

Attachment 3

Site Context and Project Statistics

PROJECT STATISTICS

	Existing Building	Proposed 5-Unit Addition	Change
Existing Site Area (gross)	1814.77 m ² (19534 sq. ft.)		No change
Building Height	8.84 m (29 ft)		No change
Floor Space Ratio	1.2	1.38	0.18
Floor Area (gross)	2287.31 m ² (24621.24 sq. ft.)	2608.27 m ² (28,076.15 sq. ft.)	320.92 m ² (3454.91 sq. ft.)
Residential Units	29	34	+5
Parking	Total provided = 35 spaces	Total provided = 21 spaces	-14

SITE CONTEXT

311 Ash Street is located within the Brow of the Hill neighbourhood. The site is relatively flat with vehicle access from Third Avenue and the main building entrance facing Ash Street. There are properties zoned for and used for singled detached dwellings to the east. There are additional single detached dwelling properties across Third Avenue to the south, across Ash Street to the west and across Walmsley Street to the north. There are several three storey apartment buildings located across the intersection of Ash Street and Third Avenue. There are ten mature trees located on site.

The subject site is well serviced by transit and within walking distance of multiple bus stops located along the Eighth and Sixth Street Frequent Transit Network (FTN). Nearby transit routes, frequency, and destinations are outlined in the table below:

Transit Route	Stop Distance from Site	Peak Hours Frequency	Destinations
123 Bus (Eighth Street)	150 m	Every 7 minutes	New Westminster Station / Brentwood Station
106 Bus (Sixth Street)	275 m	Every 10 minutes	New Westminster Station / Edmonds Station
101 Bus (Sixth Avenue)	750 m	Every 18 minutes	Lougheed Station / 22 nd Street Station
155 Bus (Sixth Avenue)	750 m	Every 20 minutes	Braid Station / 22 nd Street Station
New Westminster SkyTrain Station (Eighth Street)	850 m	Every 2 minutes	Waterfront Station / King George Station / Production Way-University Station

Columbia SkyTrain Station (Columbia Street)	1.2 km	Every 2 minutes	Waterfront Station / King George Station / Production Way-University Station
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Additionally, the FTN network map below shows 311 Ash Street in relation to the network:



Frequent Transit Network (FTN) map showing 311 Ash Street in relation to FTN routes.
Source: TransLink