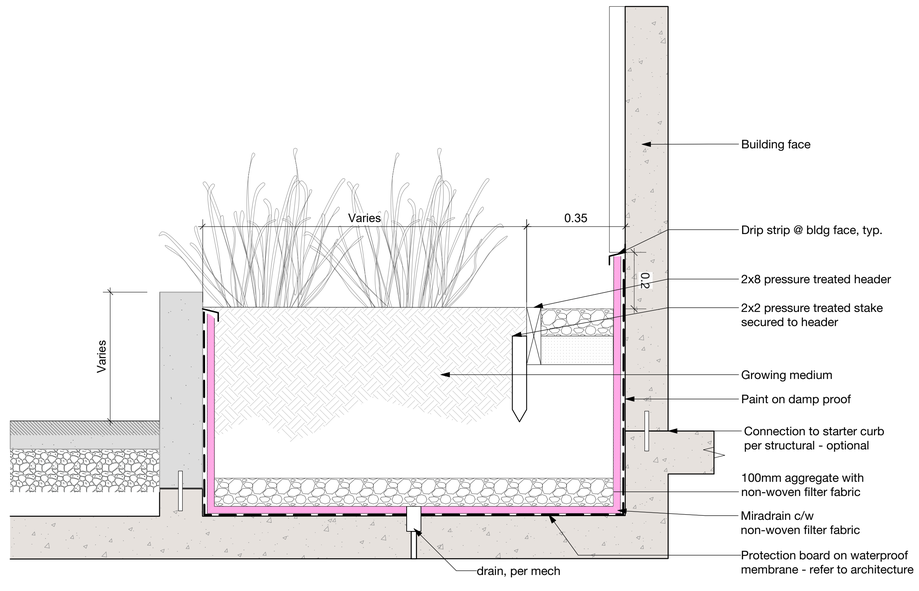
Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: As Noted
Reviewed By: DT	Drawing No.: L10.1
Date: 2019.11.19	36 of 18

Plot Date:
21939_Braid Street_DP.vwx



1 Concrete Planter
Scale: 1:10



2 Concrete Planter Against Building
Scale: 1:10

Revision

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Issue

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

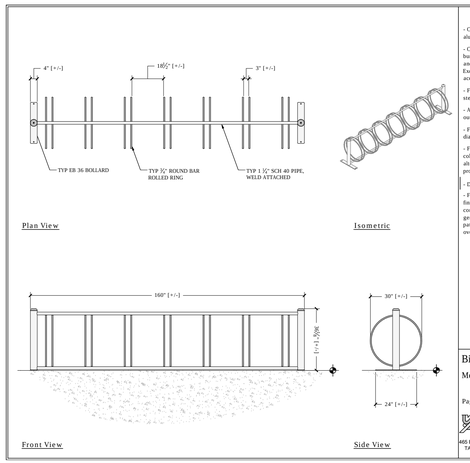
Drawing Title

Hard Landscape Typical Details

Legal

Project Manager: GE	Project ID: 21939
Drawn By: AAR	Scale: As Noted
Reviewed By: DT	Drawing No. L10.2
Date: 2019.11.19	37 of 18

Plot Date:
21939_Braid Street_DP.vwx



SPECIFICATIONS

- Cast components will be of 100% recycled aluminum; ASTM B261.
- Castings will be squared and flat, free of burrs, slag, air pockets, blow holes, flashing, and grinding or welding on exposed surfaces. Excessive warping or shrinkage is not acceptable.
- Fabricated components will be mild carbon steel, ASTM A36.
- All visible welds to be ground smooth on outside edges.
- Fabrication will be true to square, or diameter and sized within 1/8".
- Finish to be powder coat, standard UA color and applied per UA specifications. If alternate color or finish is required, please provide all finish information for UA approval.
- Dimensions shown are nominal.
- For cases of "or equal" consideration, our finished, full size product should be compared with the alternative product for general quality, surface finish, precise pattern work, metal characteristics, and overall design aesthetics.

