

Attachment 2

Rationale Letter and Project Drawings

311 ASH ST – D.P & D.V.P - RATIONALE LETTER

May 12, 2022

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

Attention: Nazanin Esmaeili, Planning Assistant

311 Ash St New Westminster B.C, V3M 5X7 is a 3-story apartment building with 29 existing rental units. There is one floor of parking below grade, with 35 existing parking stalls. In the parkade below there is an existing locker room, elevator room, electrical meter room and an existing boiler room.

We are proposing to re-use a total of 10 existing parking stalls in the east end of the parkade and convert this area into five (5) additional rental units: all of which are studio units. All five units are well over the recommended 350 SF & 525 SF from the BC Housing Design Guidelines & Constructions Standards. Unit #1 712.6.0 SF. Unit #2 687.8 SF. Unit #3 687.9 SF. Unit #4 691.1 SF. Unit #5 675.4 SF. All five units will have exterior entry from the patio wells along Third Ave. The patio wells will have stairs coming down from grade, as well as planters stepping up to grade. The patio wells will allow for ample sunlight to shine into the principal parts of the new rental units.

Presently there are 35 existing parking stalls. Upon surveying residents, it was found that only 15 stalls are in use by residents and 20 stalls remain vacant. The garbage and recycling area will remain in the same area which is on the exterior of the Northwest side of the parkade. We have proposed two additional stalls where the existing drive aisle is located, which will be removed once the units are in. After upgrading the parking stalls into rental housing units, the site will retain 21 parking stalls. We have proposed the addition of 2 Accessible stall close to the entrance in the basement level and 2 visitor parking stalls. There are no existing compact stalls.

Universally Accessible paths of travel identified on the proposed plan. Direct paths from the Accessible parking stalls to primary building entrances from the parkade identified. Accessible parking stalls not to be used as part of Accessible travel routes.

Residential & visitor parking stalls reductions consistent with New Westminster Seven Bold Step Program. Previously in 2019, New Westminster Council declared a climate emergency. One of the Seven Bold steps outlined by City is, Car Light Communities. The goal is for 60% of all trips within the City to be by sustainable modes of transportation. (Walk, Transit, Bicycle, Multi Occupant shared).

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The 311 Ash Street site is in between the Eighth Street and Sixth Street Frequent Transit Network Corridor. A quick 2-minute walk will lead you to a Frequent Transit Bus stops. The site is 140m from a Frequent Transit Bus stop, & 150m from another Frequent Transit Bus stop in the other direction. Most tenants in the building currently use Public Transportation as it is most beneficial for them. Most rental tenants do not own a personal vehicle. If they had their own vehicles, they would be renting parking stalls.

Approximately 28% of work commutes in New Westminster are taken by public transit every day. Integration of higher quality and more convenient transit connections can shift residents to optimize public transit over personal vehicles and result in a more balanced and sustainable transportation system. Frequent Transit Network Routes offer service every 15 minutes throughout the day, evenings, and weekends.

The site is also within a 5-minute walking distance to a variety of Markets, Restaurants, Shops & Religious Services in the Up-Town Neighbourhood.

Existing Parking stalls provided on site range from \$30 - \$50 per month fee set by building management for each tenant.

Additional garbage & recycling bins to be added to accommodate additional units. Tenants will be able to exit from the North end of the building to dispose of their waste in the bins. New tenants residing in Units #01-05 will be able to walk out of their units into the corridor and up to the main floor via elevator or stair core and out to the North end of the building to dispense of any garbage/recycling waste.

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PARKING RESIDENTIAL

EXISTING 311 ASH ST PARKING (NEW WESTMINSTER)		STALLS
RESIDENTIAL	8'-1" x 19'-0" (2.46m X 5.79m)	1
	9'-6" x 19'-0" (2.90m X 5.79m)	3
	9'-10" x 19'-0" (3.00m X 5.79m)	2
	9'-0" x 19'-0" (2.74m X 5.79m)	4
	9'-3" x 19'-0" (2.82m X 5.79m)	3
	8'-6" x 19'-0" (2.59m X 5.79m)	4
	10'-0" x 19'-0" (3.05m X 5.79m)	3
	9'-8" x 19'-0" (2.95m X 5.79m)	1
	9'-2" x 19'-0" (2.79m X 5.79m)	1
	8'-10" x 19'-0" (2.69m X 5.79m)	8
	10'-2" x 19'-0" (3.10m X 5.79m)	1
	8'-11" x 19'-0" (2.72m X 5.79m)	1
	8'-8" x 19'-0" (2.64m X 5.79m)	3
TOTAL EXISTING STALLS		35

PARKING RESIDENTIAL

REQUIRED PARKING (NEW WESTMINSTER)		UNITS	STALLS	REFERENCE
SECURED RENTAL RESIDENTIAL UNITS	1.0 SPACE PER DWELLING UNIT	29	29	150.8.7 (a)
VISITOR	0.1 VISITOR PARKING SPACES PER DWELLING UNIT	29	3	150.8.7 (c)
ACCESSIBLE			2	
TOTAL RESIDENTIAL STALLS REQUIRED			32	STALLS REQUIRED

*FOR EVERY 40 SPACES, 2 STALLS MUST BE ACCESSIBLE

*FOR EVERY 70 SPACES, 3 STALLS MUST BE ACCESSIBLE

PARKING RESIDENTIAL

PROPOSED 311 ASH ST PARKING (NEW WESTMINSTER)		STALLS
RESIDENTIAL	8'-1" x 19'-0" (2.46m X 5.79m)	1
	9'-6" x 19'-0" (2.90m X 5.79m)	2
	9'-10" x 19'-0" (3.00m X 5.79m)	1
	9'-0" x 19'-0" (2.74m X 5.79m)	5
	8'-6" x 19'-0" (2.59m X 5.79m)	3
	9'-3" x 19'-0" (2.82m X 5.79m)	2
	9'-8" x 19'-0" (2.95m X 5.79m)	1
	10'-0" x 19'-0" (3.05m X 5.79m)	2
VISITOR	10'-2" x 19'-0" (3.10m X 5.79m)	1
	9'-0" x 19'-0" (2.74m X 5.79m)	1
ACCESSIBLE	12'-10" x 19'-0" (m X 5.79m)	2
TOTAL PROPOSED STALLS		21

