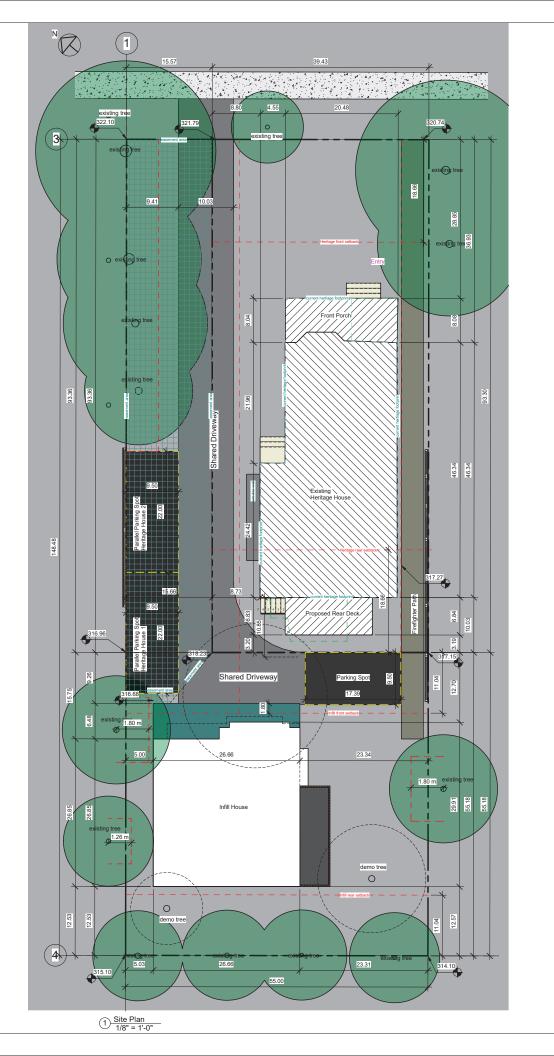


Appendix B Proposed Design Plans, Project Statistics and Relaxations





Project Information (HRA)			
Property Owner Diana Martins and James Garbutt			
Site Address HRA 328 Second St, New West V3L 2K8			
Project Type HRA			
Jurisdiction Authority City of New Westminster			
Legal Description Parcel "C" (529635E5) of Lot 44, Suburban Block 6 Group 1 NWD Plan 2620			
PID 013-420-828			
Zone RS-4			
CONSULTANTS			

CONSULTANTS			
Surveyor	Amray Land Surveying Ltd.	604-620-5299	
Designer	D3 Design	604-603-6747	
Engineer			
Builder			
Energy Consultant			
Arboriet	Arbor & Co	778-886-1566	

Arborist	Arbor & Co.	778-886-1566
Zoning	Analysis	
Site		Notes
Lot Width	39.43 ft	
Lot Depth	93.30 ft	
Lot Size	3678.82 ft ²	Variance
Step Code		

Otep Gode			
Primary Dwelling			
Coverage	Required/Allowed	Proposed	Notes
Principle Site Coverage	35% (1287.59 SF)	1070.30 SF	
Set Backs	Required/Allowed	Proposed	Notes
Front:	18.66 ft	28.85 ft	
Front projection	4.0 ft	0 ft	
Rear:	18.66 ft	10.03 ft	Variance
Rear projection:	4.0 ft	2.8 ft	Variance
Right Side:	4.0 ft	5.59 ft	
Left Side:	4.0 ft	8.80 ft	
Floor Area	Required/Allowed	Proposed	Notes
Basement		1041.87 SF	
First Floor		1070.73 SF	
Second Floor		789.61 SF	
Total	2575.17 SF (70%)	2902.21 SF (79%)	Variance
Secondary Suite Area	N/A	593.21 SF	
Off street parking	2	2 (off site)	Variance
Attached Accessory Area	Required/Allowed	Proposed	Notes
Front Porch		149.80 SF	
Back Deck		107.70 SF	
Suite covered area		107.70 SF	
Total	367.8 SF (10%)	365.2 SF (10%)	
Detached Accessory Area	Required/Allowed	Proposed	Notes
Carport		N/A	
Total	400 SF (10%)	0 SF (0%)	
Height	Required/Allowed	Proposed	Notes
Left Front Elevation		321.79 ft	
Right Front Elevation		318.23 ft	
Left Rear Elevation		326.23 ft	
Right Rear Elevation		317.15 ft	
Average Grade		319.48 ft	
U/S Eave Elevation		337.01 ft	
Roof Peak Elevation		349.29 ft	
Roof Peak from AG	35 ft	29.82 ft	
Roof Eave From AG		17.35 ft	
Midpoint Elevation	25 ft	23.67 ft	