Bike Rack

Model D - 7 Stall

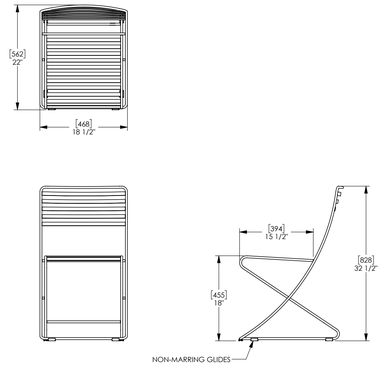
Page: 1 of 1 Date: 8/13/13

URBAN ACCESSORIES
Founded 1972
465 E. FIFTEENTH ST. sales@urbanaccessories.com
TACOMA, WA 98421 www.urbanaccessories.com
(877) 487-0488

1 Bike Rack

Parc Centre Chair, No Arms
Product Drawing

Date: 1/29/2020
www.landscapeforms.com Ph: 800.521.2546



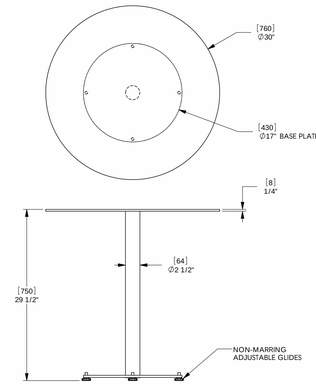
landscapeforms Drawing: PC618-01
Dimensions are in inches [mm]
U.S. Patent Nos. D572,496; D569,121

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2 Arm Chair

Parc Centre® Table, 30in Round Top, Freestanding
Product Drawing

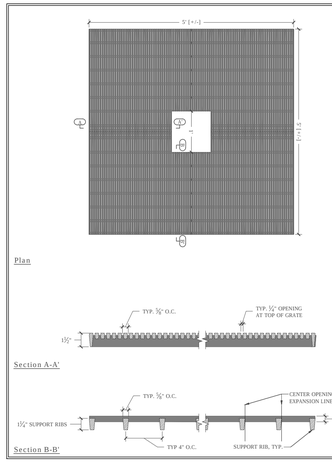
Date: 5/6/2010
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: PC621-01
Dimensions are in inches [mm]

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3 Freestanding Table



SPECIFICATIONS

- Material will be high quality 100% grey iron; ASTM A48 class 35b or better; hardness 170-223 brinnell (unless specified otherwise; see below).
  - Material:
    - ☐ Grey iron ASTM A48 (standard)
    - ☐ Aluminum, ASTM B26
    - ☐ Ductile iron, (required for all load ratings higher than pedestrian) ASTM A536 class 65-45-12.
    - ☐ Nickel bronze (ASTM B30)
    - ☐ Bronze (ASTM B26)
- Finish will be natural patina of raw steel (unless specified otherwise; see below).
  - Finish:
    - ☐ Raw (standard)
    - ☐ Polyester Powder Coat*
    - ☐ Liquid Coat (wet paint)*
      - Color:
      - *Please specify standard UC color or mfr. name and color code.
    - ☐ Brush (bronze/nickel/aluminum only)
    - ☐ Polish (bronze/nickel/aluminum only)
    - ☐ Galvanized (grey iron and ductile iron only)
    - ☐ Other:
- Dimensions are nominal.

Notes
1) Cast in four pieces.
2) Grate is 1-½" thick at edge.
3) Center opening expansions at 1'-7" and 2'-3'.
4) No openings greater than ½", in conformance with ADA Accessibility Guidelines.
5) Grate weighs 544 lbs.

Comments:

Tree Grate

5' Sq. Jamison

Page 1 of 1 Date: 4/11/17

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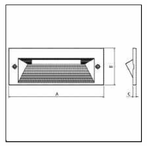
4 Tree Grate

goccia
ILLUMINAZIONE

Quantum polycarbonate mask - 5454



CODE NO.	5454
LAMP	
W	/
IP	
IK	IK10 (20 joules)
CERTIFICATION	CE
CONFORMITY	
COLOURS	
ENERGY CLASS	



SPECIFICATIONS

- Covering mask in polycarbonate
- Snap fastener + security screws
- For body 5435