CEDARVALE APARTMENTS RENOVATION

311 ASH STREET
NEW WESTMINSTER, B.C.

ARCHITECTURAL:

- A1.00 COVER SHEET, SITE PLAN & PROJECT INFORMATION
A1.50 DEMOLITION PLAN - BASEMENT FLOOR
A2.01 PROPOSED RENOVATED PLAN - BASEMENT FLOOR
A2.02 ENLARGED RENOVATED PLAN - BASEMENT FLOOR
A2.10 EXISTING - MAIN FLOOR PLAN
A2.11 EXISTING - SECOND & THIRD FLOOR PLAN
A2.20 PROPOSED RENO PLAN - FSR OVERLAY
A2.21 EXISTING MAIN FLOOR - FSR OVERLAY
A2.22 EXISTING SECOND & THIRD FLOOR - FSR OVERLAY
A3.01 NORTH & WEST ELEVATIONS
A3.02 SOUTH & EAST ELEVATIONS
A4.01 AA, BB & CC BUILDING SECTIONS
A4.02 DD BUILDING SECTION
A7.10 SECTION DETAILS

CONSULTANTS:

ARCHITECTURAL:

BILLARD ARCHITECTURE INC.
#701 - 625 5th Avenue
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CONTACT: Robert Billard, AIBC
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PHONE: (604) 210-0021
CONTACT: Carlo Ambito, ASCT, LEED AP, TECA
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STRUCTURAL ENGINEER:

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#213 - 3993 Henning Dr.
BURNABY, BC V5C 6N5
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CONTACT: Tarek El-Amoury, PhD, P.Eng.
EMAIL: tamoury@tidesconsulting.com

ARBORIST:

KOOME URBAN FORESTRY LTD.
305 - 1163 The High Street
COQUITLAM, BC V3B 7W2
PHONE: (778) 885-6777
CONTACT: Kelly Koome, ISA Certified Arborist
EMAIL: kelly.koome@koomeurbanforestry.ca

CODE ANALYSIS

ITEM	BRITISH COLUMBIA BUILDING CODE 2018	REFERENCE
1. PROJECT DESCRIPTION	RENOVATIONS	PART 3
2. BUILDING AREA (SM)(EXISTING)	2,187 SM (23,550 SF)	1.4.1.2
3. NUMBER OF STOREYS	3 STOREY	3.2.1.1.(3)
4. BUILDING HEIGHT	3 STOREY	3.2.1.1.(3)
5. NUMBER OF STREETS	3	
6. BUILDING CLASSIFICATION	GROUP C,(UP TO 3 STOREYS) NON COMPLIANT GRANDFATHER	3.2.2.52
7. SPRINKLER SYSTEM	PARTIAL PARKADE - PROPOSED UNITS SPRINKLERED	-
8. STANDPIPE REQUIRED	NO	3.2.5.8
9. FIRE ALARM REQUIRED	YES	3.2.4.1
10. WATER SUPPLY ADEQUATE	N/A	3.2.5.7
11. HIGH BUILDING	NO	3.2.6
12. PERMITTED CONSTRUCTION	COMBUSTIBLE	-
13. EMERGENCY LIGHTING	YES, AT EXITS	3.2.7.3(i)(i)
14. REVOVATED UNIT AREAS		-
	UNIT #1 66.2 SM (712.6 SF) UNIT #2 63.9 SM (687.8 SF) UNIT #3 63.9 SM (687.9 SF) UNIT #4 64.2 SM (691.1 SF) UNIT #5 62.7 SM (675.4 SF) TOTAL 257.3 SM (3,454.8 SF)	
15. EXIT WIDTH REQUIRED	800mm (ALL EXISTING)	TABLE 3.4.3.2.A
16. BARRIER-FREE DESIGN	NO	3.8
17. HAZARDOUS SUBSTANCES	NO	3.3.6
18. REQUIRED FIRE RESISTANCE RATING (FRR)		
18.1. FLOORS	45 MINUTES	3.2.2.52
18.2. LOADBEARING WALLS	45 MINUTES	3.2.2.52
18.3. ROOF	45 MINUTES	3.2.2.52
19. SEPARATION OF SUITES		
19.1. GROUP C	45 MINUTES	3.2.2.52
20. PUBLIC CORRIDOR SEPARATIONS	45 MINUTES	3.3.1.4 (2)
21. EGRESS DOORWAYS	1 EXIT REQUIRED 2 EXITS PROVIDED	3.4.2.1.(2)
22. TRAVEL DISTANCE	BASEMENT 30M (98.42FT)	3.4.2.5.1(F)

DOOR SCHEDULE					
No.	LOCATION	WIDTH	HEIGHT	THICKNESS	DESCRIPTION
DE	EXISTING DOOR				
D101	UNIT ENTRY	3'-0"	6'-8"	0'-1 3/4"	45 F.R.R.
D102	BATH	2'-10"	6'-8"	0'-1 3/4"	
D103	CLOSET	2 X 2'-0"	6'-8"	0'-1 3/4"	
D104	W/D CLOSET	2'-6"	6'-8"	0'-1 3/4"	
D105	BEDROOM CLOSET	2 X 2'-0"	6'-8"	0'-1 3/4"	BI-FOLD