Project Information (SFD)				
roperty Owner	Diana Martins and Jame	s Garbutt		
ite Address	330 Second Street			
roject Type	New SFD			
urisdiction Authority	City of New Westminster	г		
egal Description	TBD			
D	TBD			
one	RS-5			
CONSULT	TANTS			
urveyor	Amray Land Surveying L	.td.	604-620-5299	
esigner	D3 Design		604-603-6747	
ngineer				
uilder				
nergy Consultant				
borist	Arbor & Co.		778-847-0669	
Zoning Ana	alysis			
te			Notes	
ot Width	IRR			
ot Depth	IRR			
ot Size	4487.58 ft ²		Variance	
ep Code	Step Code 3			
rimary Dwelling				
overage	Required/Allowed	Proposed	Notes	
inciple Site Coverage	35% (1570.65 SF)	757.843 SF		
et Backs	Required/Allowed	Proposed	Notes	
ont:	20% (11.03)	12.70 ft		
ont projection	4.0 ft	1.80 ft		
ear:	20% (11.03)	12.53 ft		
ght Side:	5.0 ft	23.31 ft		
eft Side:	5.0 ft	5.0 ft		
t width (Frontage)	406.96 ft x 10%= 40.7 ft	15.57 ft	Variance	
oor Area	Required/Allowed	Proposed	Notes	
asement		695.74 SF		
rst Floor		757.84 SF		
econd Floor		790.04 SF		
oor Space Ratio	2243.79 SF (50%)	2243.62 SF		
econdary Suite Area	N/A	N/A		
arking sec.140.46 A	Required/Allowed	Proposed	Notes	
	0	3	Variance	
tached Accessory Area	Required/Allowed	Proposed	Notes	
ont Porch		124.92SF		
ear Deck		>2' from grade		

124.92 SF Proposed Proposed

316.96 ft 317.15 ft

315.10 ft

314.10 ft

315.83 ft

334.94 ft

345.24 ft

29.41 ft

19.11 ft

24.26 ft

448.76 SF (10%)

Left Front Elevation

Right Front Elevation

Left Rear Elevation Right Rear Elevation

Average Grade

U/S Eave Elevation

Roof Peak Elevation

Roof Peak Height

Roof Eave Height

Midpoint Height



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No.	Description	Date		
Diana Martins and James Garbutt 328 Second Street New West				
Site Plan, Street View,				