DIMENSIONS

A 190 mm
B 74 mm
C 6,5 mm

Print created on 10/10/2018 02:54

GOCCIA ILLUMINAZIONE s.r.l.
via E.Fermi, 59/60 | 25020 Poncarale (BS) Italy
Tel. +39.030.26.40.761 r.a. | Fax +39.030.26.40.271
www.goccia.it | info@goccia.it



5 Wall Light

iPro

Design Mario Cucinella — Glass/mi

Last information update: September 2018

Spotlight with bracket - Warm White COB Led - electronic ballast 220÷240V ac - flood optic

Product code
80405

Technical description
Floodlight designed to use Warm White COB LED lamps with a flood optic. Can be installed at ground level, on walls (using screw anchors) and on pole mounting systems. The luminaire consists of an optical assembly/component holding box and hidden fixing screws. The body is made of pressure die-cast aluminium alloy and the cover is made of tempered glass. The body is finished with a textured finish (white RAL 9016). The painting process includes a multi-step, pre-treatment process, in which the main phases are degreasing, fluoric/cromation (a protective surface film) and sealing (with a nano-structured silane layer). The next painting stage is electrostatic powder application and polymerization in oven at 200°C. The optical assembly is sealed by a 4 mm thick tempered soda-calcium glass cover has customised sandgrade, ¼ 4mm thick, and joined to the frame with silicone. The frame is fastened to the optical assembly by two M5 AISI 304 stainless steel captive screws and a galvanised steel safety cable. The product comes complete with a cable gland for cable diameters from 6 to 12 mm. The optical assembly consists of a specular aluminium reflector with a polished, anodised surface and built-in electronic ballast. The component-holding box, in the rear of the luminaire, is set up to hold the control gear, which is fixed with captive screws on a galvanised steel pull-out plate. The control gear can be accessed by removing the optical assembly, which is fastened to the luminaire by two M5 AISI 304 stainless steel captive screws and a safety cable. IPro can be adjusted +90° / 0° relative to the horizontal line using a bracket made of extruded aluminium, on which a graduated scale (with 15° steps) is marked using serigraphy. The internal silicone seals guarantee watertightness to IP66 and IK07 impact resistance. The luminaire is supplied with a cable gland for cable diameters from 6 to 12 mm, with 7÷14mm diameter. All external screws used are made of A2 stainless steel. The luminaire technical characteristics conform to EN60598-1 standards and particular requirements.

Installation
Ground, wall or ceiling installation using special bracket. Secure using screw anchors for concrete, cement and solid brick.

Dimension (mm)
130÷150÷190

Colour
White (R1) | Grey (15)

Weight (Kg)
2,5

Mounting
wall arm/ground surface/wall surface/ground anchored/ground spike/ceiling surface/y-bracket

Wiring
Luminaire with electronic control gear 220 ÷ 240V ac, 50/60 Hz.

Notes
IK08 with protective grille accessory.

