

## **R E P O R T**

### *DEVELOPMENT SERVICES DEPARTMENT*

To: Members of the New Westminster Design Panel      Date: January 26, 2021

From: Lynn Roxburgh,  
Senior Planner      File: DP000873  
REZ00208  
OCP00035

Subject: 823 – 841 Sixth Street – Development Permit, Rezoning and Official Community Plan for Proposed Affordable Housing Project

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### **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.*

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### **PURPOSE**

Applications for an Official Community Plan (OCP), rezoning and Development Permit have been submitted on behalf of the Aboriginal Land Trust Society (ALT) for 823 – 841 Sixth Street. The proposal is for a six storey affordable housing apartment building with 96 units. The project affordability is set to meet BC Housing's Community Housing Fund.

The proposed development would have a floor space ratio (FSR) of 2.1, providing 20 three-bedroom units (21%), 37 two-bedroom units (38%), and 39 one-bedroom units (41%) which exceeds the requirements of the City's Family Friendly Housing Policy. Vehicle and long term bike parking for the site would be located on one level of underground parking with loading located at grade.

This project would deliver much-needed affordable units in New Westminster, aligning with the mandate of the 2019-2022 Strategic Plan through which the City resolved to

“aggressively pursue creative approaches to housing policy and on the ground projects to transform the way housing is provided in New Westminster” and to “use partnerships, negotiations with developers and leveraging City resources to secure development of below- and non-market housing, as well as affordable child care.”

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 is also being reviewed against the Multiple Unit Residential development permit guidelines.

## **BACKGROUND**

### **Project Description**

The proposal from ALT is for a six storey apartment building that has a floor space ratio (FSR) of 2.1. The building includes 20 three-bedroom units (21%), 37 two-bedroom units (38%), and 39 one-bedroom units (41%) which exceeds the requirements of the City’s Family Friendly Housing Policy.

Vehicle and long term bike parking for the site would be below grade. Parking access to the building would be from the rear lane. The applicant has proposed 53 off-street parking spaces (50% of requirement). 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 affordability levels would be set to meet BC Housing's Community Housing Fund. The project is intended to house multi-generational members of the Indigenous community including elders, families, and individuals. ALT will also make a number of units available to the Swahili community through their project partners, the Swahili Vision International Association.

### **Project Statistics**

	<b>Permitted / Required</b>	<b>Proposed</b>
<b>Existing Site Area</b>	-	3,798 square metres (40,881 sq. ft.)
<b>Site Frontage</b>	-	89.94 metres (295.08 ft.)
<b>Lot Depth</b>	-	42.21 metres (138.48 ft.)
<b>Gross Floor Area</b>	-	7,850 square metres (84,501 sq. ft.)
<b>Floor Space Ratio</b>	-	2.1 FSR

<b>Building Height</b>	-	6 storeys
<b>Site Coverage</b>	-	38%
<b>Residential Units</b>	Family Friendly Housing Requirements (rental) – minimum 25% two and three bedroom units, of which 5% three bedrooms or more	Non-Market Rental: 1 BDR: 39 (41 %) 2 BDR: 37 (38%) 3 BDR: 20 (21%) <i>Total: 96 Units</i>
<b>Parking</b>		
<b>Residential</b>	96 spaces	48 spaces
<b>Residential Visitor</b>	9 spaces	5 spaces
<b>Total</b>	<i>105 spaces</i>	<i>53 spaces</i>
<b>Bicycle Parking</b>		
<b>Long Term</b>	120 spaces	136 spaces
<b>Short Term</b>	6 spaces	6 spaces
<b>Loading</b>	1 space	1 space

## Site Characteristics and Context

The site (Figure 1) is on the western edge of the Glenbrook North neighbourhood. It is approximately 3,798 square metres (40,881 sq. ft.), made up of six lots (823 – 841 Sixth Street) zoned to allow a single detached dwelling. It is relatively flat and has a rear lane.

The surrounding properties are all zoned for single detached dwellings. In the OCP, Infill Townhouses are anticipated along Sixth Street to the north and south of the subject site. The properties along Fifth Avenue will remain single detached dwellings but have the option to add a laneway house. Across the street from the subject site is the new high school.

## Proximity to Transit Service and Other Sustainable Transportation Options

<b>Transit Facility</b>	<b>Frequency</b>	<b>Distance</b>
Bus Service (106 – Edmonds / New Westminster Station)	Approximately 12 minutes	77 metres (250.6 feet) to the bus stop located at Sixth Street and Eighth Avenue
SkyTrain Station	2-5 minutes	> 2 kilometres to Columbia Station

Sixth Street is part of the Frequent Transit Network. The site is located along the future link between the London / Dublin Greenway and the Crosstown Greenway.

## **POLICY AND REGULATIONS**

### **Official Community Plan**

#### **Land Use Designation**

The Official Community Plan (OCP) land use designations for the subject property is (RT) Residential – Infill Townhouse. The purpose of this designation to allow small scale, side-by-side townhouses and rowhouses which are compatible within areas of single detached housing and other lower density ground oriented housing.

The proposed six storey building is not consistent with the Official Community Plan (OCP) land use designation. An amendment to the OCP would be required to change the land use designation to (RM) Residential – Multiple Unit Buildings. The principal forms and uses permitted in this land use designation include: townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered.

#### **Development Permit Area (DPA)**

The subject site is located within the 1.3 Townhouses and Rowhouses Development Permit Area, which aligns with the current land use designation, but is not consistent with the proposed land use. The OCP would also be amended to change the Development Permit Area to: 1.4 Multiple Unit Residential. The Development Permit Area guidelines can be accessed on the City's website at this location:

[https://www.newwestcity.ca/database/files/library/OCP\\_DPA\\_1.4\\_Multiple\\_Units\\_Residential\\_\(Consolidated\\_June\\_2020\).pdf](https://www.newwestcity.ca/database/files/library/OCP_DPA_1.4_Multiple_Units_Residential_(Consolidated_June_2020).pdf)

The intent of this DPA is to integrate multi-unit housing forms into the city's single detached dwelling and ground oriented housing neighbourhoods. The Development Permit Area also includes specific design guidelines for consideration for when a building is proposing to go above four storeys.

The proposed land use designation and DPA guidelines include provisions for consideration of up to six storeys in circumstances where: the development permit guidelines can be met; a compelling case can be made; and appropriate amenities are provided. Staff consider the subject proposal to make a compelling case as:

- This project would deliver much needed new affordable units in New Westminster, aligning with the mandate of the 2019-2022 Strategic Plan.



- The intent of the project to house multi-generational members of the Indigenous community including elders, families, and individuals, is strongly aligned with the City's reconciliation initiative.
- The project exceeds the requirements of the family friendly housing policy.

### **Zoning Bylaw**

The subject properties are currently zoned Single Detached Residential Districts (RS-2) which would permit single detached dwellings and secondary suites. The proposal would not be consistent with current zoning and as such an application for rezoning is required.

### **Family Friendly Housing Policy**

The proposed building would need to provide for family-friendly housing units in accordance with the Family-Friendly Housing Bylaw. As noted in the Project Statistics, the project exceeds the requirements of the Family-Friendly Housing Bylaw in regards to the amount of two and three bedroom units which are included within the development.

### **Uptown Streetscape Vision**

Sixth Street is identified as a Great Street in the Master Transportation Plan and the Official Community Plan. The City's "Uptown Streetscape Vision," endorsed by Council on November 30, 2020, informs future developments and City capital works along both Sixth Street and Sixth Avenue. The Vision includes a future connection between the Rotary Crosstown Greenway and the new high school, to be achieved through a multi-use path that connects mid-block from Sixth Street to a bike route on Fifth Street (Figure 2). At their November 30, 2020 meeting, Council directed staff to also explore the alternative option of providing separated bike lanes along Sixth Street and report back with a recommendation on which alignment to construct.

*Figure 1: Site Context Map with Proposed Pedestrian and Cyclist Route Overlay*



### **DESIGN CONSIDERATIONS FOR THE PANEL**

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.

#### **1. Building Massing and Transition to Neighbouring Properties**

Staff have recommended further work on the proposal (e.g. massing, setbacks, materials, colour, overshadow and overlook) to better transition to neighbouring properties (include those across the lane) and reduce the visual impact of the building on the lane and streetscape. Appropriate transitioning is particularly important on this site, given that the Official Community Plan designates surrounding land uses at a lower density.

The applicant has indicated that, given the financial constraints of the project, there are limitations to their ability to increase project costs (e.g. by increasing building articulation), or to reduce the overall number of units or the number of units. Best practices in urban design (i.e. transitioning between diverse heights and densities) runs counter to some degree from Council policies and strategic priorities for increasing the

City's number of family friendly units and its overall quantity of affordable units. Staff recognizes these discrepancies and seeks guidance from the Panel on the project's approach to massing and neighbourhood fit.

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

- *the six storey street wall expression;*
- *approaches to breaking-up the massing of the street wall; and*
- *the transition to the neighbouring properties, including and across the lane.*

## 2. Ground Orientation of the Ground Floor Units

The development permit guidelines require, where a building is proposing to go above four storeys, that the building provide two storey, three bedroom, family-friendly, ground oriented units at the base of the building. The application proposes one storey units, including a mix of one, two and three bedroom units at the base of the building. In this case the City is considering supporting the proposed single storey units if appropriately ground-oriented.

*Comments from the panel would be appreciated on the ground orientation of the base of the building.*

## 3. Design of Landscaping and Amenity Space

The landscape design at the rear of the building includes informal seating areas, urban agriculture planters, play areas, and a larger gathering area.

*Comments from the panel would be appreciated on design of the landscape and shared outdoor amenity space, especially in regards to:*

- *integration of the different outdoor areas;*
- *relationship between the building and the outdoor amenity spaces; and*
- *how the grade change is negotiated.*

## 4. Multi-Use Path Design

The Uptown Streetscape Vision includes the connection between the Rotary Crosstown Greenway and the new high school as identified in the Uptown Streetscape Vision. The current application includes a proposed design for the multi-use path that includes a 3 metre (9.8 foot) path and a 1.4 metre (4.6 foot) landscape buffer on one side, for a total corridor width of 4 metres (14.4 feet) (Figure 4). Staff envision a 6 metre (19.7 foot)

corridor with a meandering 4 metre (13.1 foot) wide pathway (reducing to 3 metres / 9.8 feet where physical constraints exist) and landscaped buffer on either side.

Staff have recommended further work on the design and width of the pathway. As proposed, the overall corridor width is narrower than recommended, with a landscape buffer on only one side, and a fence along the other edge of the pathway. This reduces the functional width of the pathway, and creates an uncomfortable canyon effect. The one landscape buffer proposed includes a raised concrete planter, which increases these impacts. The landscape design of the adjacent private property would increase privacy for residential units but reduce overlook and perceived safety of the pathway.

*Comments from the panel are appreciated on the quality, usability and design of the multi-use public pathway.*

## **ATTACHMENTS**

### A. Applicant Submission Package



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Lynn Roxburgh, Senior Planner

# Appendix A

## *Application Submission Package*



A b o r i g i n a l  
 L a n d T r u s t  
 NEW WESTMINSTER, BC  
 REZONING SUBMISSION NOVEMBER 26, 2020

# TEAM

OWNER  
**ABORIGINAL LAND TRUST SOCIETY**

CONTRACTOR  
**VANMAR CONSTRUCTORS INC.**

ARCHITECT  
**RLA ARCHITECTS**

LANDSCAPE ARCHITECT  
**eta LANDSCAPE ARCHITECTURE**

TRAFFIC CONSULTANT  
**BUNT & ASSOCIATES**

ARBORICULTURE & VEGETATION CONSULTANT  
**MIKE FADUM AND ASSOCIATES LTD.**

SURVEYING  
**H.Y. ASSOCIATES LAND SURVEYING LTD.**

ARTIST  
**DARLENE GAIT**



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# INTRODUCTION

## The Aboriginal Land Trust

The Aboriginal Land Trust (ALT) is owned by Lu’ma Native Housing Society. Lu’ma Native Housing Society (formerly known as the Vancouver Indian Centre Housing Society) was incorporated in 1980 as a non-profit housing society to develop social housing projects funded under the CMHC Urban Native Housing Program. The Aboriginal Land Trust is an Aboriginal-owned non-profit society incorporated in the Province of British Columbia. ALT strengthens the Aboriginal sector, working in partnership with Aboriginal and non-Aboriginal entities to benefit the community and specifically benefit persons of Aboriginal Ancestry through the acquisition, development and stewardship of real estate and other assets in the province of B.C.

The Aboriginal Land Trust Society has engaged Hugh Forster, President and Controlling Shareholder of 1230648 B.C. LTD., as the Design-Build Developer for their Sixth Street Affordable Housing Project in New Westminster. Through this Project, ALT is seeking to house multi-generational members of the Indigenous community including elders, families, and individuals. Further, ALT has invited the Swahili Vision International Association, a Swahili community group, to participate in the project. ALT will make a number of the Project’s units available to the Swahili community.

## Sixth Street Site

The Project Site is located on the East side of 6th Street between 8th and 10th Avenues directly across from the new High School. The Site is comprised of six legal lots: 823, 825, 827, 831, 837, and 841 6th Street. All six lots are under binding Purchase and Sale Agreements.

ALT is extremely excited by the Site as it meets or exceeds all their criteria and offers a superb living environment for their tenants. Further, both BC Housing and CMHC have expressed excitement with the Project’s location. Key features of the location include:

### Shops, Services & Hospital

- Easy walking distance to Uptown’s many stores and services, including groceries, coffee shops, & dental/medical offices.
- Proximity to Royal Columbia Hospital via a 15-minute direct bus commute east.

### Transit

- Bus stops within 1/2 block of the Project for routes running in all four directions.
- Access to the New Westminster SkyTrain Station following a 7-minute direct bus ride south. From the SkyTrain station, residents have easy access Burnaby and Downtown Vancouver to the West, and to Surrey to the East.

### Education

- School-Age Children
  - A brand-new High School directly across the street.
  - Both an Elementary School and a Middle School within easy walking distance.
  - In the spirit of Reconciliation, New Westminster Schools have implemented their Aboriginal Education plan for supporting the academic, social, and cultural achievement of Aboriginal students.
- Adult Education
  - The Pearson Adult Learning Centre across the street. Adult learners can participate in a wide variety of adult learning programs, including subject such as Computer Literacy, English, Math, and Humanities, and a high-school graduation program.

## Recreation

- New West’s famous Moody Park a five-minute walk away. Moody Park has top-level facilities for lacrosse, soccer, baseball, softball, tennis, and basketball, plus an outdoor pool, children’s playground and spray park, public washrooms, walking trails, benches, picnic tables, a plaza, open green space with mature trees, and beautiful flower beds.
- The Moody Park Arena only a three-minute walk away. The Arena is used for indoor lacrosse, leisure skating, hockey, and ringette. The arena is also the centre of both New West’s minor hockey program and its adult hockey league.
- Mercer Stadium just across the street. The stadium features a professional-quality, artificial playing surface for soccer, football and field lacrosse, an Olympic-size, all-weather running/walking track, and a skateboard park.
- The Canada Games Pool a 5-minute bus ride directly down 8th Avenue to the East. This facility has an Olympic-sized pool for swimming, plus a fitness facility, waterslide, and hot tubs.
- The Queen’s Park Sportsplex (next to the Queens Park Arena). This facility is nearing completion. It will include a preschool, children’s gymnastics, ball hockey for all ages, & adult drop-in badminton & volleyball.