Project number

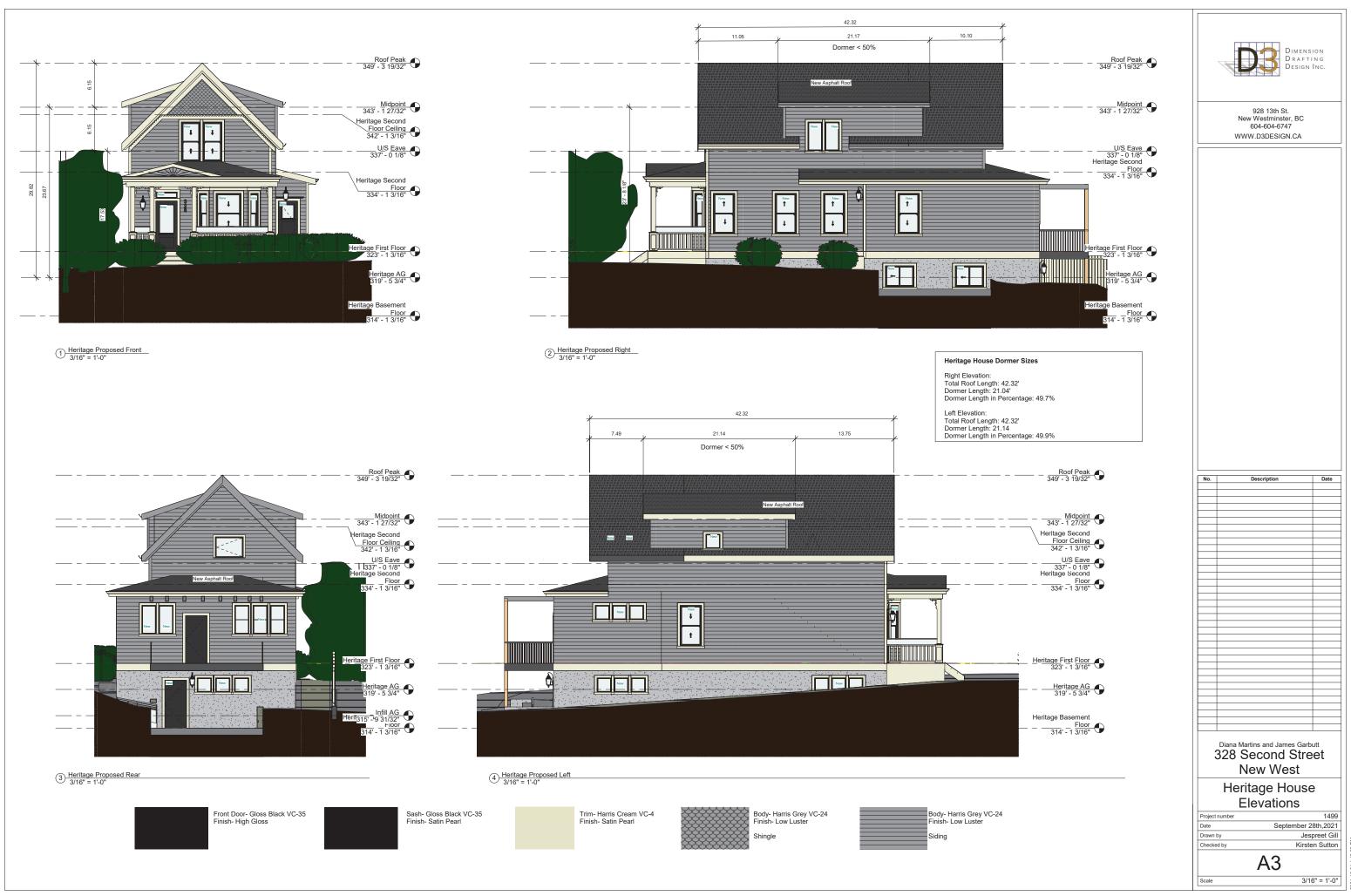
1499

September 28th,2021 Trenton Cowley

A1

Kirsten Sutton

As indicated





DIMENSION DRAFTING DESIGN INC.

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Diana Martins and James Garbutt
328 Second Street