Complies with EN60598-1 and pertinent regulations

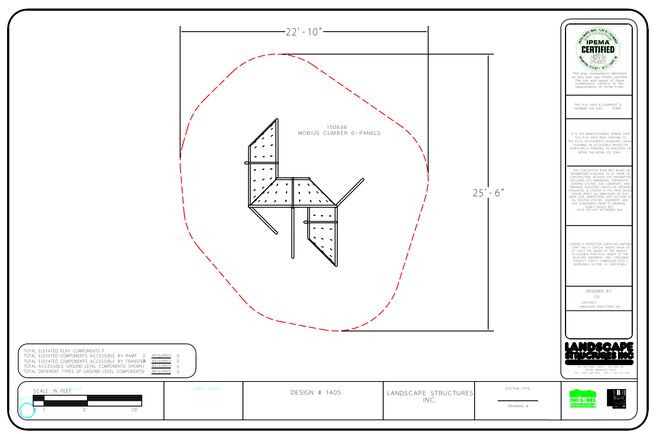
IK07 IP66

Product configuration: 80405

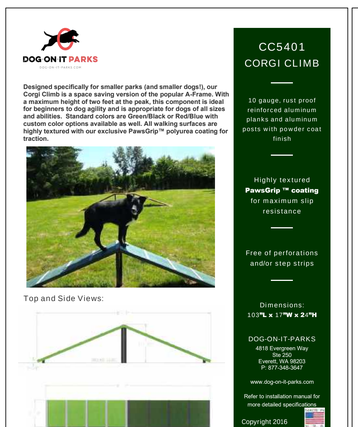
Product characteristics	
Initial luminous flux [lm]: 1050	Total luminous flux at or above an angle of 90° [Lm]: 0
Total power [W]: 14,8	Emergency luminous flux [Lm]: /
Luminous efficacy [Lm/W]: 96,3	Voltage [V]: /
Ta: Ambient temperature: -10 °C to 25°C)	Ta: Ambient temperature: -10 °C to 25°C)
Ambient temperature range: from -20°C to +35°C	Number of optical assemblies: 1
Optical assembly Characteristics Type 1	
Light Output Ratio (LOR) [%]: 75	Number of lamps for optical assembly: 1
Lamp: COB LED	Lamp: /
2X5 Code: LED	Ballast losses [W]: 1,8
Nominal power [W]: 12	Colour temperature [K]: 3000
Lamp flux [lm]: 1050	CRI: 80
Lamp maximum intensity [cd]: /	Wavelength [Nm]: /
Beam angle [°]: 40°	MacAdam Step: 2

B405_EN 1 / 2

6 Uplight



8 Mobius 6 Panel Play Climber



DOG ON IT PARKS

CC5401 CORGI CLIMB

Designed specifically for smaller parks (and smaller dogs!), our Corgi Climb is a space saving version of the popular A-Frame. With a maximum height of two feet at the peak, this component is ideal for beginners to dog agility and is appropriate for dogs of all sizes and abilities. Standard colors are Green/Black or Red/Blue with custom color options available as well. All walking surfaces are highly textured with our exclusive PawsGrip™ polyurea coating for traction.

Top and Side Views:

10 gauge, rust proof reinforced aluminum planks and aluminum posts with powder coat finish

Highly textured **PawsGrip ™ coating** for maximum slip resistance

Free of perforations and/or step strips

Dimensions: **103"L x 17"W x 24"H**

DOG-ON-IT-PARKS
4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647

www.dog-on-it-parks.com

Refer to installation manual for more detailed specifications

Copyright 2016



DOG ON IT PARKS

No off-leash area is complete without an Agility Walk! This set of five disks of varying heights encourages your dog to step or hop to each one. The 14", perforation-free diameter is appropriate for dogs of all sizes, and installation in small dog areas of the park is easily modified to accommodate the legs of our more petite friends. Standard colors are Red or Green, with custom colors available at additional charge.

Top and Side Views:

6413 AGILITY WALK

Set of five: 10 gauge, rust proof reinforced aluminum disks free of perforations

Highly textured **PawsGrip ™ coating for** maximum slip resistance

Standard Colors: Red or Green

Stainless steel, vandal resistant hardware

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Ste 250
Everett, WA 98203
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DOG ON IT PARKS

The Bow Wow Barrel is an introductory tunnel and ideal for shy/small dog areas, or dogs new to agility. It offers an extra wide diameter to accommodate canines of all shapes and sizes, and the straight tube section allows dogs to easily see through to the other side. Like all of our tunnels, the Bow Wow Barrel's interior is highly textured with our exclusive material to provide years of slip resistance. Laser cut end panels available in standard red or green, with customizable dog house panels available as well.

View:

6703 BOW WOW BARREL

36"L and 27"D

Tube Color: Blue, Red or Green

Tunnel interior has proprietary texture embedded *into* the plastic

Stainless steel, vandal resistant hardware. Surface mount plates also available.

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4818 Evergreen Way
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Everett, WA 98203
P: 877-348-3647

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Refer to installation manual for more detailed specifications

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Commercial Dog Waste Station
Model: BW-006
Colour: Black

7 Dog Relief Area

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	2019-12-13	Issued for DP Review
B	2019-12-20	Issued for DP
C	2020-05-08	Issued for Comment Review
D	2020-05-25	Re-Issued for DP

Professional Seal

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Project

New Mixed Use Development- Braid Street

100 Braid Street
New Westminister, BC

Drawing Title

Landscape Site Furnishing Details

1 of 1

Legal

Project Manager	Project ID
GE	21939
Drawn By	Scale
AAR	As Noted
Reviewed By	Drawing No.
DT	L11.1
Date	38 of 18
2019.11.19	