## Entertainment & Sporting Events

- Massey Theatre a 5-minute walk away. Massey Theatre is New West’s beautiful 1,200-seat performance theatre. The theatre hosts the City’s many professional concerts and events.
- Amateur hockey and lacrosse. It is a 10-minute bus ride to Queens Park Arena, home of New Westminster’s Junior A Hockey team and their Junior A Lacrosse team.

## Project Overview & Rental Rates

To meet their design needs and financial constraints, ALT is proposing a six-storey, wood-frame building with four-storey shoulders at the North and South ends. These four-storey elements create a transition from the building’s six-storey central massing to the three storey townhomes that will eventually be developed on both sides of the Project. Floor plans show 96 units with a unit mix of 39 one-bedroom units, 37 two-bedroom units, and 20 three-bedroom units. This unit mix provides much-need housing to tenants of all ages and household size. With 60 per cent of the units having either two or three bedrooms, the Project will become home to many families.

Through the Community Housing Fund, BC Housing will set the Project’s rental rates:

- 20% of the units will be rented to people on social assistance who will pay rents at ‘shelter’ rates
- 50% of the units will be rented to people whose income is below the Housing Income Limits for the applicable-sized unit. Rents in this category will be geared-to-income, so that tenants will pay 30% of gross annual income on rent.
- 30% of units will be rented to people whose income is below limits set by BC Housing. Units in this category will be at the low end of market rental rates.

## Project Funding

This project will be developed, designed, and constructed to ALT’s exact specifications in full compliance with both BC Housing and CMHC requirements.

ALT’s Sixth Street Project will be funded by all three levels of government. Most of this funding will be contingent on the Project receiving all required permits from New Westminster.

- ALT and CMHC have partnered on the costs of the design of the building and this rezoning and Development Permit application. ALT will also apply to CMHC’s for a significant capital grant to help fund the Project.
- ALT will apply to BC Housing’s Community Housing Fund by January 15th, 2021 for a large capital grant, construction financing, a long-term mortgage, and an ongoing monthly subsidy to offset the very low rents that the CHF provides.
- ALT is also seeking significant financial support from the City of New Westminster. This request is for a grant from the City’s Affordable Housing Reserve Fund that could be paid to ALT during the construction period of the Project which is expected to be in 2022 and 2023.







# 1.0 SITE INFORMATION



**SITE AERIAL**  
LOOKING NORTH









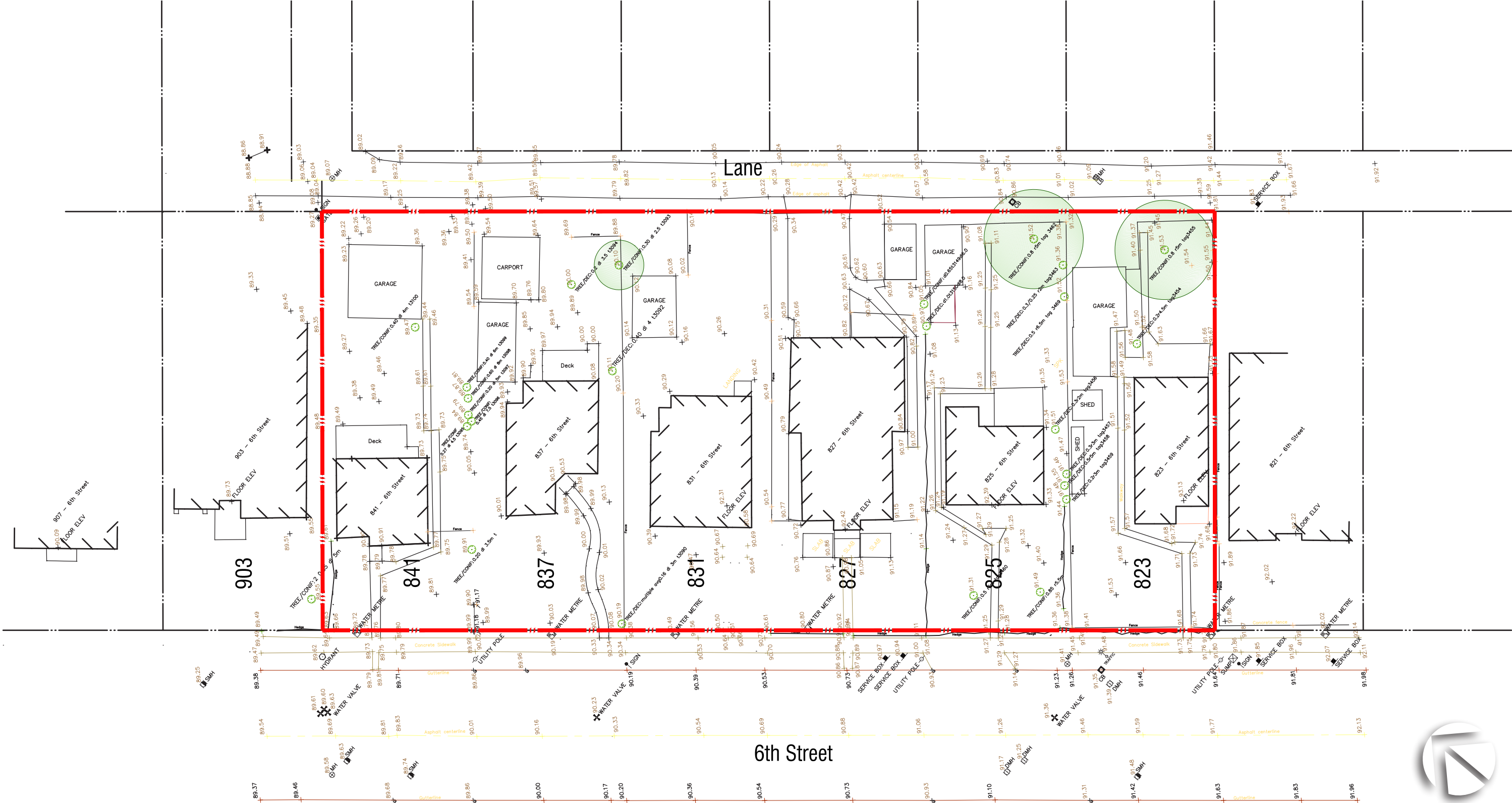
# DETAILED SITE AERIAL





# EXISTING CONDITIONS

SITE SURVEY - 1/32" = 1'-0"





# SITE AERIAL & SITE LOCATION

## LOCATION

The location for this new 96 unit, 6 storey building is superb. It is located in the heart of New West's Uptown neighbourhood. Convenient walking distance to Uptown's many stores and services, including groceries, coffee shops, & dental/medical offices. Transit service in all four directions 1/2 block away. Royal Columbia Hospital via a 15-minute direct bus commute east.

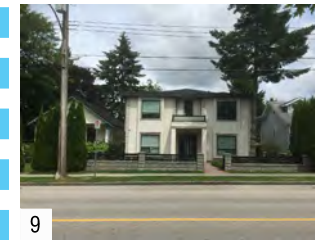
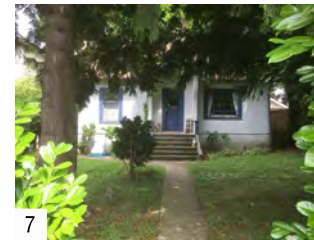
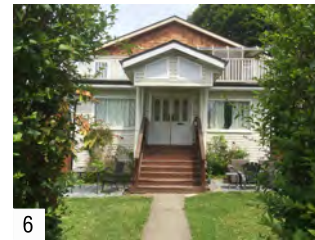




# SITE CONTEXT



← PROPOSED PROJECT SITE →





# CONNECTIVITY

NEIGHBOURHOOD CONNECTIONS



1 New Westminster Secondary School



2 Royal City Center at 6th Street & 6th Avenue



3 Westminster Center 6th Street & 5th Avenue

## LOCAL AMENITIES

Our site is located within walking distance to retailers, libraries, parks, theaters, restaurants and cafes. Directly across the street is a new replacement for New Westminster Secondary School which is next to Mercer Stadium Track. Bike paths and transit routes provide further access to other amenities.

- Project Site
- Park
- Bike Path
- Transit





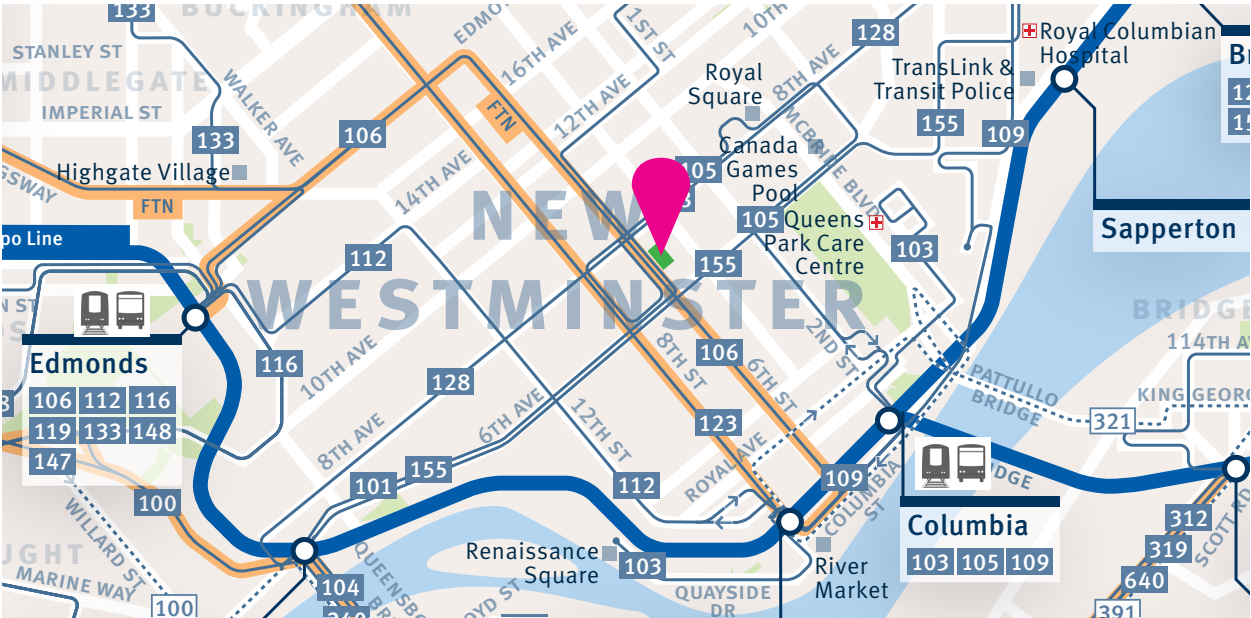
LOCAL BUS SERVICE

Centrally located within the transit network, our site has access to two major bus routes connecting to two Skytrain / Bus Stations and direct bus service to Burnaby. There are several nearby bus stops along major corridors such as 6th & 8th avenue and 6th & 8th streets; provides convenient of access to other nearby municipalities as well as intracity bus service, all with an average time of 10 minutes between buses.




Route #106 New Westminster / Edmonds Stations provides local service along **Sixth Street** between the New Westminster and Edmonds Skytrain Stations. This major bus route has a service frequency of 5 to 8 minutes during peak rush hour, and 10 to 15 minutes off-peak hours. Our site is located approximately mid-route, with a short bus ride of less than 15 minutes in either way to reach either Station.

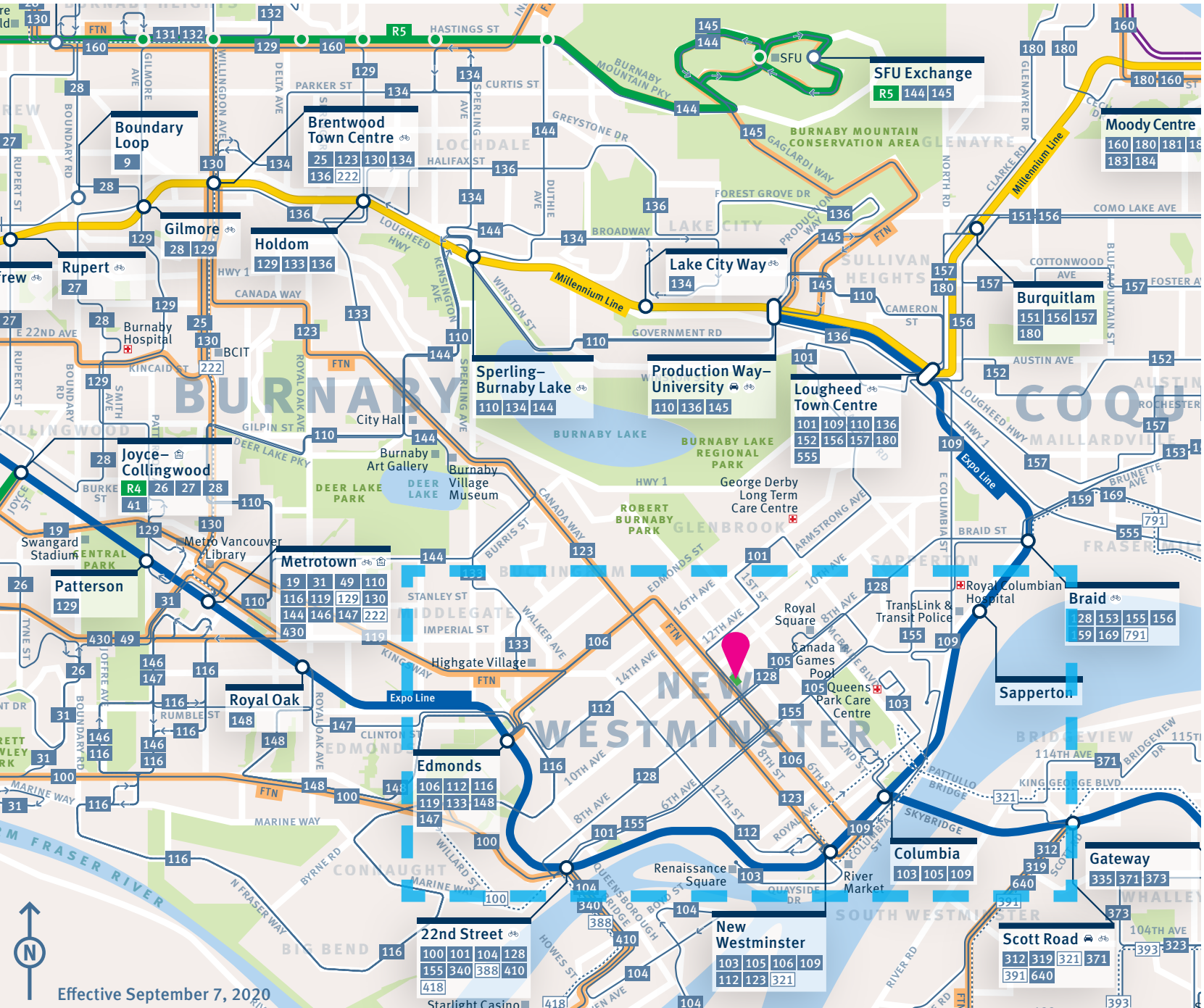
A short walk southwest to **Eighth Street** accesses intercity bus service to Central Burnaby to Downtown New Westminster in the opposing direction. Route #123 has an operating frequency of 7 to 12 minutes with buses running to and from Brentwood Town Center and New Westminster Stations.

Additional bus service of 105, 155 provide West-East service with access to local amenities located in the North East New Westminster. In combination this provides bus service in all four directions.