WINDOW SCHEDULE				
No.	LOCATION	WIDTH	HEIGHT	FACE
G1	KITCHEN	4'-0"	3'-6"	EAST
G2	LIVING	3'-6"	3'-6"	EAST

RENOVATION INFORMATION

RENOVATED UNIT AREA - 3454.8 SF
RENOVATED STORAGE AREA - 984.7 SF

NOTES

BUILDING 100% SECURED RENTAL RESIDENTIAL UNITS AS PER B/L 7688, 2014

PLANS & DESIGN TO BCBC 2018

CLIMATE ZONE 4, COMPLIANCE PATH: PRESCRIPTIVE

MONITORED FIRE ALARM SYSTEM

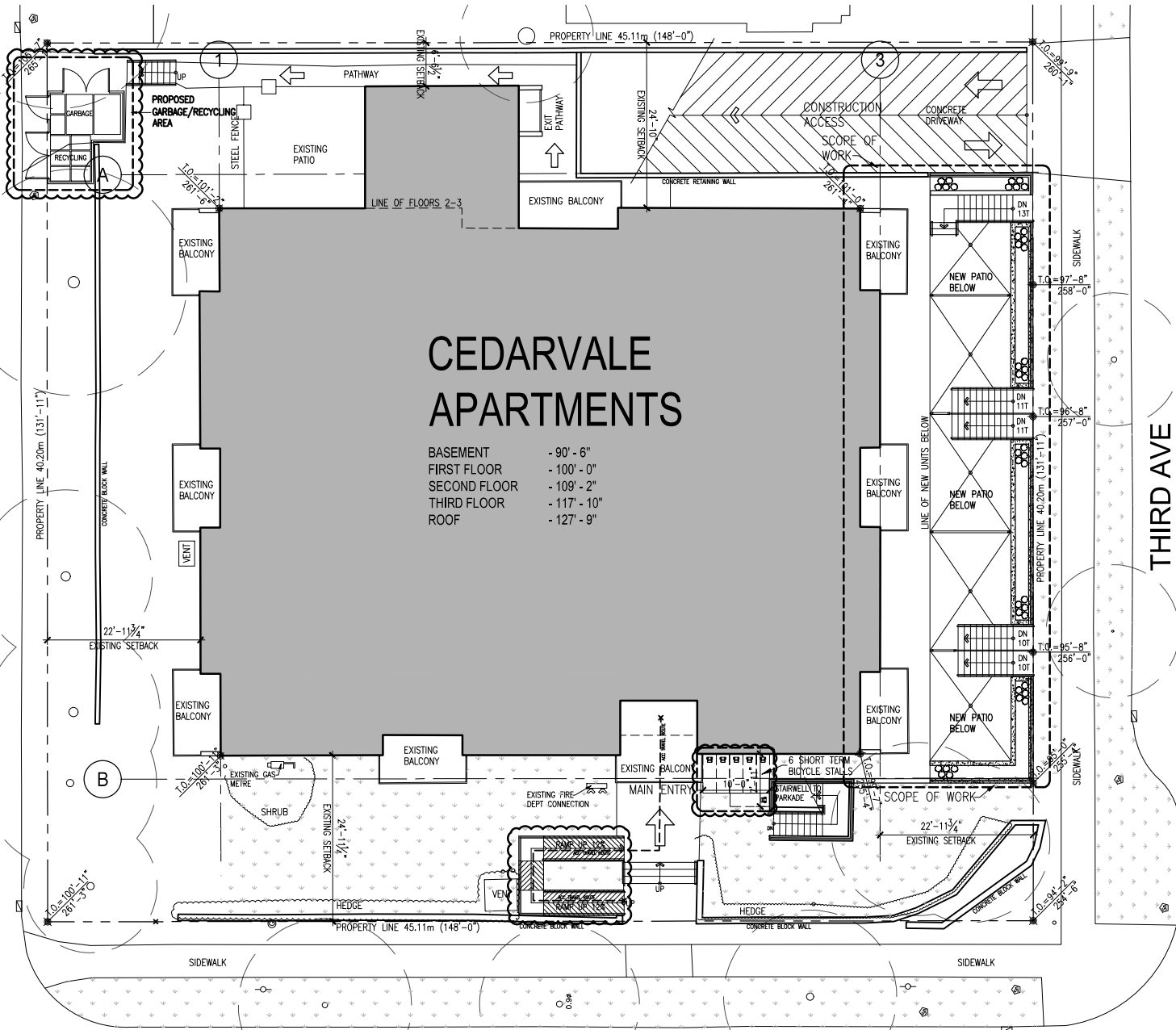
ANY PENETRATIONS THROUGH REQUIRED FIRE SEPARATIONS MUST BE PROPERLY FIRE STOPPED

ALL SMOKE DETECTION AND ALARMS WILL BE PROPERLY FUNCTIONING

ALL DOORS AND EXITS IN THE PUBLIC CORRIDOR WILL BE PROPERLY LATCHING

ALL REQUIRED HANDRAILS AND GUARDRAILS WILL BE SECURED IN PLACE

WALMSLEY STREET



CEDARVALE APARTMENTS

BASEMENT - 90' - 6"
FIRST FLOOR - 100' - 0"
SECOND FLOOR - 109' - 2"
THIRD FLOOR - 117' - 10"
ROOF - 127' - 9"