New West
Heritage Existing
Elevations

 Project number
 1499

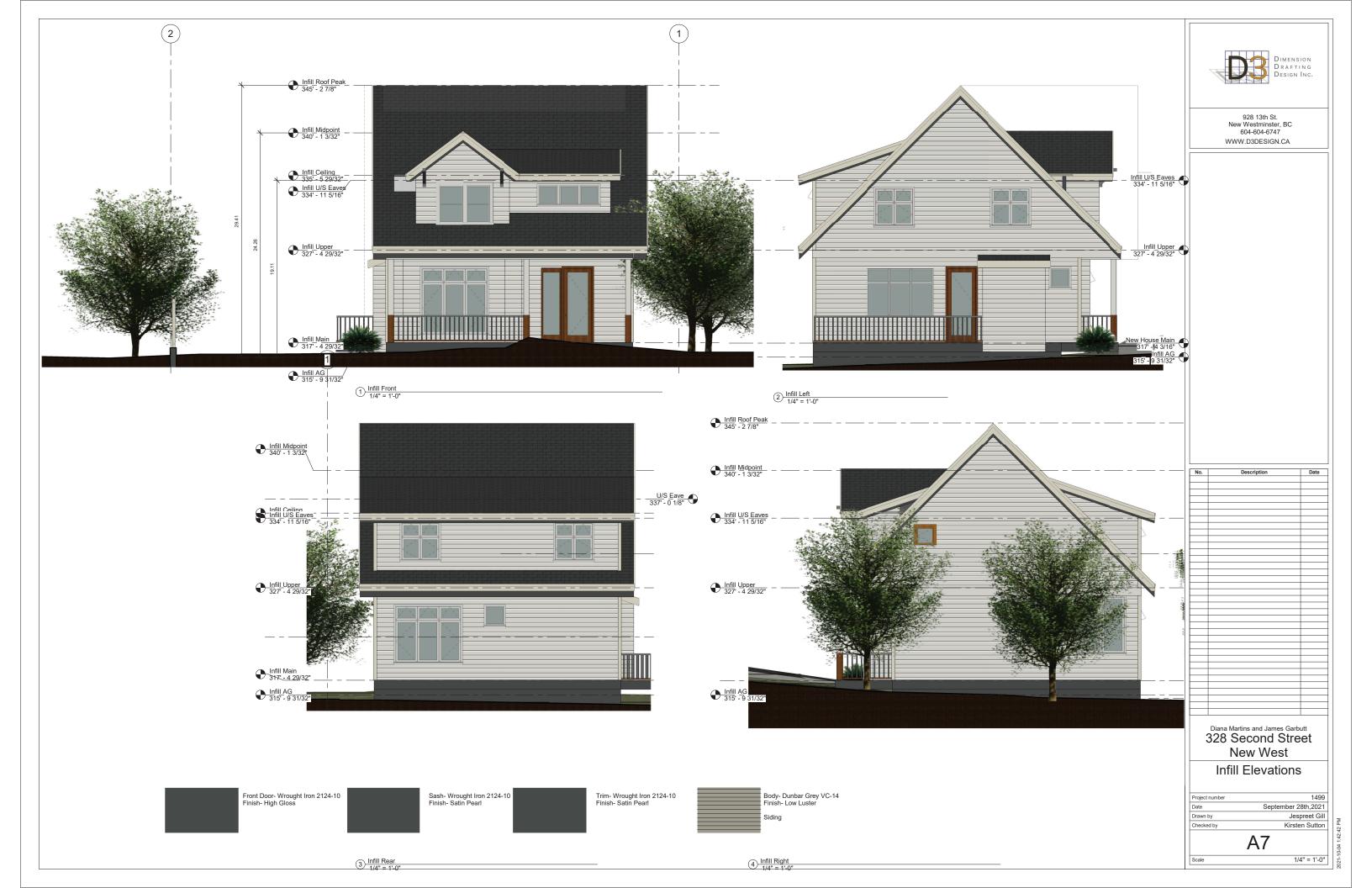
 Date
 September 28th,2021

 Drawn by
 Author

 Checked by
 Checker

A5

3/16" = 1'-0"













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Diana Martins and James Garbutt 328 Second Street New West			
INCAN AACSI			

Renders

C8

September 28th,2021 Jespreet Gill Kirsten Sutton

APPENDIX B: PROJECT STATISTICS AND PROPOSED RELAXATIONS

A summary of the proposed project statistics are outlined in Table 2 and 3. Relaxations being sought through the HRA are highlighted in grey.

In total, eight Zoning Bylaw relaxations would be considered over both lots. The more significant relaxations would be to the lot size and heritage house density. The remainder are minor siting or site design aspects related to the unusual layout. These minor siting or site design relaxation are proposed in order to meet the heritage best practice of keeping the heritage house in-situ in its current location (discussed further below). The shared areas over both lots would be secured through the HRA and necessary legal agreements on title.