Downtown New Westminster Transit Map. Source: Translink

-  Location of proposed site
-  Bus stop
-  Skytrain/ Bus Loop



Burnaby & New Westminster Transit Map. Source: Translink





View from along Sixth Street



## **2.0 DESIGN CONCEPTS**

# DESIGN RATIONALE

## PROJECT INTENT & DESIGN RATIONALE

Situated at the north end of 6th Street and united at the Glenbrooke North and Moody Park Neighbourhoods, the proposed project is to provide affordable housing for Indigenous seniors and multi-generation families.

Fronting municipal amenities such as the Public Library, Mercer Stadium, New West Secondary and within walking distance to the heart of shopping district Uptown, the proposed project site is very accessible and enhances sustainability for its residents, local shops and businesses.

## DESIGN PRINCIPLES

From the assembly of 6 detached single family lots, the proposed building will attain a maximum height of 6 storeys while stepping down to 4 storeys to its neighbouring properties on two sides.

The building is setback from the front and sides as per city zoning requirements. In response to better transition to the detached single family dwellings across the rear lane, the building massing is made slender and begins at the front setback. This buffer zone enables outdoor amenity space for project residents and a softer transition to the rear properties. Moreover, matured conifer trees at the south east precinct of the property can potentially be saved.

In combination with landscape design, a Multi-Use Pathway at the North end of the site allows pedestrians and cyclists to traverse between 6th and 5th Streets in line with the city’s OCP to put pedestrian and cycling first as primary modes of transportation

Ground oriented units on the main floor fronting 6th Street are designed with individual entry, front yard and pathway connecting to the city sidewalk to activate the building frontage. With safety and security in mind, landscape design will assist with achieving a sense of privacy while maintaining visual security via strategic placement of plants, fencing and screens.

A material palette of dark coloured stone, dark and light coloured panels and wood-toned cladding are selected for their durability and in-complexity to upkeep.

The main entry canopy and rear amenity space access are supported by oversized round feature columns. In resonance to the entry canopies, the balcony of dwelling units are punctuated with beam and round columns as well. A set of flat roofs with corners slightly lifted shelters the 6 and 4 storeys form. At the centre of the building exterior wall fronting 6th Street will provide a back drop for an exclusive 38’ tall Indigenous Artwork crafted out of metal by a Vancouver Island Indigenous Artist.

## PROJECT DESCRIPTION

The proposed building will provide 96 dwelling units across 6 floors of wood frame construction over one level of underground concrete parking structure all served by twin elevators. The top two floors will be built on a smaller footprint and finished with flat roofs to reduce impact of shadowing on adjacent properties.

A combination of 1, 2 and 3 bedroom dwelling units will be provided with a minimum of 40% 1 bedroom dwelling units. Clearance access within each unit type is designed to meet BC Housing standards. Dedicated fully accessible 2 bedroom dwelling units are also provided.

A 1,900 sf amenity space on the main floor opens to the outdoor amenity terrace to house functions and gatherings.

Vehicular access to the underground parking is via the lane and ramp located at the north east corner of the site and 25’ away from the Multi-Use Pathway. The location of the vehicular access ramp enables the saving of 2 large mature coniferous trees at he south east corner of the site.

Secured long term bicycle storage and lockers are provided within the underground parking. Accessible parking stalls for cars and van are provided per zoning requirements. The overall proposed parking count is reduced as a result of the project’s adjacency to public transportations and amenities.





## EXISTING ZONING

## ZONING ANALYSIS

## SITE AREA

Proposed Consolidated Site Area	3,794.3 m2	40,842	sf
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### Proposed Rezoning from Current Zoning RS-1

Zone RM - 1.4 Multiple Unit Residential:				Proposed:	
Floor Area Ratio:	FSR maximum 2.2	89,853 sf 8,347.4 m2		84,501 sf 7,850.1 m2	2.1 FSR
Setbacks:					
	Front yard	4.57 m	15.0 ft	4.57 m	15.0 ft
	West Side Yard	4.57 m	15.0 ft	4.57 m	15.0 ft
	East Side yard	4.57 m	15.0 ft	4.57 m	15.0 ft
	Rear Yard	6.10 m	20.0 ft	16.55 m	54.3 ft
Building Height:				6 Storeys	
Site Coverage				15,418 sf      38%	
Rental Apartment Units				96 units	
Parking		48 cars		48 cars	
Visitors		5 cars		5 cars	
Total		53 cars		53 cars	
Long Term Bikes				136 bikes	
Short Term Bikes				6 bikes	
Total				142 bikes	





# DEVELOPMENT STATISTICS

## ALT-LUMA, New Westminster, BC

823 - 903 6th street, New Westminster

Updated November 27, 2020

### DEVELOPMENT SUMMARY

SITE INFORMATION									
Site Area	1	823	14.93	42.21	630.20	6,784			
Consolidated 6 lots	2	825	14.93	42.21	630.20	6,784			
	3	827	14.93	42.21	630.20	6,784			
	4	831	14.93	42.21	630.20	6,784			
	5	837	14.93	42.21	630.20	6,784			
	6	841	15.24	42.21	643.28	6,924	FSR	FSR Area	
				40,842	Square Feet	40,881 sf	2.2	89,938 sf	
					Square meters	3,794.3 m2			

RENTAL APARTMENT UNITS											
Room Type	Parking	Main Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	Total Units	Unit Area	Total Area	Unit Mix
A      1 Bedroom		4	7	7	7	7	7	39	558 SF	21,762 SF	41%
B      2 Bedroom		6	6	6	6	4	4	32	762 SF	24,384	33%
B-HC   2 Bedroom		0	1	1	1	1	1	5	785 SF	3,925	5%
C      3 Bedroom		2	2	2	2	0	0	8	984 SF	7,872 SF	8%
D      3 Bedroom		2	2	2	2	0	0	8	992 SF	7,936 SF	8%
E      3 Bedroom						2	2	4	966 SF	3,864 SF	4%
#UNIT / FLOOR UNIT AREA/FLOOR		14 10,756 SF	18 13,215 SF	18 13,215 SF	18 13,215 SF	14 9,671 SF	14 9,671 SF	96	Avg Unit 726 SF net	69,743 SF	100%
Common Area Entry Lobby Amenity GROSS FLOOR AREA	23,350	2,153 SF 595 SF 1,914 SF 15,418 SF	2,028 SF   15,243 SF	2,028 SF   15,243 SF	2,028 SF   15,243 SF	2,006 SF   11,677 SF	2,006 SF   11,677 SF		880 SF gross	12,249 SF 595 SF 1,914 SF 84,501 SF	
NET EFFICIENCY		70 %	87 %	87 %	87 %	83 %	83 %			82.5 %	

# DEVELOPMENT STATISTICS

REQUIRED PARKING & LOADING									
TOTAL UNITS				96	units				
CARS/UNIT	assumed								
	TDM Measures	0.50	cars/unit required Residential	48.0	cars				
VISITOR PARKING	TDM Measures			5.0	cars				
	TOTAL			53.0	Cars Required				
			DISABLED PARKING STALLS	2	Cars included in Residential count				
MAXIMUM COMPACT CAR	30%		DISABLED VAN ACCESSIBLE STALL	1	Space included in Residential count				
			LOADING BAY	1	Bay Required				
PROPOSED PARKING & LOADING									
			RESIDENT PARKING	48	cars			Underground structure	
			VISITOR PARKING	5	cars			23,350	sf
	TOTAL			53	cars				
	NOTE		CONPACT CARS INCLUDED	28%	15	small cars			
			DISABLED PARKING INCLUDED		3	cars including van accessible			
			LOADING BAY		1	Bay Required located on surface at lane			
REQUIRED BIKE PARKING									
TOTAL UNITS				96	units				
LONG TERM BIKES/UNIT		1.25	cars/unit required	120.0	Bikes				
SHORT TERM BIKES				6.0	Bikes				
	TOTAL			126.0	Bikes Required				
		20%	Long term bikes in lockers	25	Bike lockers				
	Maximum	50%	Vertical Bikes	63	Vertical racks				
PROPOSED BIKE PARKING									
LONG TERM BIKES/UNIT		1.42	cars/unit required	136.0	Bikes				
SHORT TERM BIKES				6.0	Bikes				
	TOTAL			142.0	Bikes Required				
		31%	Long term bikes in lockers	44	Bike lockers				
		12%	Vertical Bikes	17	Vertical racks				







# PRECEDENTS

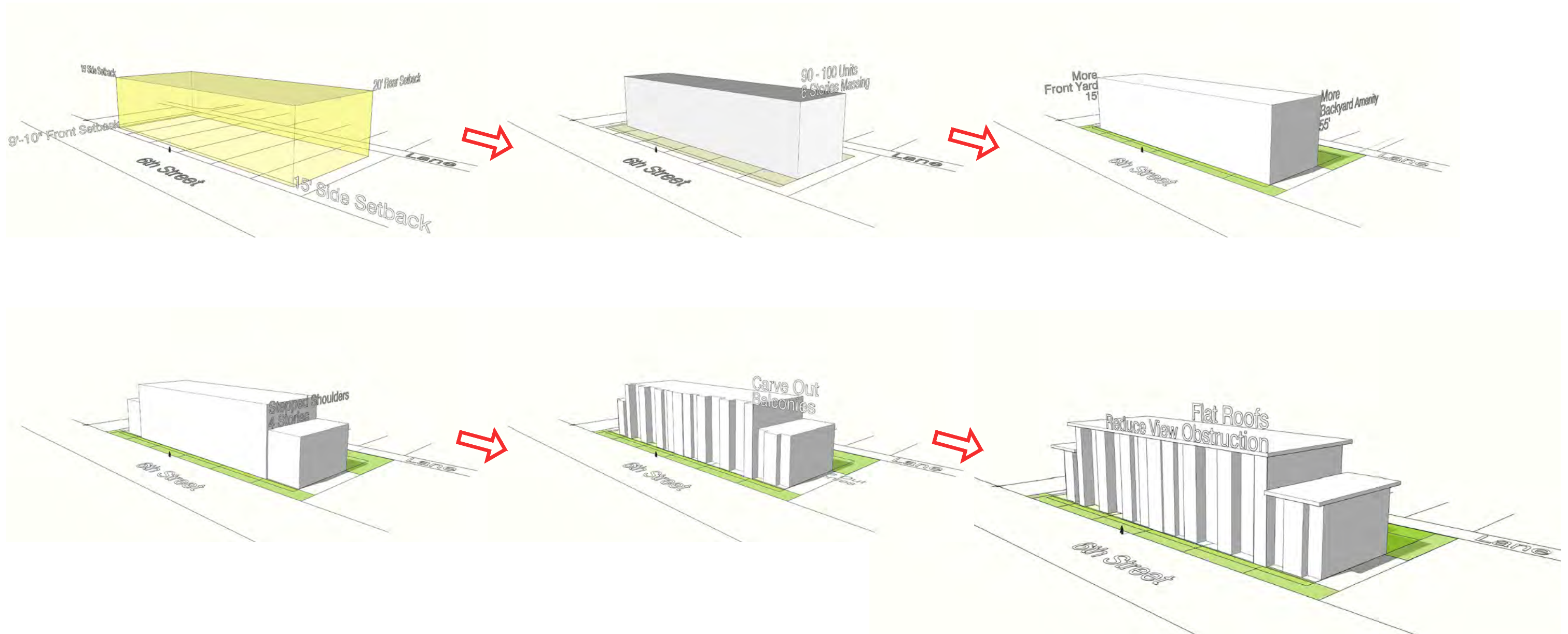




# MASSING

## Building Massing Development

- Streetwall
- Stepped shoulders on top two storeys to blend in to OCP Townhouse massing
- Shift Massing to frontage to reduce rear lane oversight and shadow while maximizing out door amenity and landscape backyards

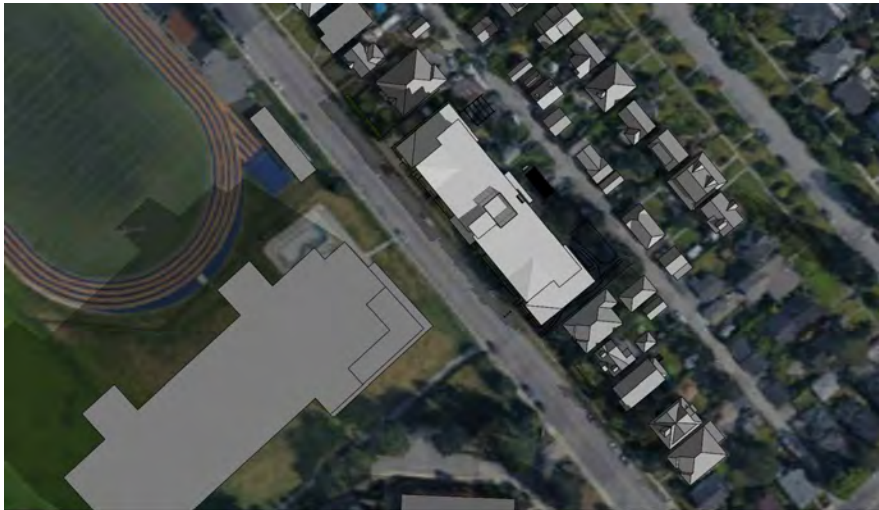








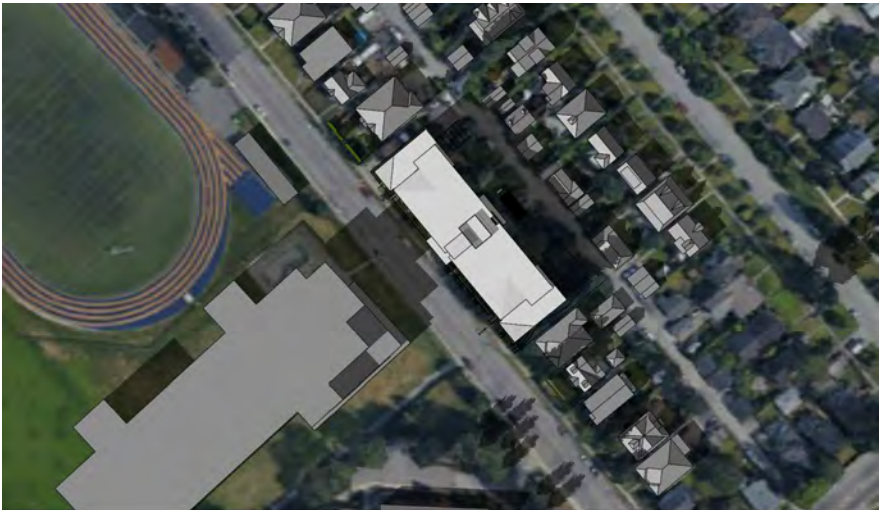
# SHADOW ANALYSIS DIAGRAM



March 21st, 9:00 A.M.



March 21st, 12:00 P.M.



March 21st, 3:00 P.M.



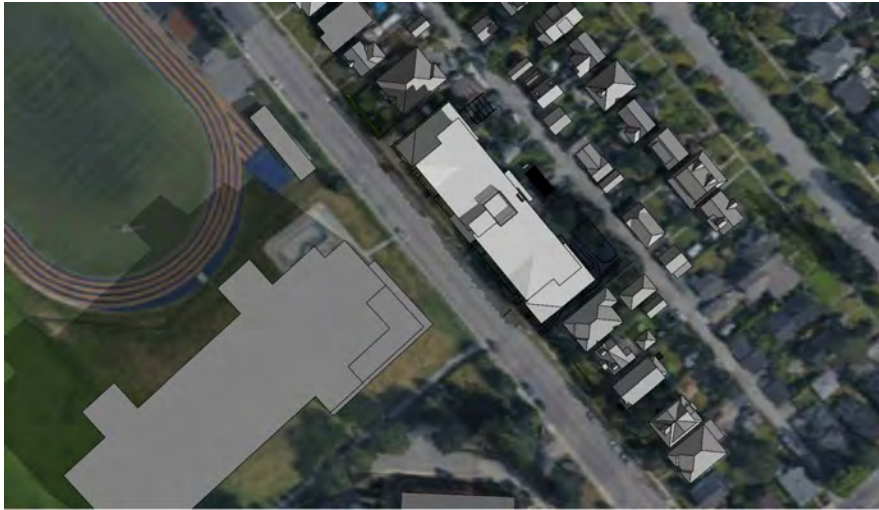
June 21st, 9:00 A.M.