ASH STREET

1 SITE PLAN
A1.00 3/32"=1'-0"

PARKING REQUIREMENTS

DISTRICT (NEW WEST)		REFERENCE
BROW OF THE HILL		150.8
UNIT CALCULATION	UNITS	REFERENCE
APARTMENT UNITS – EXISTING	29	–
APARTMENT UNITS – PROPOSED	5	–
TOTAL APARTMENT UNITS	34	–
FSR		
EXISTING		
MAIN FLOOR – 8,096.3 SF		
SECOND FLOOR – 7,727.0 SF		
THIRD FLOOR – 7,727.0 SF		
–23,550.3 SF		
<u>23,550.3 / 19,531.0(SITE AREA) =1.20 EXISTING FSR</u>		
PROPOSED		
BASEMENT – 3,454.8 SF		
MAIN FLOOR – 8,096.3 SF		
SECOND FLOOR – 7,727.0 SF		
THIRD FLOOR – 7,727.0 SF		
–27,005.1 SF		
<u>27,005.1 / 19,531.0(SITE AREA) =1.38 PROPOSED FSR</u>		
PARKING CALCULATION	STALLS	REFERENCE
PARKING STALLS – EXISTING	35	–
PARKING STALLS – PROPOSED	21	150.8.7
NUMBER OF ADDITIONAL PARKING STALLS	0	150.8.8.(a)

CONSTRUCTION ASSEMBLIES

WE - EXISTING WALL

W1 - TYP. INTERIOR WALL (PARTITION WALL)

- 1 LAYER 1/2" GYPSUM WALLBOARD
- 2"x4" STEEL STUDS @ 16" O.C.
- 2"x4" WOOD STUDS @ 16" O.C.
- 1 LAYER 1/2" GYPSUM WALLBOARD

W2 - FURRING WALL (1 HR FIRE RATED)
ULC DES. W301 EQUIVALENT OR BETTER

- 2 LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD
- 2"x4" STEEL STUDS @ 16" O.C.
- ACOUSTIC BATT INSULATION
- EXISTING CONCRETE WALL

W3 - WET WALL

- 2"x6" WOOD STUDS @ 16" O.C.
- 1 LAYER 1/2" GYPSUM WALLBOARD

W4 - TYP. EXTERIOR CONCRETE WALL

- 8" CONCRETE WALL c/w WATERPROOFING TO OUTSIDE FACE

W5 - EXTERIOR WALL (1.5 FIRE SEPARATION)

- 2 LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD
- VAPOUR BARRIER
- 2"x3 5/8" STEEL STUDS @ 16" O.C.
- ACOUSTIC BATT INSULATION
- 5/8" PLYWOOD SHEATHING
- WATERPROOF MEMBRANE
- 4" RIGID INSULATION
- MESH
- CEMENT STUCCO (TO MATCH EXISTING)

W6 - TYP. PARTY WALL (1 HR FIRE SEPARATION)
APPENDIX 'A' TABLE A-9.10.3.1.A, WALL TYPE W13a, SC57

- 1 LAYER 5/8" TYPE "X" GYPSUM WALLBOARD
- 2"x4" STEEL STUDS @ 16" O.C.
- 1" AIR GAP
- 2"x4" STEEL STUDS @ 16" O.C.
- 1 LAYER 5/8" TYPE "X" GYPSUM WALLBOARD

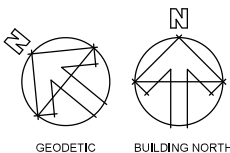
W7 - TYP. CORRIDOR WALL
(SOUND SEPARATED & 1 HR FIRE SEPARATION)
ULC DES. U334 EQUIVALENT OR BETTER

- 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD
- 2"x4" STEEL STUDS @ 16" O.C.
- ACOUSTIC BATT INSULATION
- 1 LAYER 5/8" TYPE "X" GYPSUM WALLBOARD

R1 - CONCRETE SLAB ROOF CORE

- ELASTOMERIC PROTECTIVE ROOF COATING
- MEMBRANE
- 8" CONCRETE SLAB
- 3 3/4" - 2LB SPRAY FOAM INSULATION
- 4 3/2" METAL STUDS
- 1/2" CWB

FE - EXISTING FLOOR



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ISSUED FOR
DP/DVP

3	2022.05.12	ISSUED FOR DP/DVP
2	2021.12.15	ISSUED FOR BUILDING PERMIT
1	2021.08.11	REVIEW
NO.	DATE	REVISION

DESIGN CONSULTANT



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www.billardarchitecture.ca

PROJECT
**ASH RESIDENCES
APARTMENT
RENOVATION**
311 ASH ST
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL
TERRITORY OF THE QAYQAYT FIRST NATION & THE
COAST SALISH PEOPLE

SHEET TITLE

**COVER SHEET &
SITE PLAN**

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

DRAWN BY:

JP

CHECKED BY:

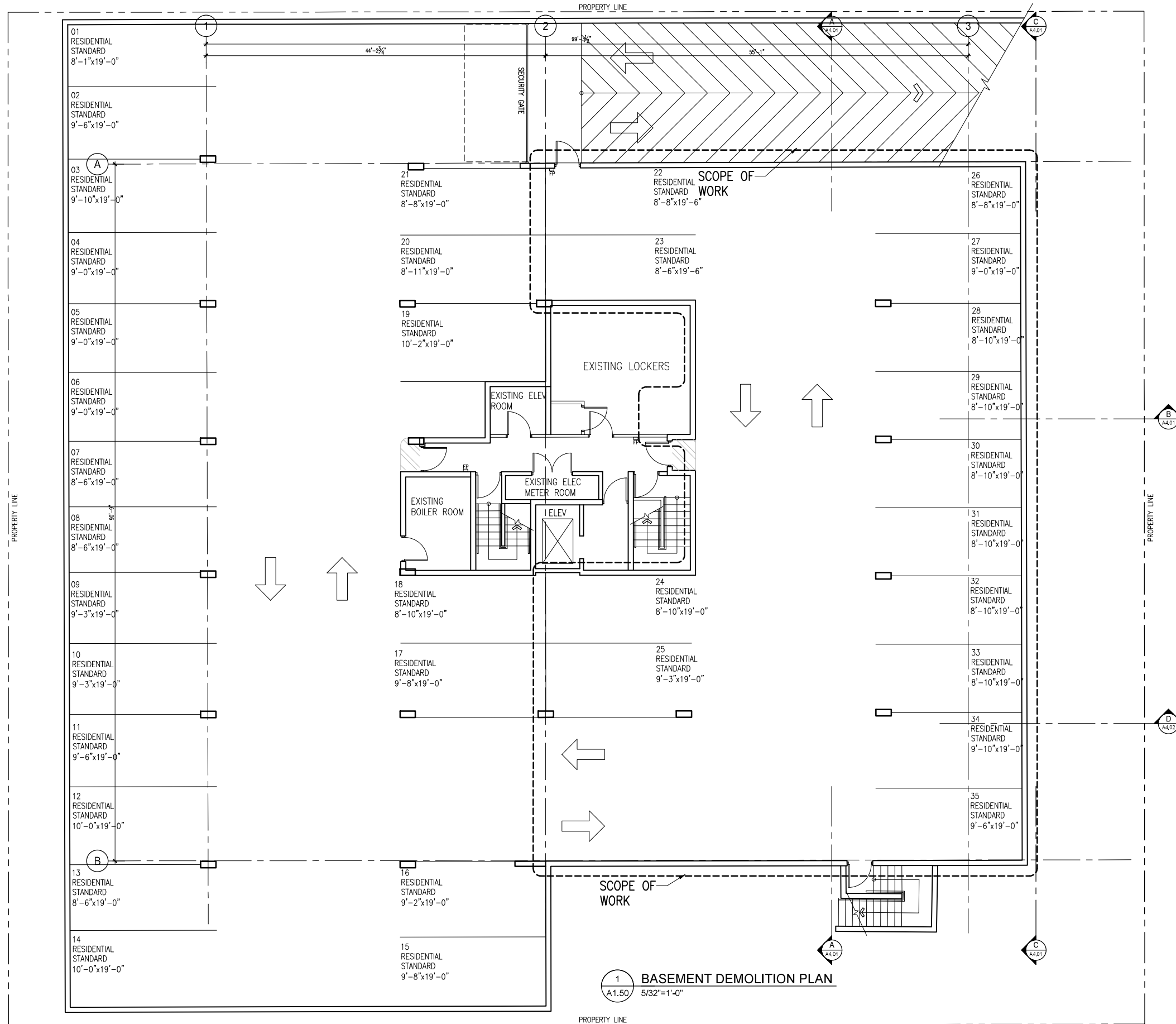
RB

SHEET NO.

A1.00

PROJECT NO.

FILE: 21BA08



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SEAL

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311 ASH ST
NEW WESTMINSTER, BC

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**BASEMENT
DEMOLITION PLAN**

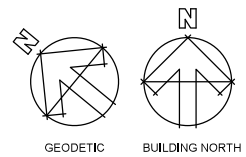
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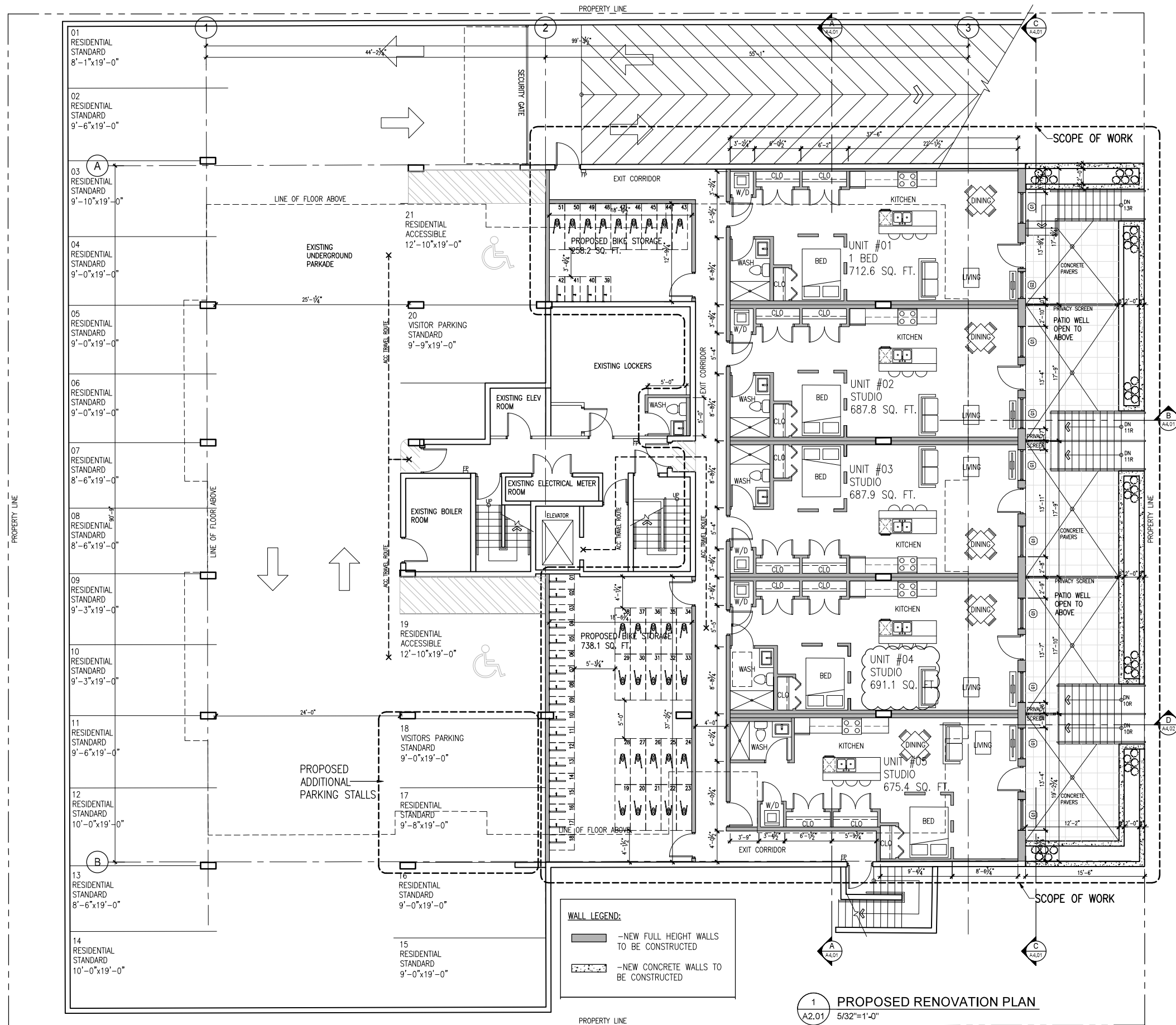
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A1.50