Plot Date:
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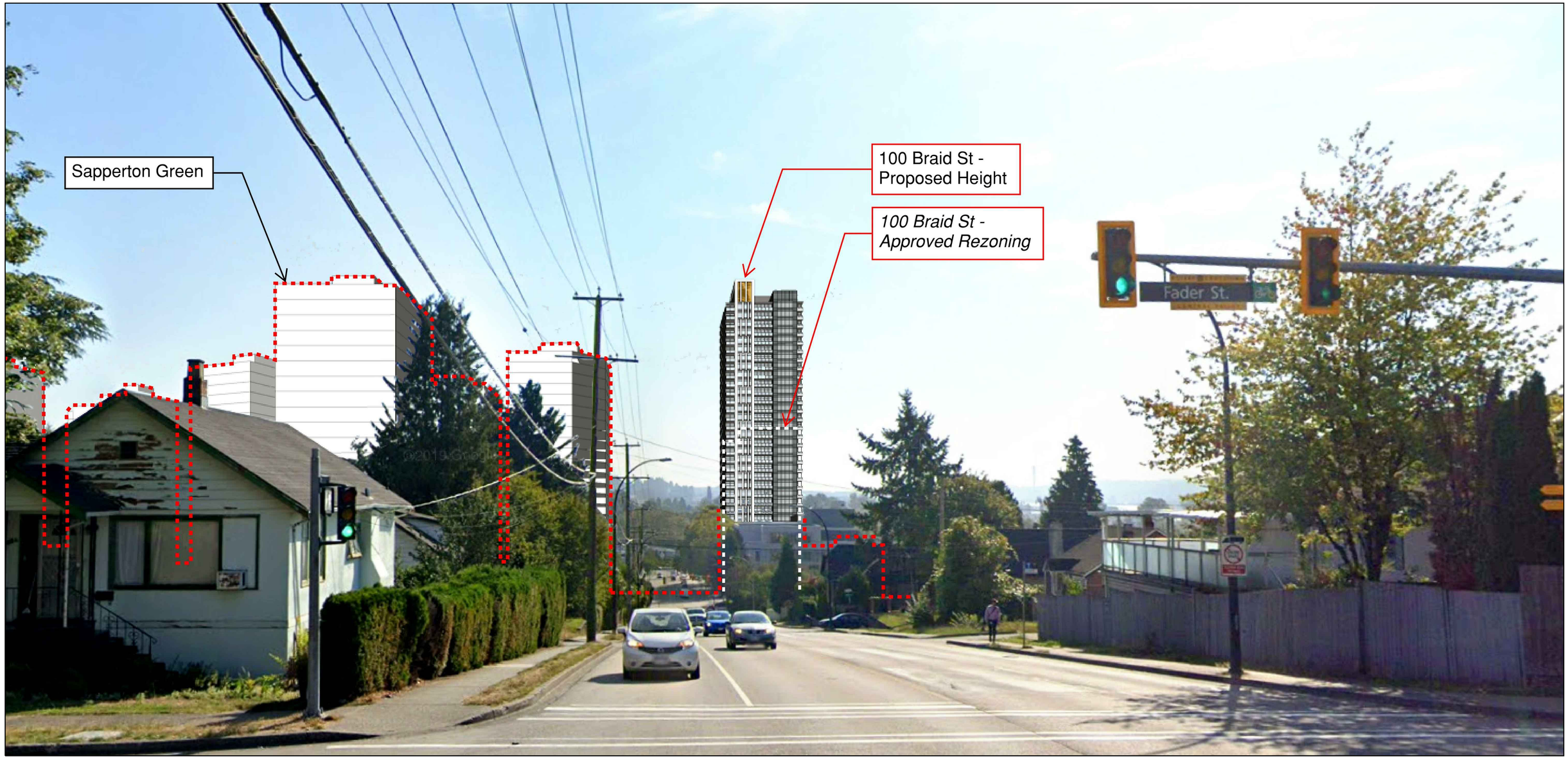
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NEW WESTMINSTER, BC