June 21st, 12:00 P.M.



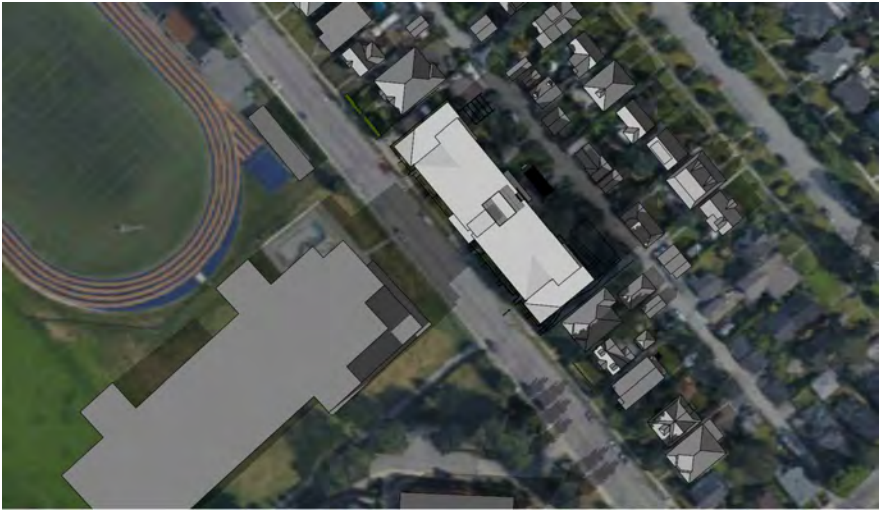
June 21st, 3:00 P.M.



September 21st, 9:00 A.M.



September 21st, 12:00 P.M.



September 21st, 3:00 P.M.





View from laneway





View from along Sixth Street



## 3.0 DRAWINGS

# SITE PLAN / MAIN FLOOR PLAN

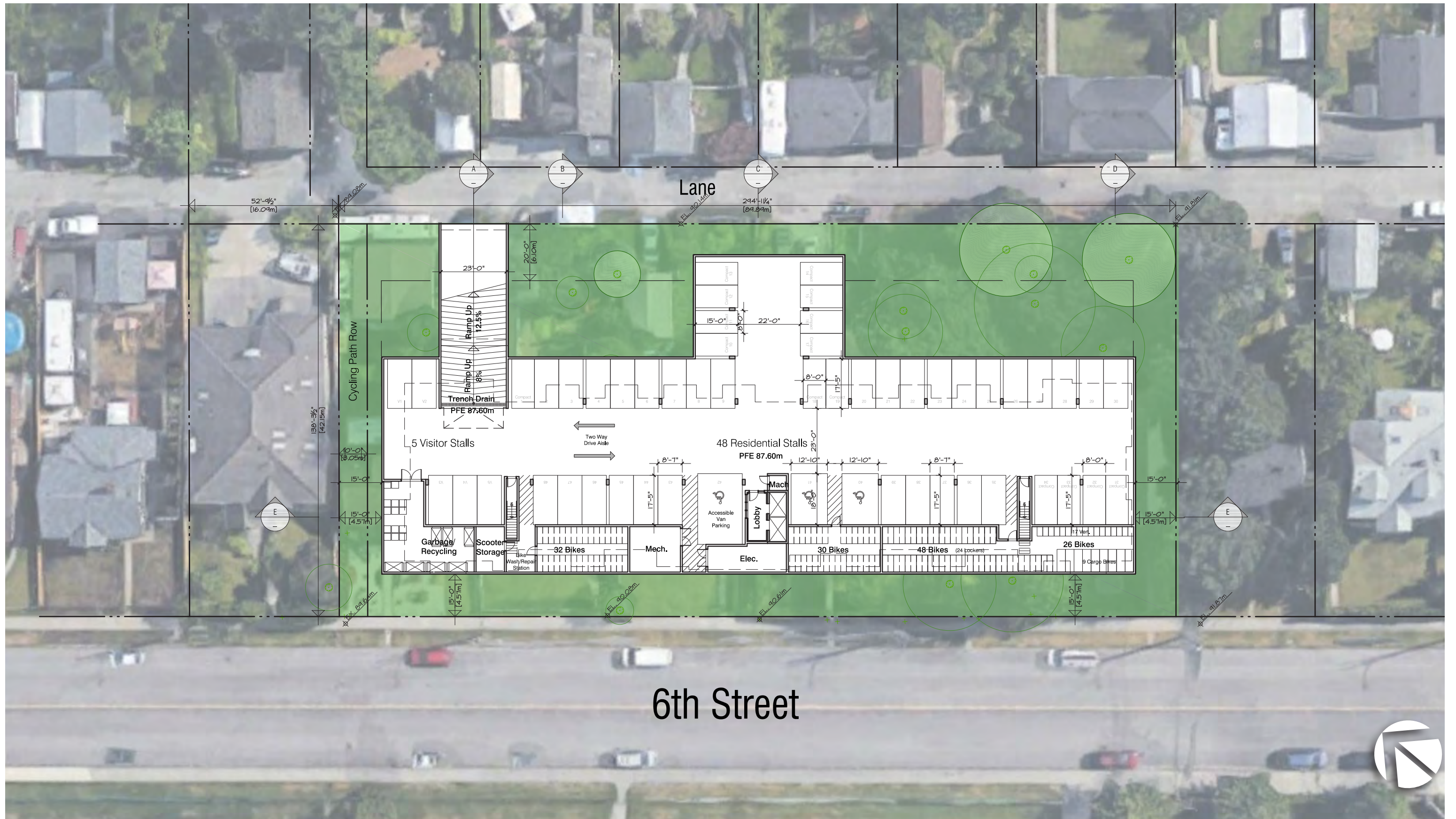
1/16" = 1'-0"





# PARKING PLAN

1/16" = 1'-0"



# TYPICAL FLOOR PLAN

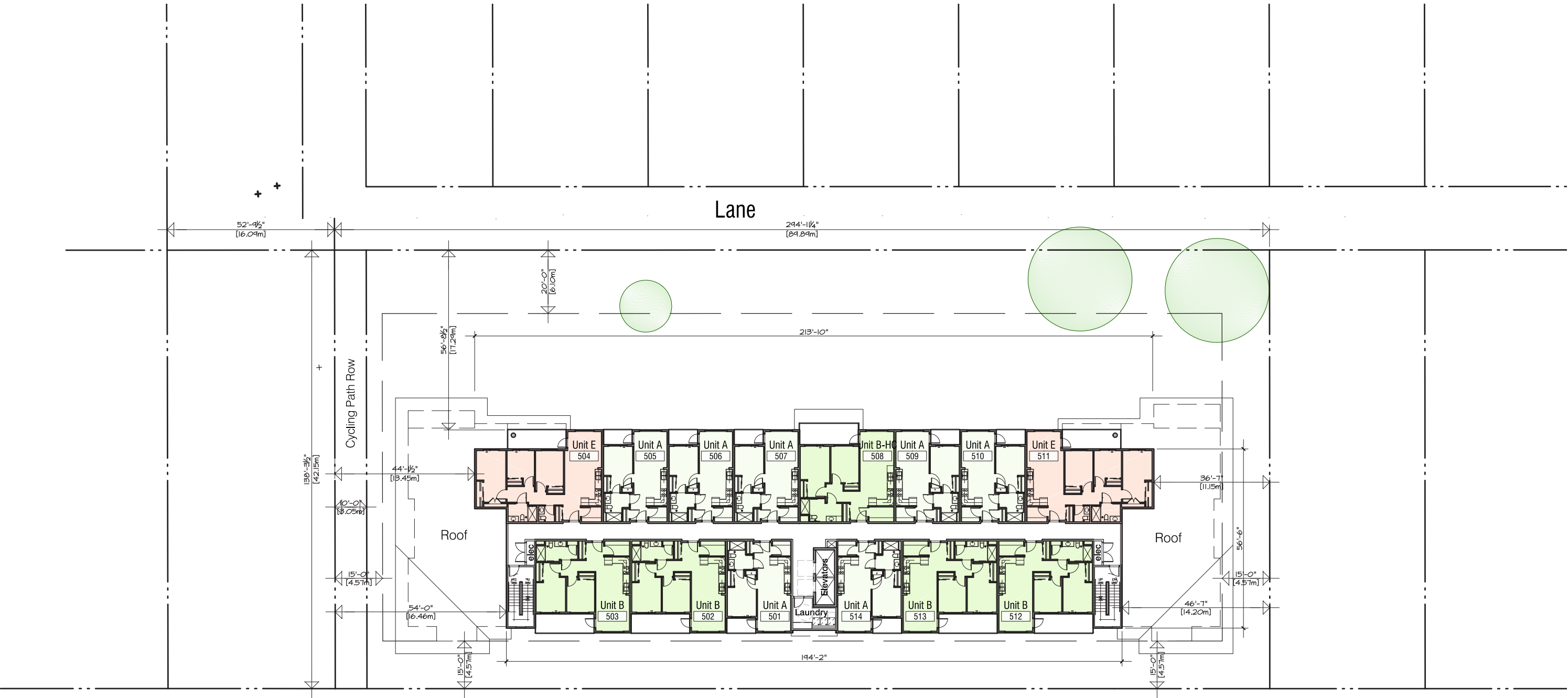
1/16" = 1'-0"





# FIFTH & SIXTH FLOOR PLAN

1/16" = 1'-0"



6th Street



# SOUTH ELEVATION

3/32" = 1'-0"



South Elevation  
Along 6th Street



# WEST & EAST ELEVATIONS

3/32" = 1'-0"