PROJECT NO.
FILE: 21BA08





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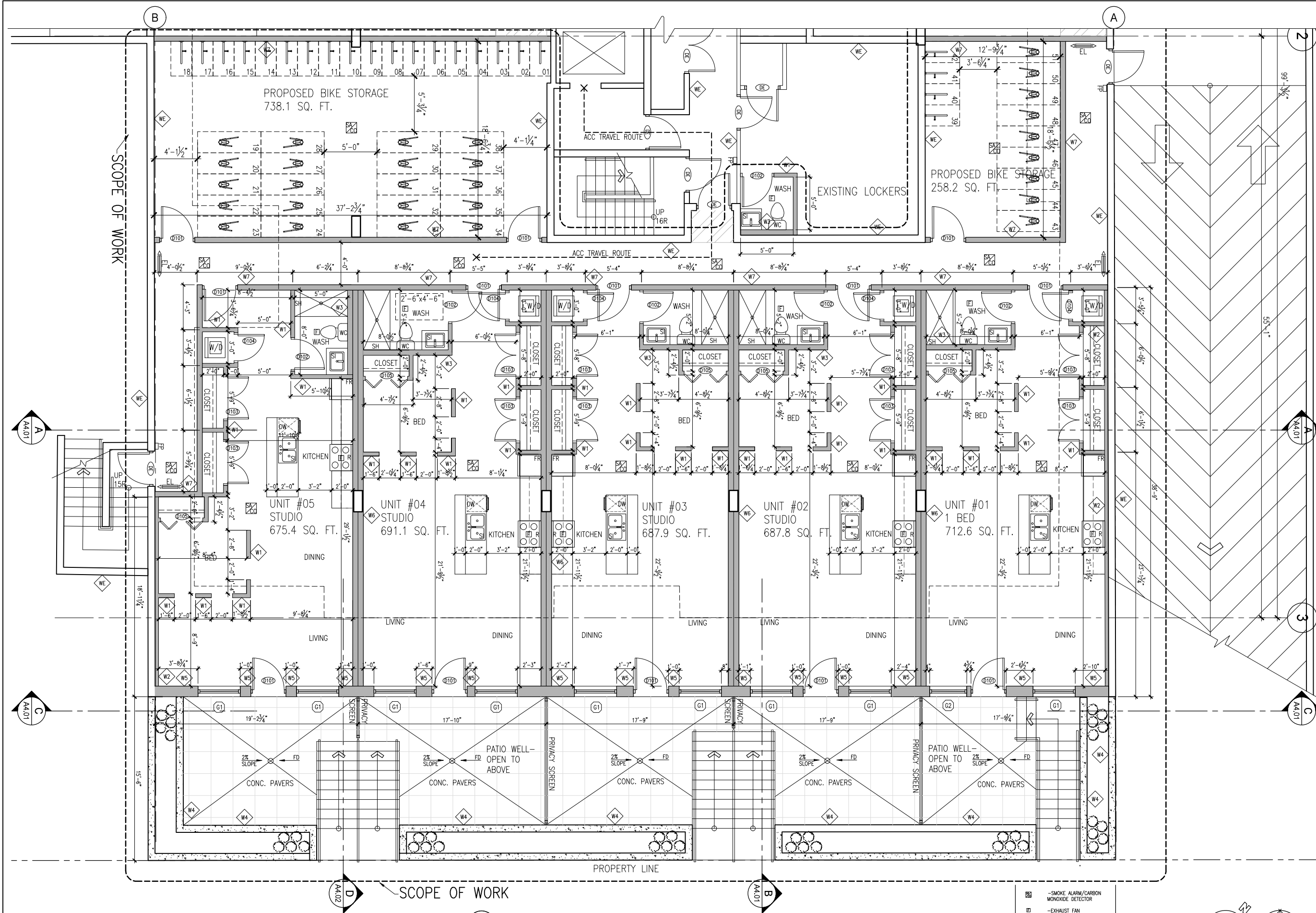
SEAL