Table 2: Summary of Proposed Relaxations for 328 Second Street (Heritage House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Minimum Site Area	557 sq. m.	341 sq. m.	216 sq. m.
	(6,000 sq. ft.)	(3,678 sq. ft.)	(2,321 sq. ft.)
Lot Frontage		12.01 m.	
		(39.43 ft.)	
Lot Depth		28.4 m.	
_		(93.3 ft.)	
Maximum Floor Space	239.24 sq. m.	269.62 sq. m.	30.38 sq. m.
	(2,575.17 sq.	(2,902.21 sq.	(327 sq. ft.)
	ft.)	ft.)	
Maximum Floor Space Ratio	0.7	0.79	0.09
Maximum Site Coverage	35%	29%	
Minimum Front Setback	5.79 m.	8.79 m.	
(east)	(19 ft.)	(28.85 ft.)	
Minimum Rear Setback	5.68 m.	3.05 m.	2.62 m (8.6
(south)	(18.6 ft.)	(10 ft.)	ft.)
Minimum Rear Porch	1.21 m (4 ft)	0.86 m. (2.84	0.35 m. (1.14
Projection (south)		ft.)	ft.)
Minimum Side Setback (west)	1.2 m.	5.59 m.	
	(4 ft.)	(18.33 ft)	
Minimum Side Setback	1.2 m.	2.66 m.	
(north)	(4 ft.)	(8.73 ft.)	
Maximum Height (Roof Peak)	10.7 m.	9.08 m.	
	(35 ft.)	(29.82 ft.)	
Maximum Height (Midpoint)	7.6 m.	7.21 m.	
	(25 ft.)	(23.67 ft.)	
Maximum Attached	10%	0%	
Accessory Area			
Minimum Off-Street Parking	2 space	0 spaces	2 provided on
			adjacent lot

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NOTE: grey rows indicate proposed variances, white rows meet City regulations.

Table 3: Summary of Proposed Relaxations for 328 Second Street (Infill House)

Attributes	RS-4 Zoning	Proposed	Relaxation
Minimum Site Area	557 sq. m.	416.9 sq. m.	140 sq. m.
	(6,000 sq. ft.)	(4,487 sq. ft.)	(1,513 sq. ft.)
Lot Frontage	12.4m	4.74m.	7.66 m
	(40.7 ft)	(15.57 ft.)	(25.13 ft)
Lot Depth		45.25 m.	
		(148.48 ft.)	
Maximum Floor Space	208.45 sq. m.	208.43 sq. m.	
	(2.243.7 sq.	(2,243.62 sq.	
	ft.)	ft.)	
Maximum Floor Space Ratio	0.5	0.5	
Maximum Site Coverage	35%	16.88%	
Minimum Front Setback	3.36 m.	3.87 m.	
(east)	(11.04 ft.)	(12.7 ft.)	
Minimum Front Projection	1.21 m. (4 ft.)	0.54 m. (1.8 ft.)	
Minimum Rear Setback	3.36 m.	3.81 m.	
(south)	(11.03 ft.)	(12.53 ft.)	
Minimum Side Setback (west)	1.52 m.	7.1 m.	
	(5 ft.)	(23.31ft.)	
Minimum Side Setback	1.52 m.	1.52 m.	
(north)	(5 ft.)	(5 ft.)	
Maximum Height (Roof Peak)	10.6 m.	8.96 m.	
	(35 ft.)	(29.41 ft.)	
Maximum Height (Midpoint)	7.62 m.	7.39 m.	
	(25 ft.)	(24.26 ft.)	
Maximum Attached	10%	0%	
Accessory Area			
Minimum Off-Street Parking	1 space	1 space	
Minimum Parking Space	3.36 m.	0 m.	3.36 m.
Setback from front Property	(11.04 ft.)	(0 ft.)	(11.04ft.)
Line			

NOTE: grey rows indicate proposed variances, white rows meet City regulations.

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