West Elevation



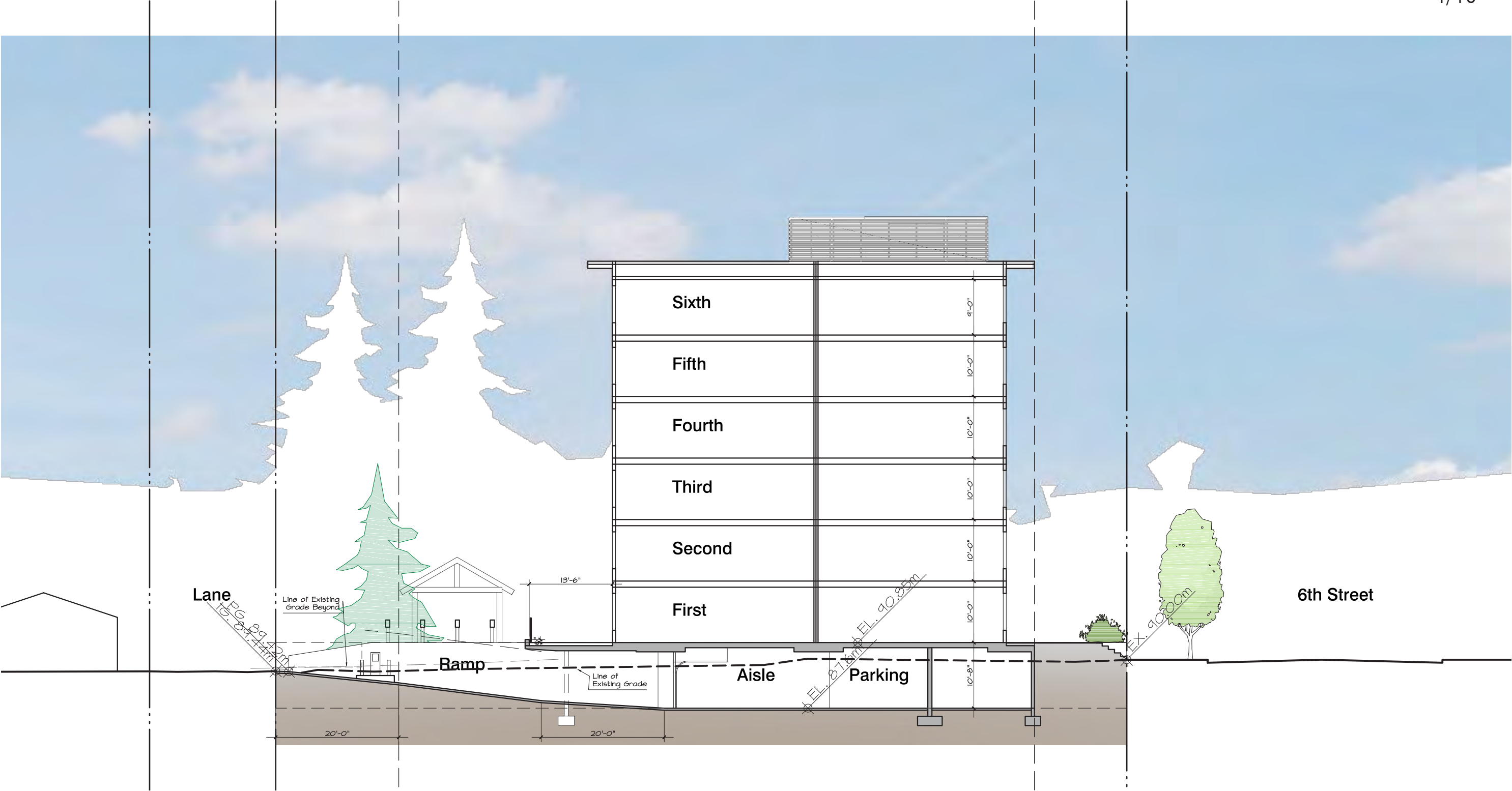
East Elevation

$$3/32'' = 1'-0''$$



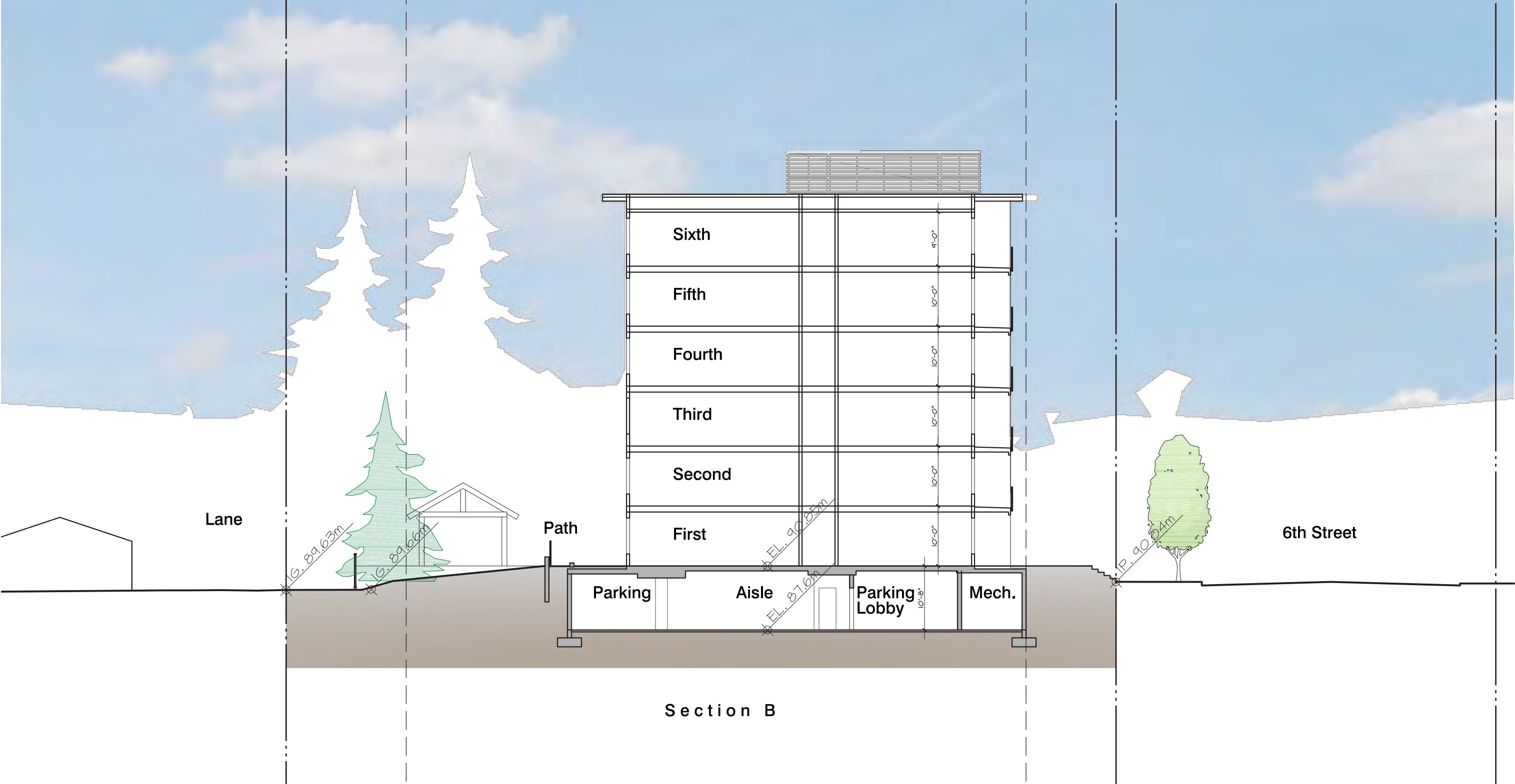

# BUILDING SECTION

1/16" = 1'-0"



# BUILDING SECTION

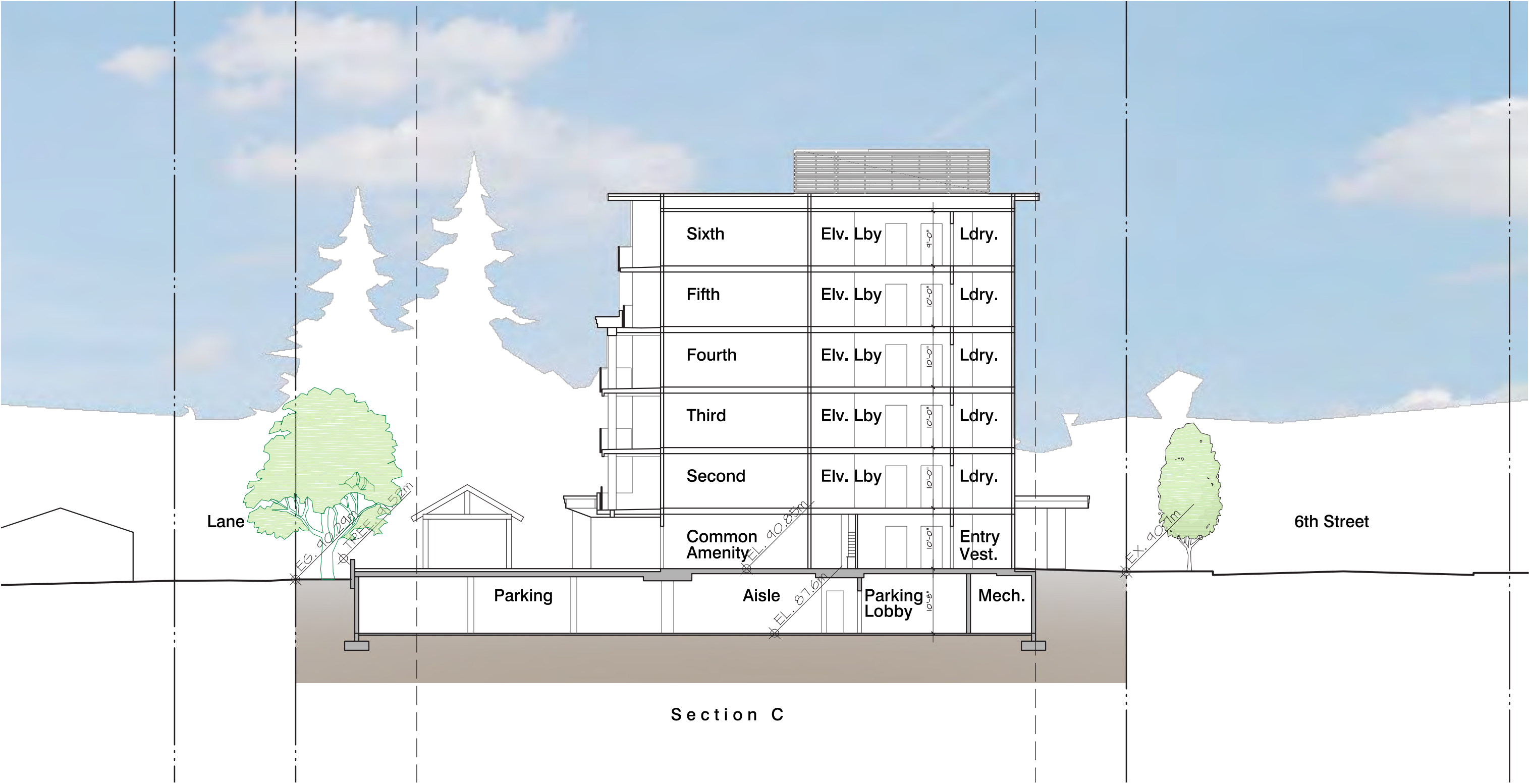
1/16" = 1'-0"





# BUILDING SECTION

1/16" = 1'-0"





# BUILDING SECTION

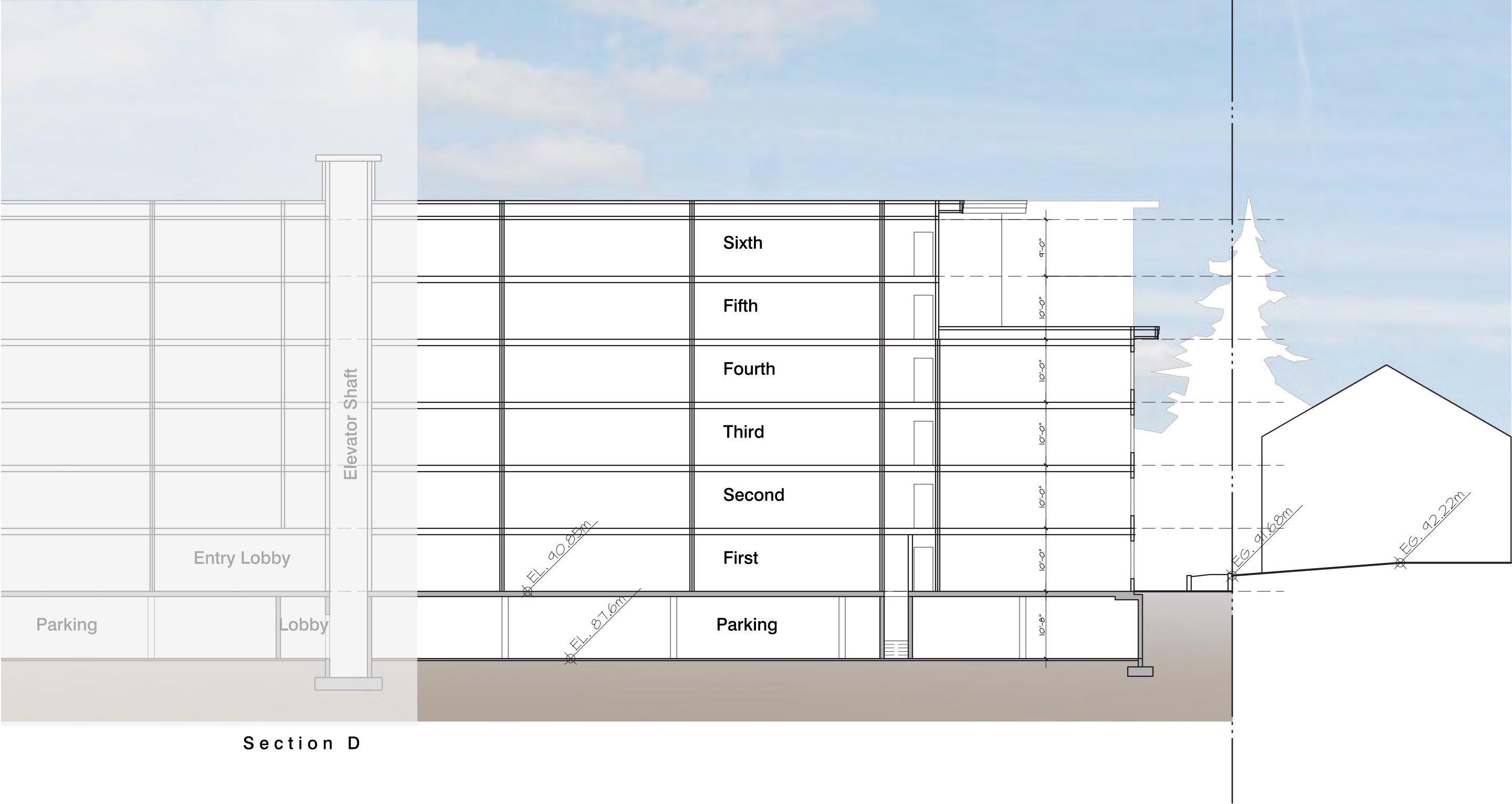
1/16" = 1'-0"





# BUILDING SECTION

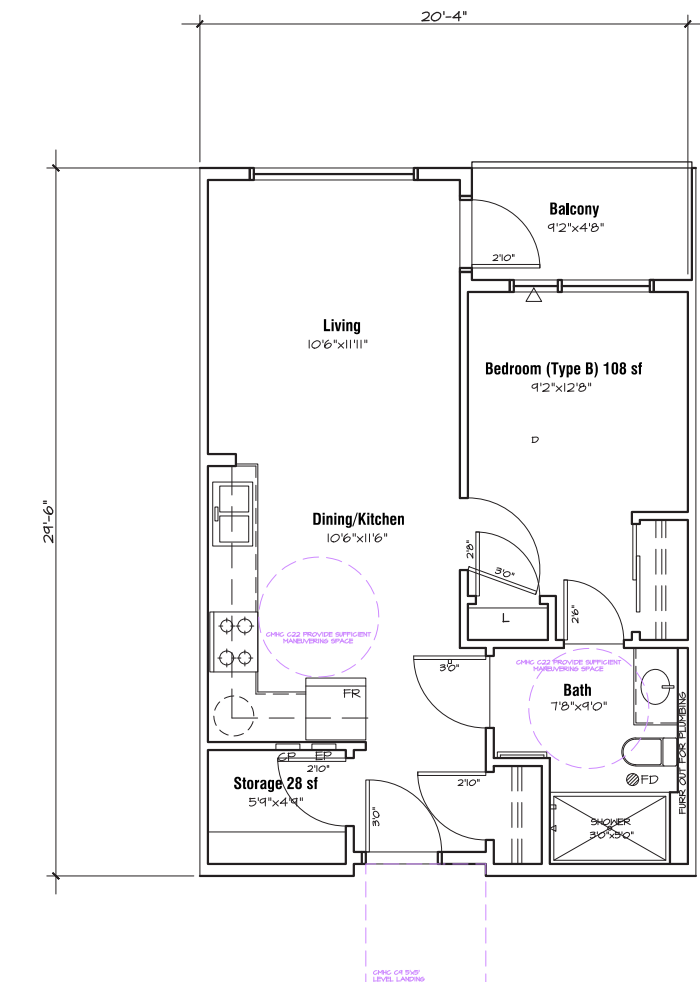
1/16" = 1'-0"





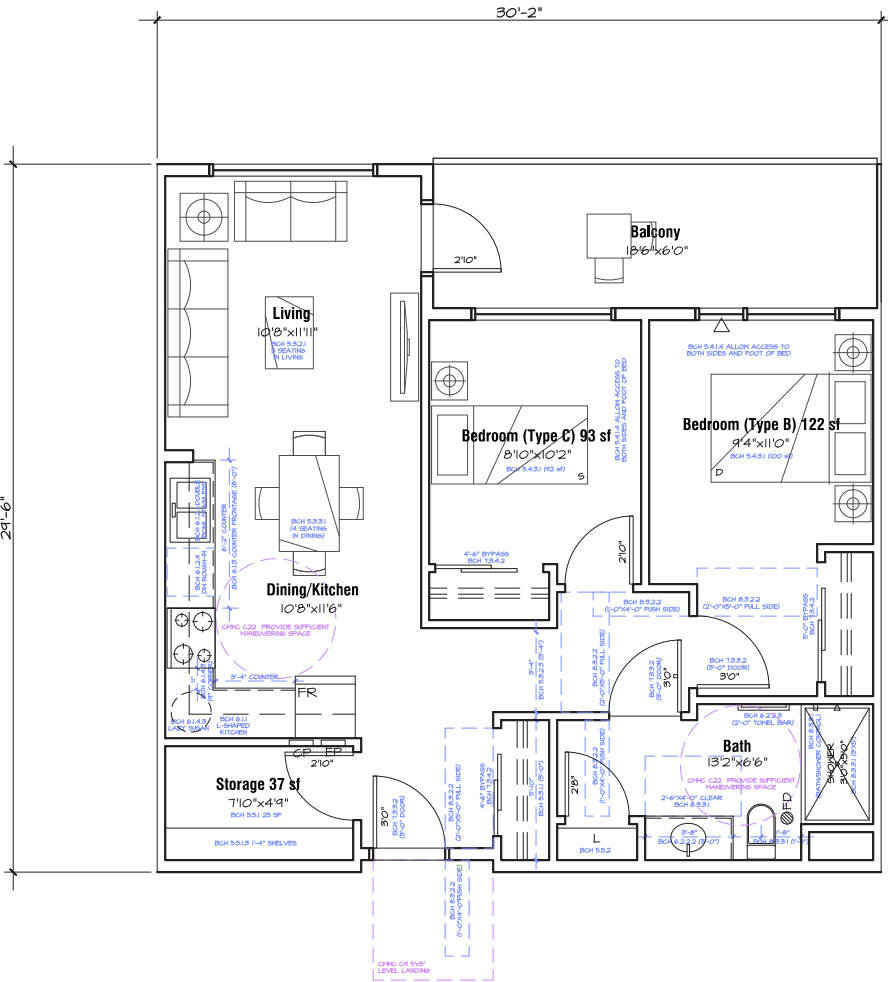
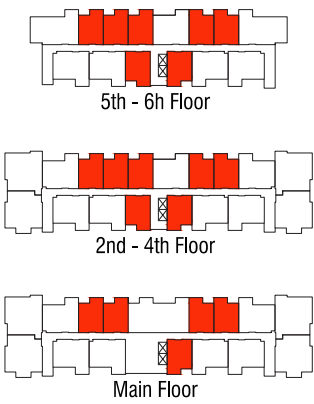
# UNIT PLANS