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SHEET TITLE
**PROPOSED
RENOVATION
FLOOR PLAN**

SCALE: 5/32"=1'-0"
DRAWN BY: JP
CHECKED BY: RB
SHEET NO.:
A2.01
PROJECT NO.:
FILE: 21BA08



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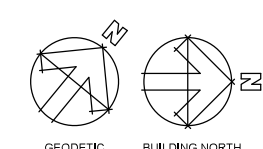
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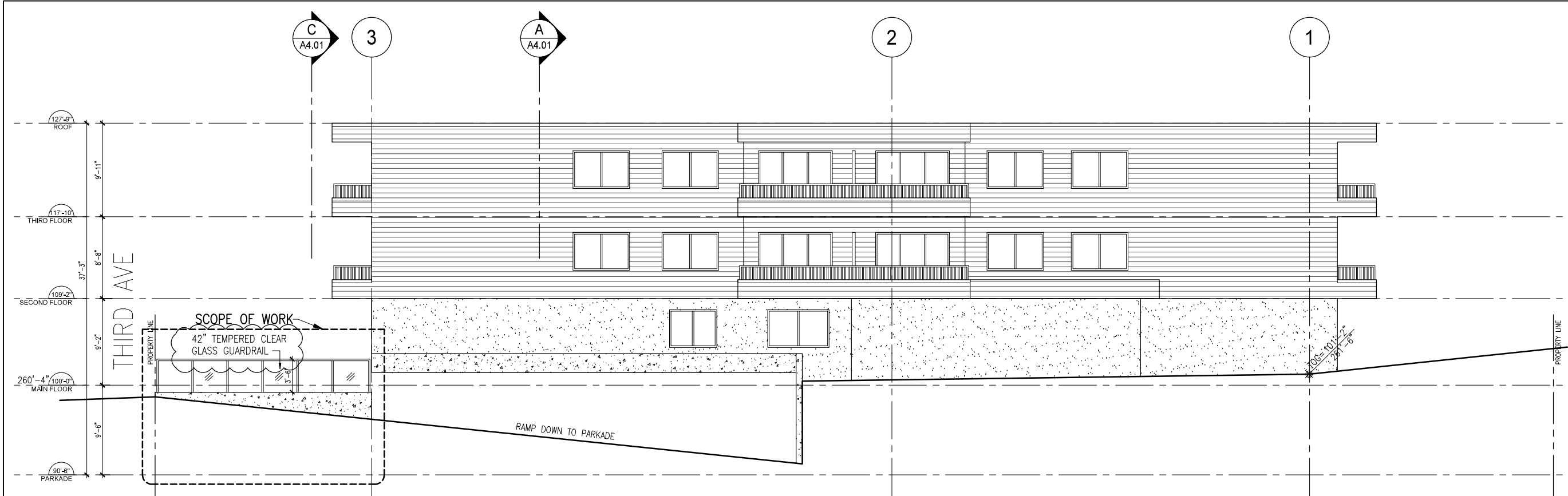
SHEET TITLE
**ENLARGED
RENOVATION
FLOOR PLAN**

SCALE: 1/4"=1'-0"
DRAWN BY: JP
CHECKED BY: RB

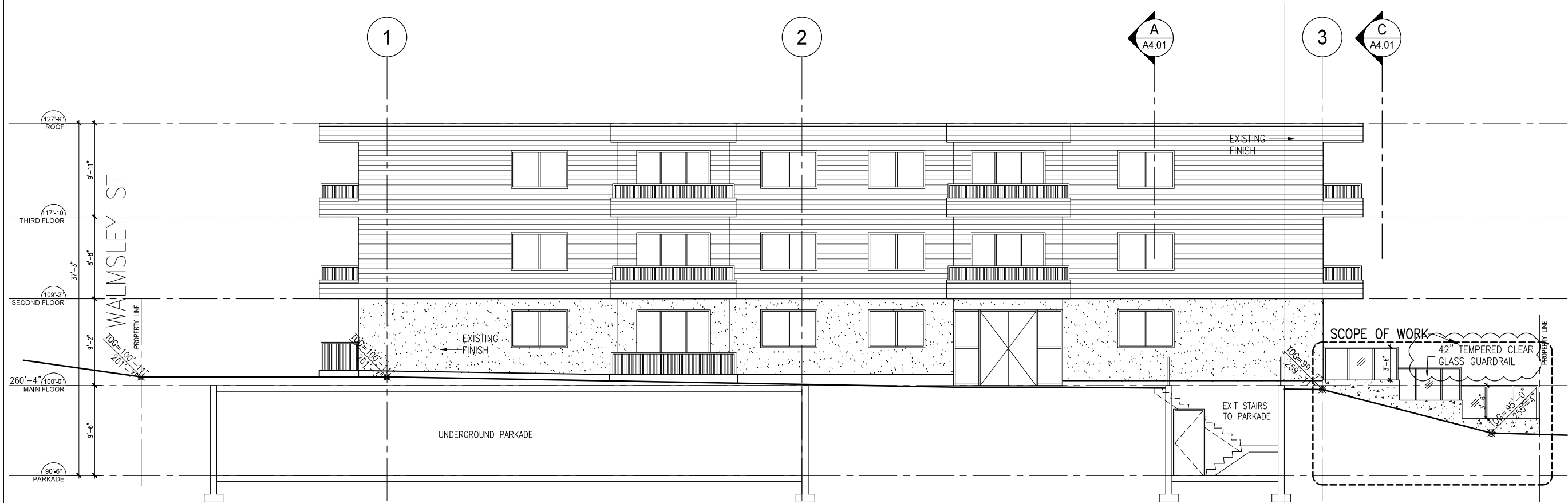
SHEET NO.
A2.02
PROJECT NO.
FILE: 21BA08

- WALL LEGEND:**
- NEW FULL HEIGHT WALLS TO BE CONSTRUCTED
 - NEW CONCRETE WALLS TO BE CONSTRUCTED
- SMOKE ALARM/CARBON MONOXIDE DETECTOR
 - EXHAUST FAN
 - FIRE ALARM PULL STATION
 - FIRE ALARM
 - SMOKE DETECTOR
 - EMERGENCY LIGHTING AS PER 3.2.7.3