BRAID ST & E. COLUMBIA ST
VIEW ANALYSIS

ISSUED FOR REVIEW
JULY 13, 2020

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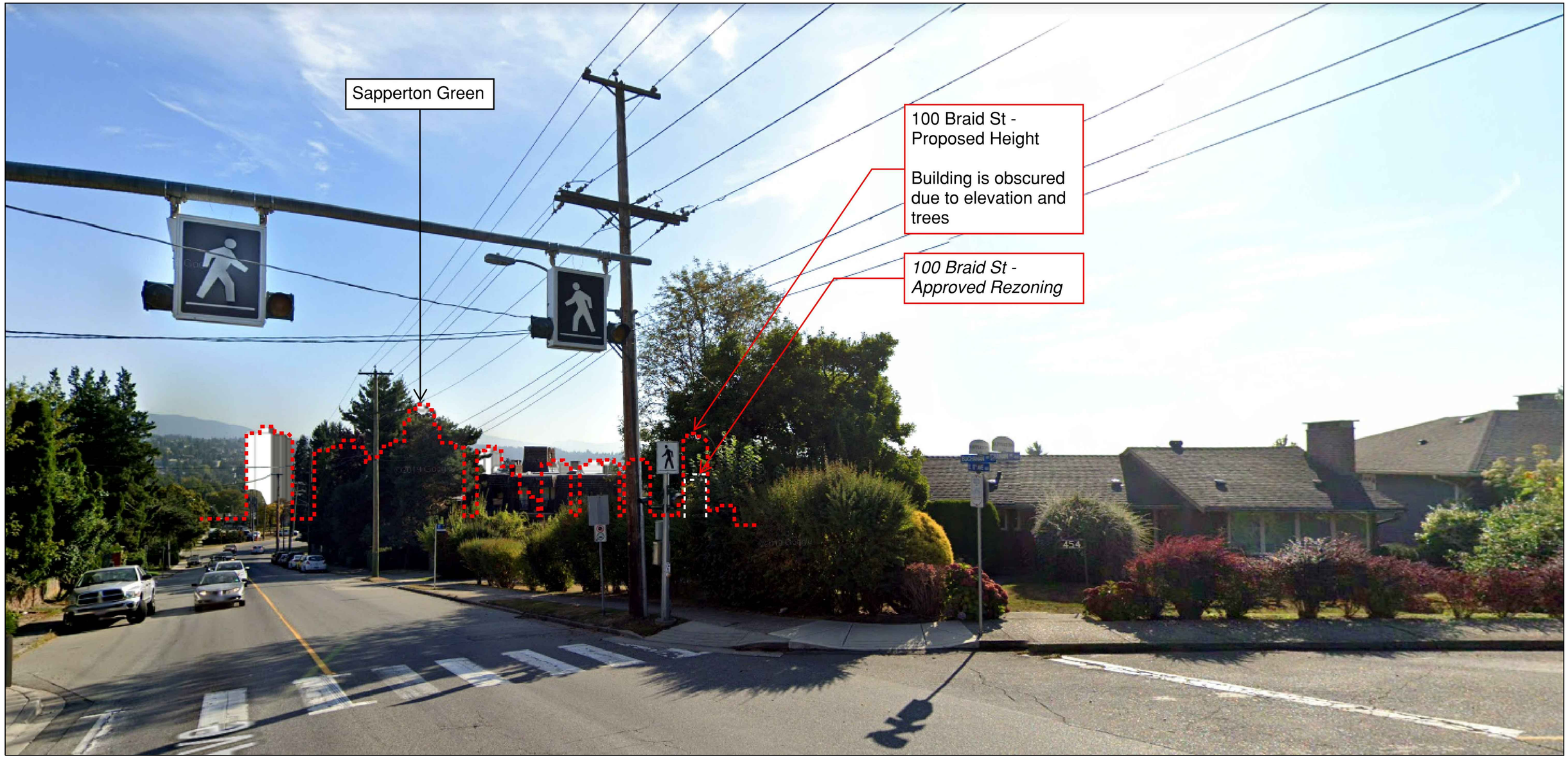
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VIEW ANALYSIS

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BUCHANAN ST & 8TH AVE VIEW ANALYSIS

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