1/8" = 1'-0"



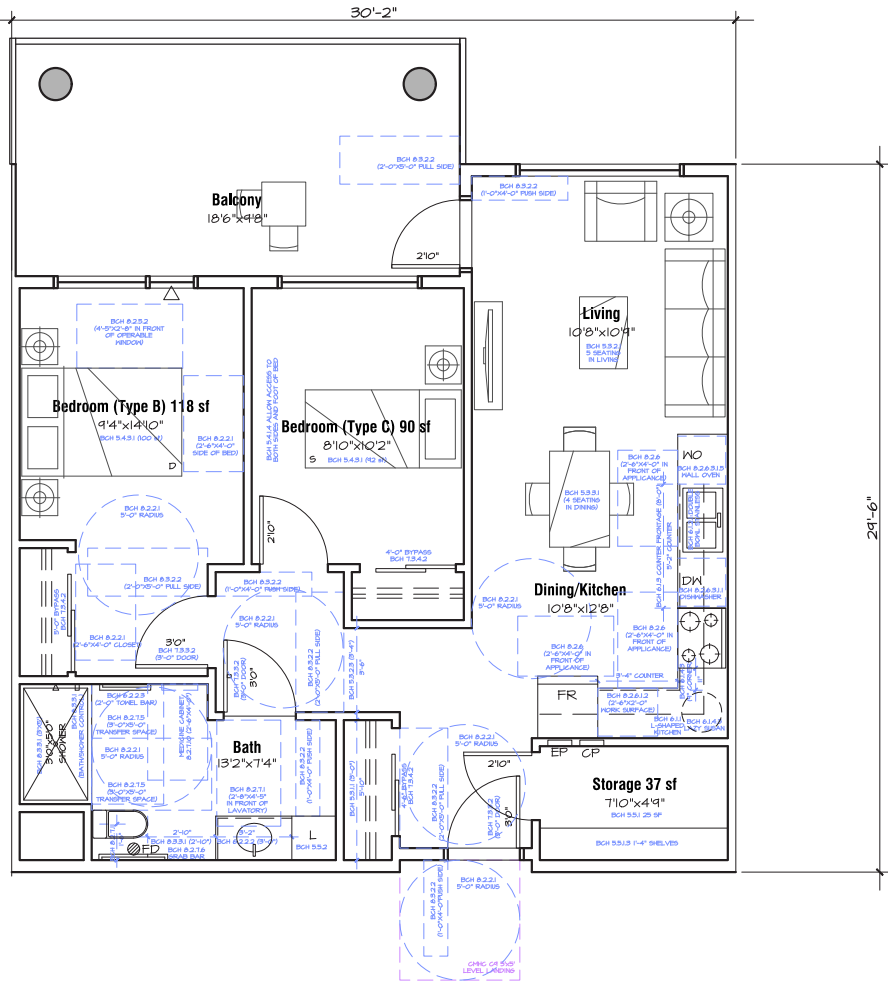
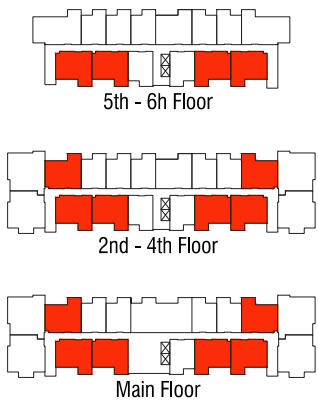
Unit A 1-Bedroom (Adaptable)  
558 sf FSR including 28 sf storage

39 of 96 Units



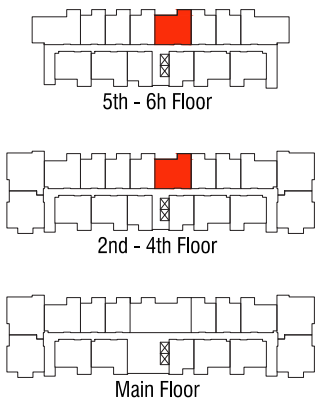
Unit B 2-Bedroom (Adaptable)  
762 sf FSR including 37 sf storage  
761 sf BCH 5.2 (725 + 5%)

32 of 96 Units



Unit B-HC 2-Bedroom (Accessible)  
785 sf FSR including 37 sf storage  
761 sf BCH 5.2 (725 + 5%)

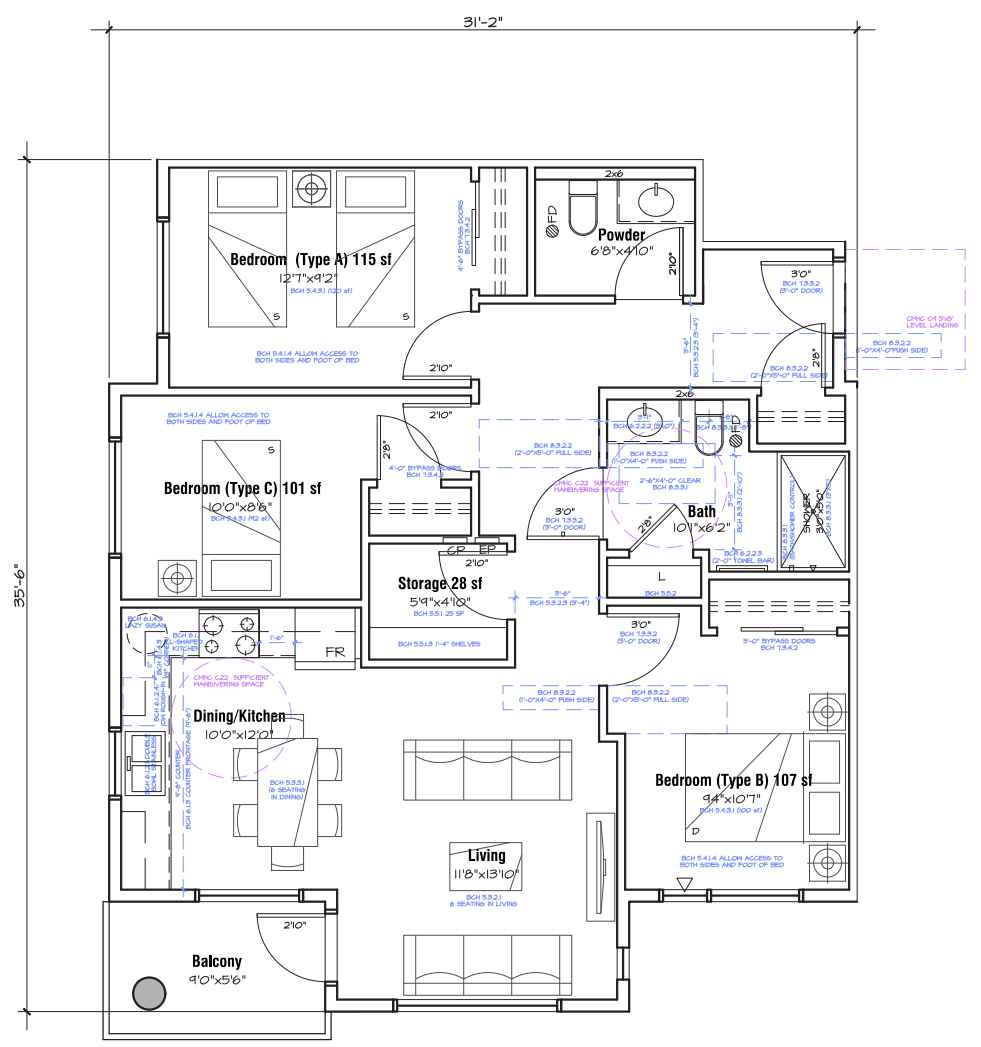
5 of 96 Units





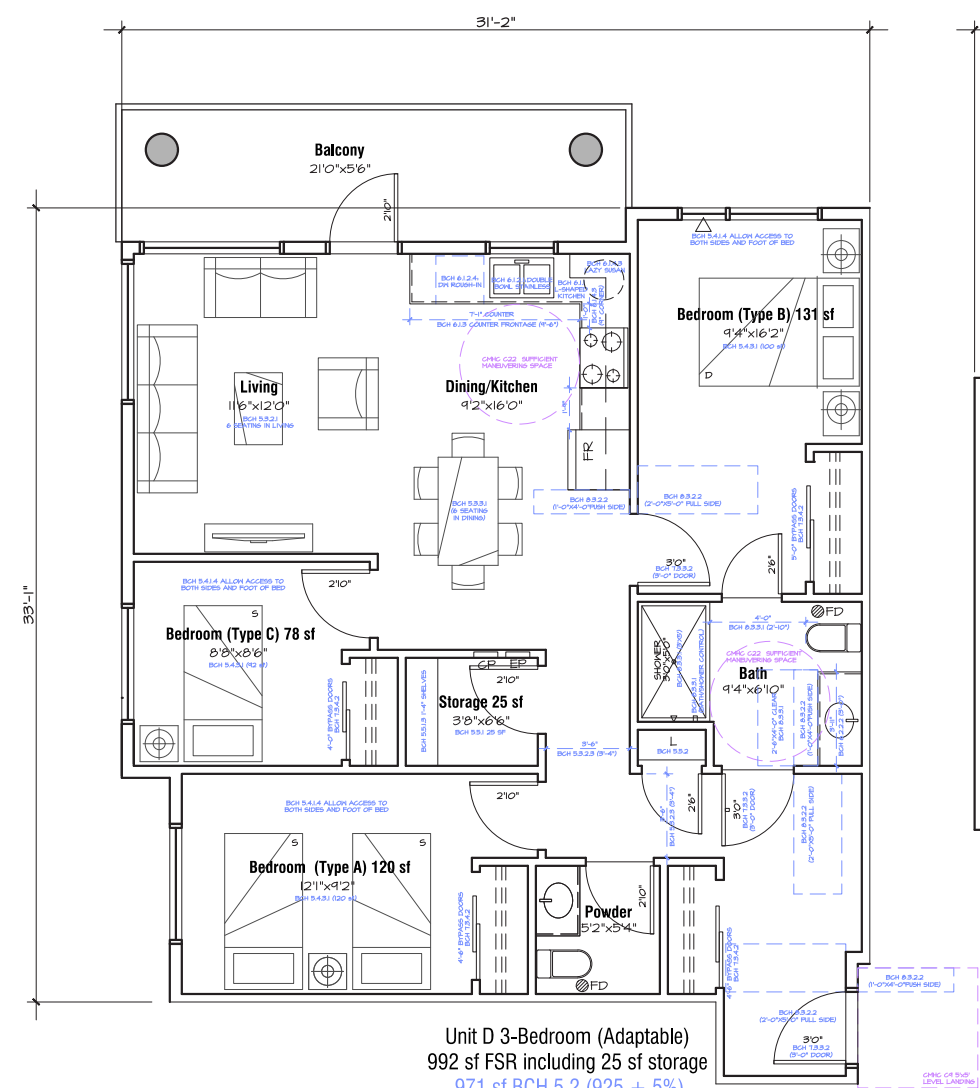
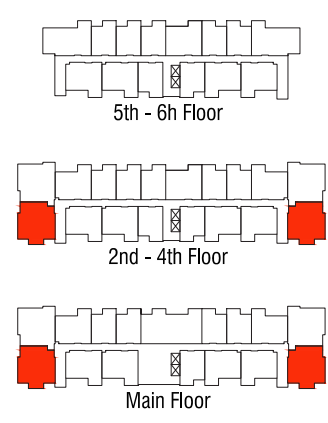
# UNIT PLANS

1/8" = 1'-0"



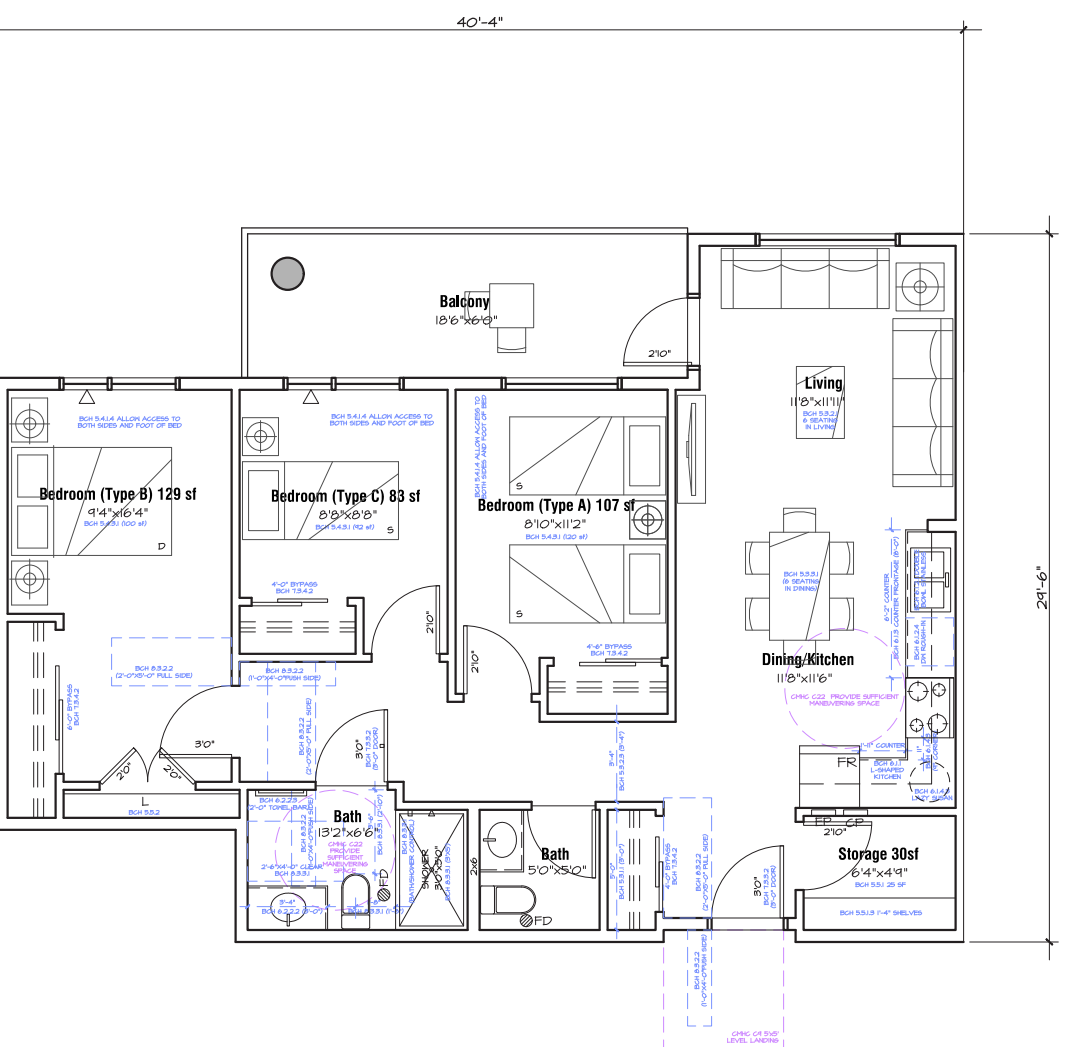
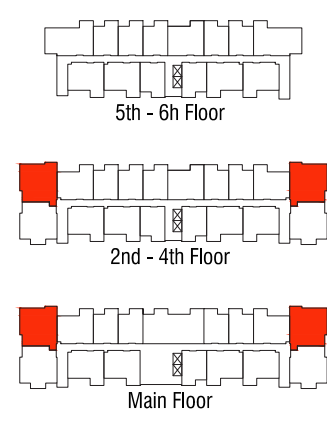
Unit C 3-Bedroom (Adaptable)  
984 sf FSR including 28 sf storage  
971 sf BCH 5.2 (925 + 5%)