1 PROPOSED NORTH ELEVATION
A3.01 3/16"=1'-0"



2 PROPOSED SOUTH ELEVATION
A3.01 3/16"=1'-0"

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DESIGN CONSULTANT



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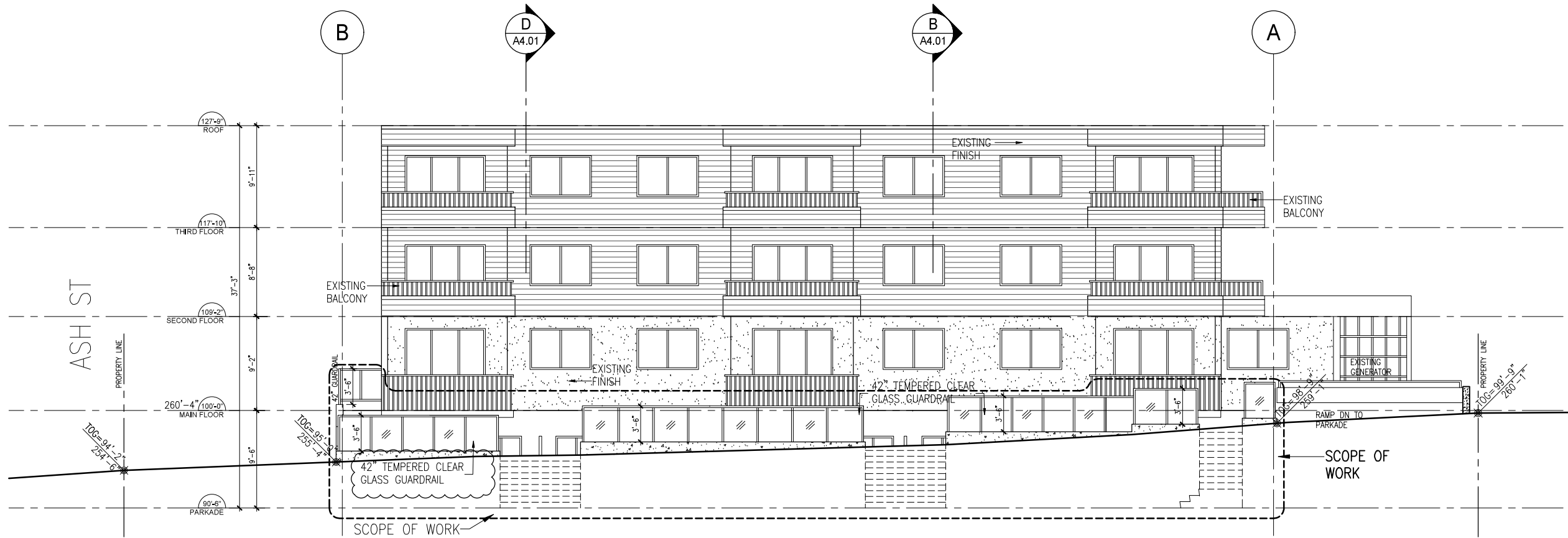
SEAL

PROJECT
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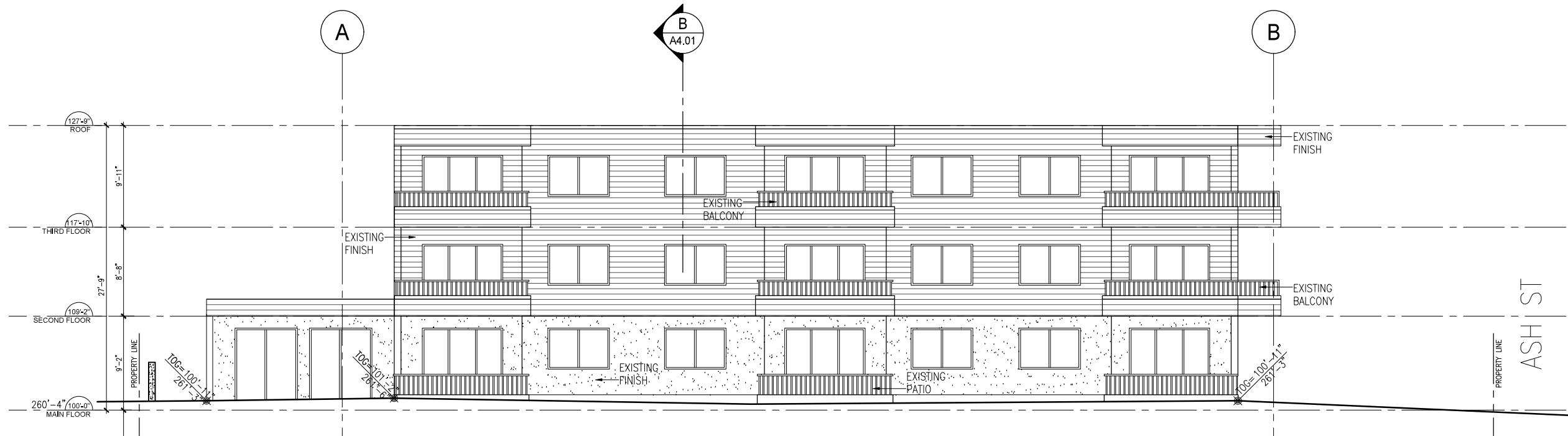
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SHEET TITLE
NORTH & SOUTH
ELEVATIONS

SCALE: 3/16"=1'-0" SHEET NO.
DRAWN BY: JP
CHECKED BY: RB
PROJECT NO. FILE: 21BA08
A3.01



1 PROPOSED EAST ELEVATION
A3.02 3/16"=1'-0"



2 WEST ELEVATION (NO WORK)
A3.02 3/16"=1'-0"

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