8 of 96 Units



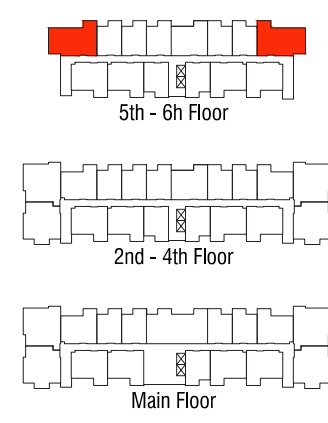
Unit D 3-Bedroom (Adaptable)  
992 sf FSR including 25 sf storage  
971 sf BCH 5.2 (925 + 5%)

8 of 96 Units



Unit E 3-Bedroom (Adaptable)  
960 sf FSR including 30 sf storage  
971 sf BCH 5.2 (925 + 5%)

4 of 96 Units





# LANDSCAPE DESIGN



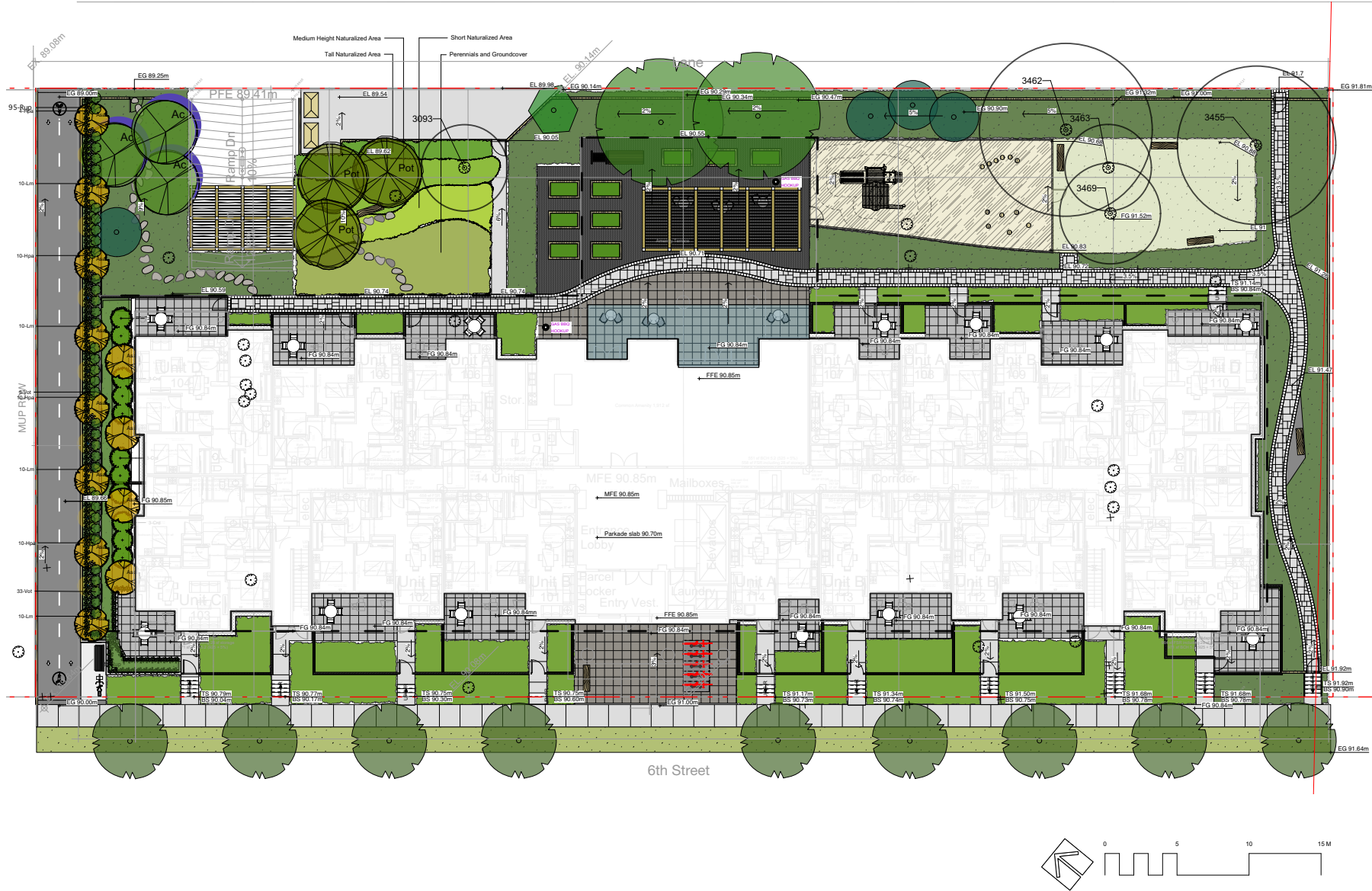
1690 West 2nd Avenue  
Vancouver . BC . Canada . V6J 1H3  
t | 604.683.1456 f | 604.683.1459 w | www.etal.com

## ALT LUMA for Aboriginal Land Trust Society

Civic Address: 823-903 6th St., New Westminster, BC  
Legal Address: \*\*\*

CONSULTANT TEAM	
OWNER:	Aboriginal Land Trust Society
ARCHITECT:	RLAI Architects
STRUCTURAL:	***
MECHANICAL:	***
ELECTRICAL:	***
LANDSCAPE:	eta landscape architecture

DRAWING LIST - REZONING	
L0.0	Cover Page
L0.1	Landscape Notes and Schedules
L0.2	Illustrative Plan
L0.3	Illustrative Plan - MUP
L0.4	Precedent Images
L8.0	Landscape Sections





# LANDSCAPE DESIGN

## NOTES & SCHEDULES

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.

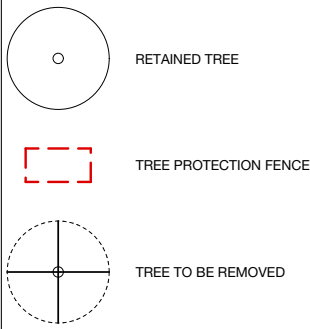
#### PLANT COUNTS

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

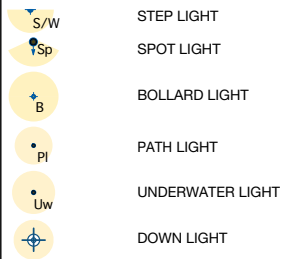
#### BIRD FRIENDLY PLANTING

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.

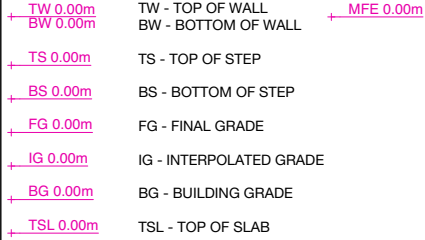
#### TREE MANAGEMENT PLAN LEGEND



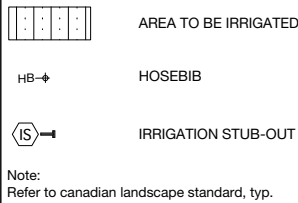
#### LIGHTING LEGEND



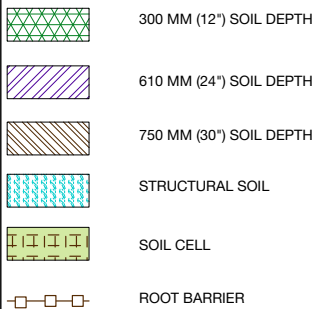
#### GRADING LEGEND



#### IRRIGATION LEGEND



#### GROWING MEDIUM LEGEND



#### PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
SHRUBS / GROUNDCOVERS / PERENNIALS - OFFSITE							
LAWN - OFFSITE							
		Non-Netted, grown on sand					
TREES							
Ac	3	Acer circinatum	vine maple	as shown	4m ht/B&B	full/ bushy canopy	N
Asa	4	Acer shirasawanum 'Autumn Moon'	Autumn Moon Japanese map	as shown	2.5m ht/ B&B	2m standard/ full crown	
Bn	2	Betula nigra	river birch	as shown	7cm cal/ B&B	2m standard	N,W,B,P
Ck	9	Cornus kousa	kousa dogwood	as shown	7cm cal/ B&B	2m standard/ full crown	B,P, single leaders
Pc	1	Pinus contorta	lodgepole pine	as shown	7cm cal/ B&B	2m standard	N,E
Pot	3	Populus tremuloides	quaking aspen	as shown	6m - 8m ht/ B&B	low branching/ multister	
Pse	4	Pseudotsuga menziesii	Douglas fir	as shown	7cm cal/ B&B	2m standard	E,W
SHRUBS / GROUNDCOVERS / PERENNIALS							
Aa	84	Amelanchier alnifolia	Saskatoon serviceberry	2.13	#5 cont	full/ bushy plants/ multi-	
Cod	49	Cotoneaster dammeri	bearberry cotoneaster	2	#2 cont	full/ bushy plants	
Crđ	11	Crataegus douglasii	black hawthorne	1.22	#5 cont.	full/ bushy plants	
Dkin	84	Dicentra x 'King of Hearts'	King Of Hearts Bleeding Hear	1.5			Flower & Rose Food
Pm	84	Polystichum munitum	sword fern	2.5	#3 cont.	full/ bushy plants	N, E
Ron	49	Rosa nutkana	Nootka rose	3	#2 cont.	full/ bushy plants	
Rra	84	Rhododendron 'Ramapo'	rhododendron (purple)	2.5	#5 cont.	full/ bushy plants	
Rus	49	Rubus spectabilis	salmonberry	3.5	#3 cont.	full/ bushy plants	
Sob	84	Salvia officinalis 'Bergarten'	sage	1.5	#1 cont.	full bushy plants	
Vo	49	Vaccinium ovatum	evergreen huckleberry	2.5	#3 cont.	full/ bushy plants	
	0				0		
LAWN							
		Non-Netted, grown on sand					
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 2 '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 INTEREST							

#### PLANT LIST - MULTI-USE PATHWAY

TREES							
Asa	8	Acer shirasawanum 'Autumn Moon'	Autumn Moon Japanese map	as shown	2.5m ht/ B&B	2m standard/ full crown	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Hpa	34	Hosta plantaginea 'Aphrodite'	Aphrodite Plantain Lily	0.41	#2 cont.	full/ bushy plants	
Lm	40	Liriope muscari 'Monroe White'	white lily turf	0.41	#1 cont.	full/ bushy plants	E, P, B
Rup	95	Rubus pentalobus	creeping raspberry	0.41	#2 cont	full/ bushy plants	
Vot	38	Vaccinium ovatum 'thunderbird'	evergreen huckleberry	0.76	#2cont.		
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 2 '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 INTEREST							

#### MATERIALS AND FURNISHINGS

SITE FURNISHINGS								
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
S1	-/L.-	-	-	-	-	-	-	-
S2	-/L.-	-	-	-	-	-	-	-
S3	-/L.-	-	-	-	-	-	-	-
S4	-/L.-	-	-	-	-	-	-	-
PLAY ELEMENTS								
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
P1	-/L.-	-	-	-	-	-	-	-
P2	-/L.-	-	-	-	-	-	-	-
P3	-/L.-	-	-	-	-	-	-	-
P4	-/L.-	-	-	-	-	-	-	-
MATERIALS								
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
M1	-/L.-	-	-	-	-	-	-	-
M2	-/L.-	-	-	-	-	-	-	-
M3	-/L.-	-	-	-	-	-	-	-
M4	-/L.-	-	-	-	-	-	-	-
FENCING								
ID	REFERENCE	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
F1	-/L.-	-	-	-	-	-	-	-
F2	-/L.-	-	-	-	-	-	-	-
F3	-/L.-	-	-	-	-	-	-	-
F4	-/L.-	-	-	-	-	-	-	-
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 2020-11-23 Issued for Rezoning

Professional Seal

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Project

for Aboriginal Land Trust Society

823-903 6th St., New Westminster, BC

Drawing Title

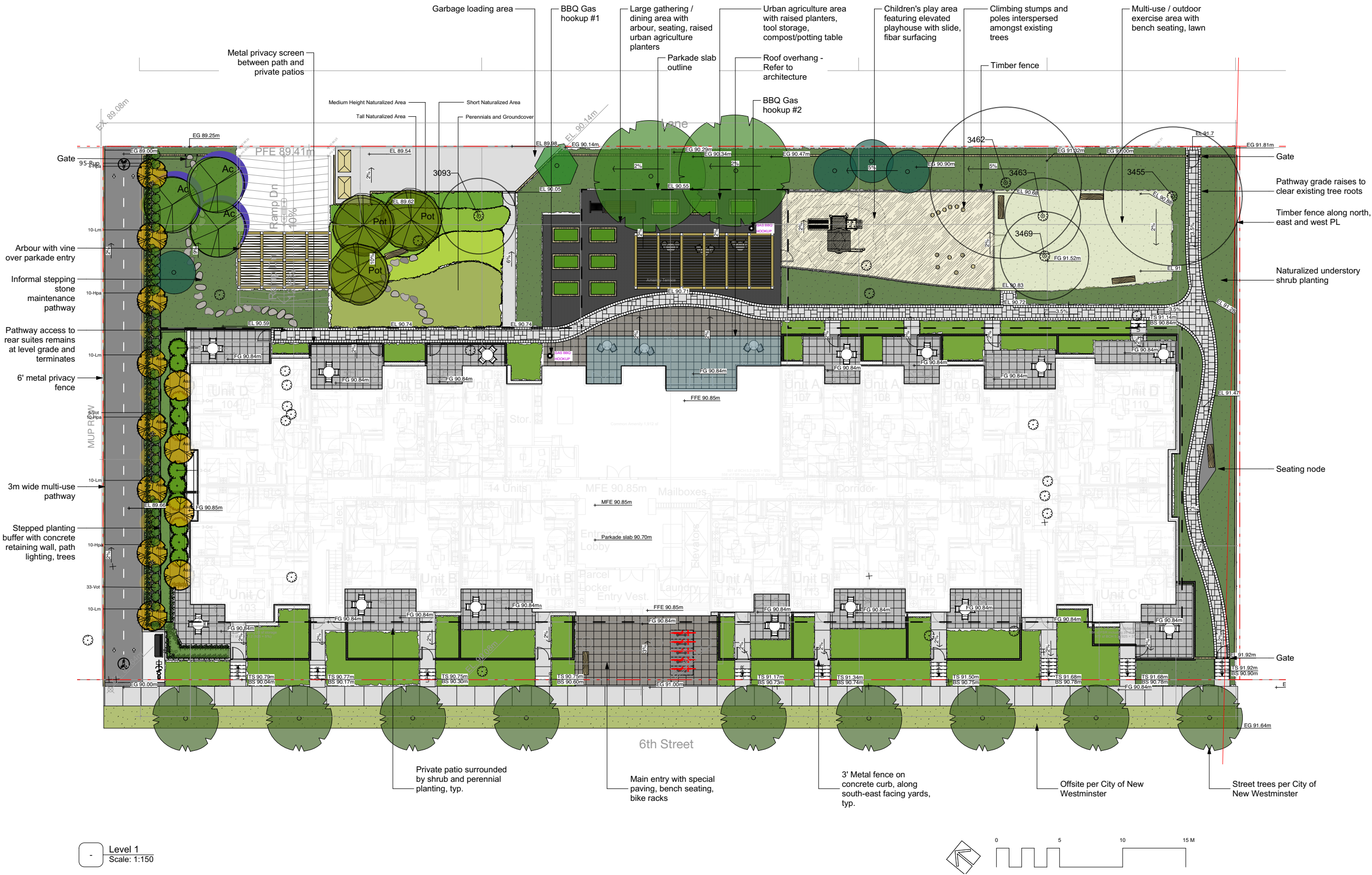
Notes and Schedules

Legal  
Legal Address line 1



# LANDSCAPE DESIGN

## ILLUSTRATIVE PLAN





Issue No.	Date	Issue Notes
A	2020-11-23	Issued for Rezoning

TREES							
Asa	8	Acer shirasawanum 'Autumn Moon'	Autumn Moon Japanese maple	as shown	2.5m ht/ B&B	2m standard/ full crown	
SHRUBS / GROUNDCOVERS / PERENNIALS							
Hpa	34	Hosta plantaginea 'Aphrodite'	Aphrodite Plantain Lily		0.41 #2 cont.	full/ bushy plants	
Lm	40	Liriope muscari 'Monroe White'	white lily turf		0.41 #1 cont.	full/ bushy plants	E, P, B
Rup	95	Rubus pentalobus	creeping raspberry		0.41 #2 cont.	full/ bushy plants	
Vot	38	Vaccinium ovatum 'thunderbird'	evergreen huckleberry		0.76 #2cont.		
NOTES:							
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 2 '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 INTEREST		

6' Aluminum privacy fence

PL

FG

0.07

3m

1.75m

3m

Asphalt Pathway

Seating

Private Patio

Building Face

Building Face

Building Face

Autumn moon maple with shrub, herbaceous perennial and creeping groundcover spilling over wall

Aluminum guardrail on raised concrete planter w/ privacy hedge

Raised concrete planter for privacy hedge

Seating alcove with custom bench

Seating alcove with custom bench

Parkade slab

4 Section Elevation - MUP at 6th Street  
Scale: 1:40

6' Aluminum privacy fence

Louvered light bollards

Trees and bird-friendly shrubs planted adjacent to building

Autumn moon maple with shrub, herbaceous perennial and creeping groundcover spilling over wall

Aluminum guardrail on raised concrete planter w/ privacy hedge

Raised concrete planter for privacy hedge

Parkade slab

3m 1.4m 3m

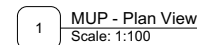
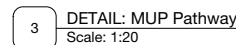
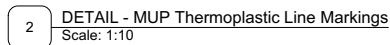
Asphalt Pathway

Stepped planter

Private Yard

FG 89.66 PG 90.85

5 Section Elevation - MUP at Midway Point  
Scale: 1:40





# LANDSCAPE DESIGN

## PRECEDENT IMAGES



Fitness area integrated with existing trees



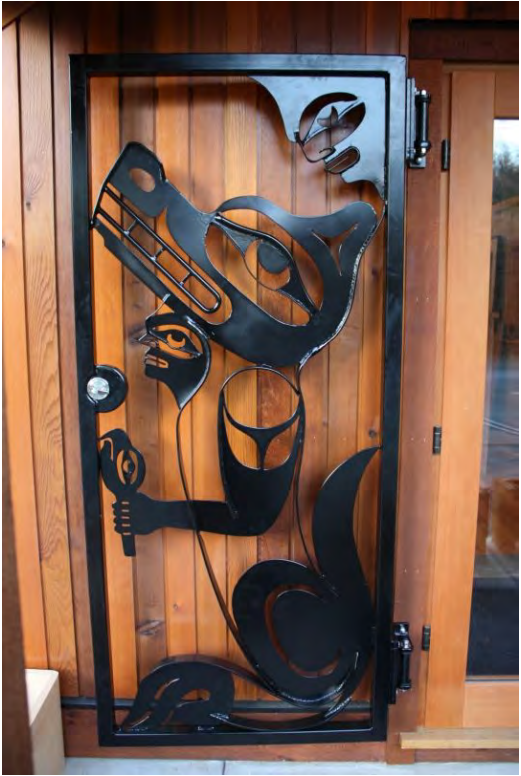
Native shrub and fern planted understory



Stepping stumps interspersed under existing tree canopy



Natural wood play structure for young children



Metal private entry gates with custom First Nations artwork



Forest play with loose materials



Ornamental natural stone boulders



Moveable timber chairs and tables



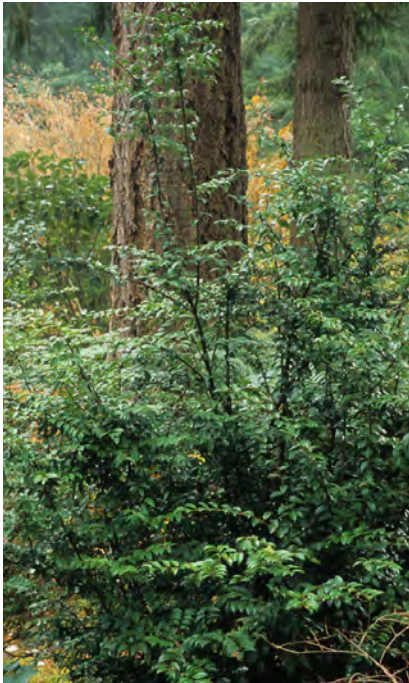
Timber arbour with abstracted longhouse form



Heavy timber benches



Natural stone pathway edger



Native shrub understory with edible berries



Natural stone accents

Revision		
No.	Date	Revision Notes

Issue		
No.	Date	Issue Notes
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Project  
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Drawing Title

**Precedent Images**

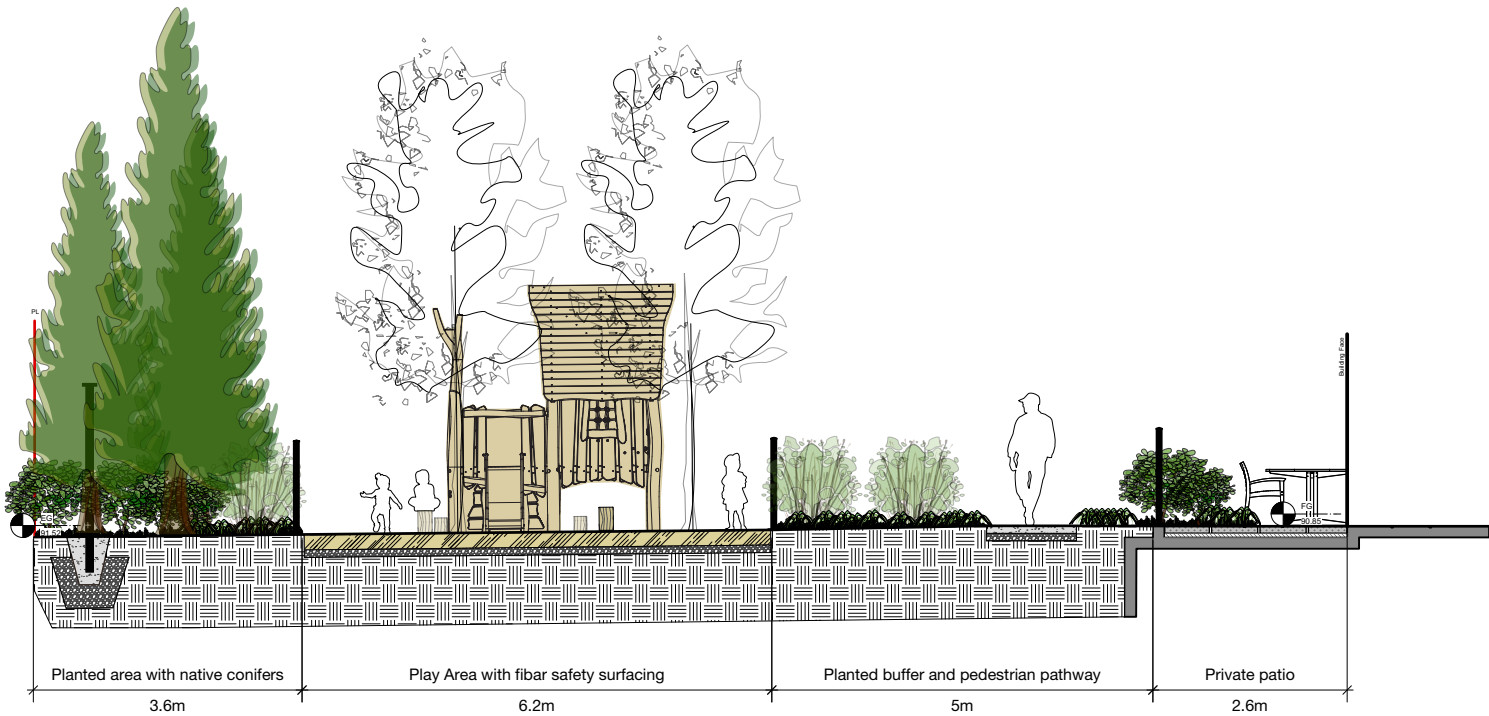
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Legal Address line 3	
Project Manager	Project ID
SS	22026
Drawn By	Scale
Drawn By	all noted
Reviewed By	Drawing No.
Date	<b>L0.3</b>
2020-11-23	6

Plot Date:

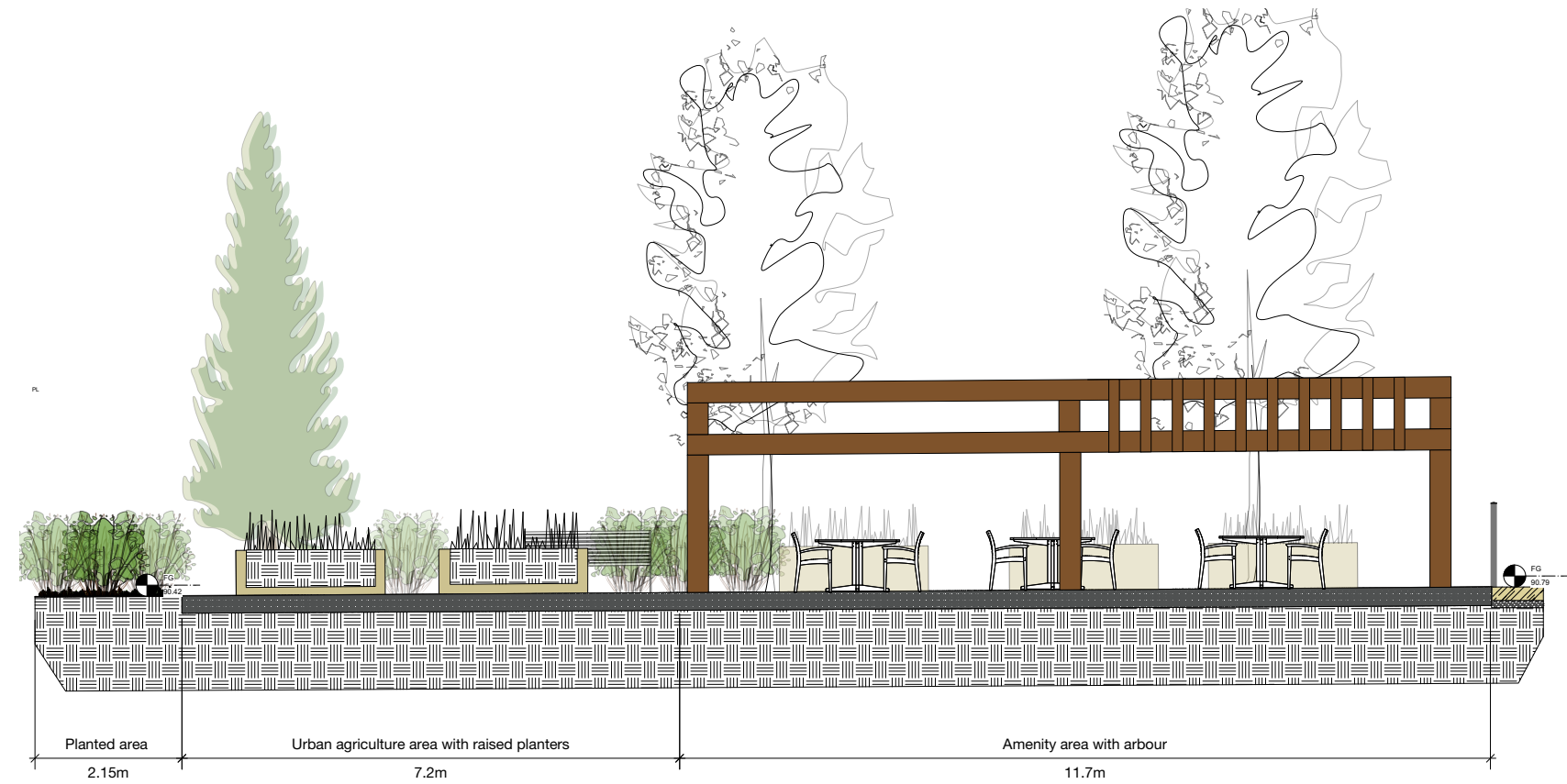


# LANDSCAPE DESIGN

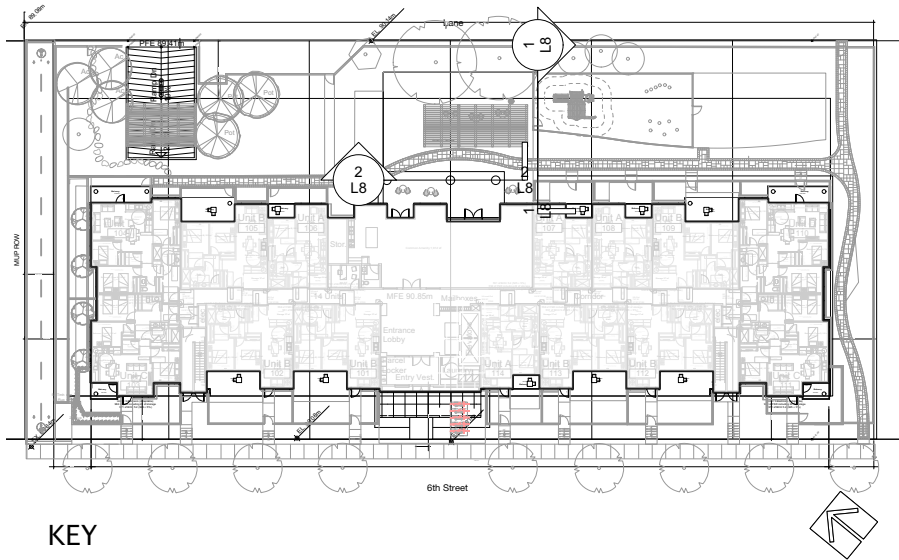
## LANDSCAPE SECTIONS



1 SECTION - Playground, View Southeast  
Scale: 1:50



2 SECTION - Main Amenity Area, view Northeast  
Scale: 1:50



Issue No.	Date	Issue Notes
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823-903 6th St., New Westminster, BC

Drawing Title

Landscape Sections

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View from along Sixth Street



## 4.0 3D VIEWS



**3D VIEWS**  
SOUTH ELEVATION ALONG 6TH STREET









**3D VIEWS**  
VIEW LOOKING SOUTH FROM LANEWAY





# 3D VIEWS

VIEW LOOKING EAST ALONG 6TH STREET





**3D VIEWS**  
VIEW OF THE AMENITY

