

Attachment #6

Applicant Submission Materials

Brookfield
Properties
810 AGNES ST

810 AGNES STREET, NEW WESTMINSTER, BC

DEVELOPMENT PERMIT RESUBMISSION

2022-03-27

139310

DRAWING LIST

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- A0.01 - SURVEY
- A0.02 - CONTEXT
- A0.03 - SITE PHOTOS
- A0.04 - POLICY CONTEXT
- A0.05 - RATIONALE
- A0.06 - 2018 PROPOSAL / CURRENT PROPOSAL
- A0.07 - VIEW ANALYSIS
- A0.08 - SIMCOE PARK AND AERIAL VIEWS
- A0.09 - SHADOW STUDY 1
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- A4.05 - RENDERINGS
- A5.01 - MATERIALS
- A5.03 - DETAILS

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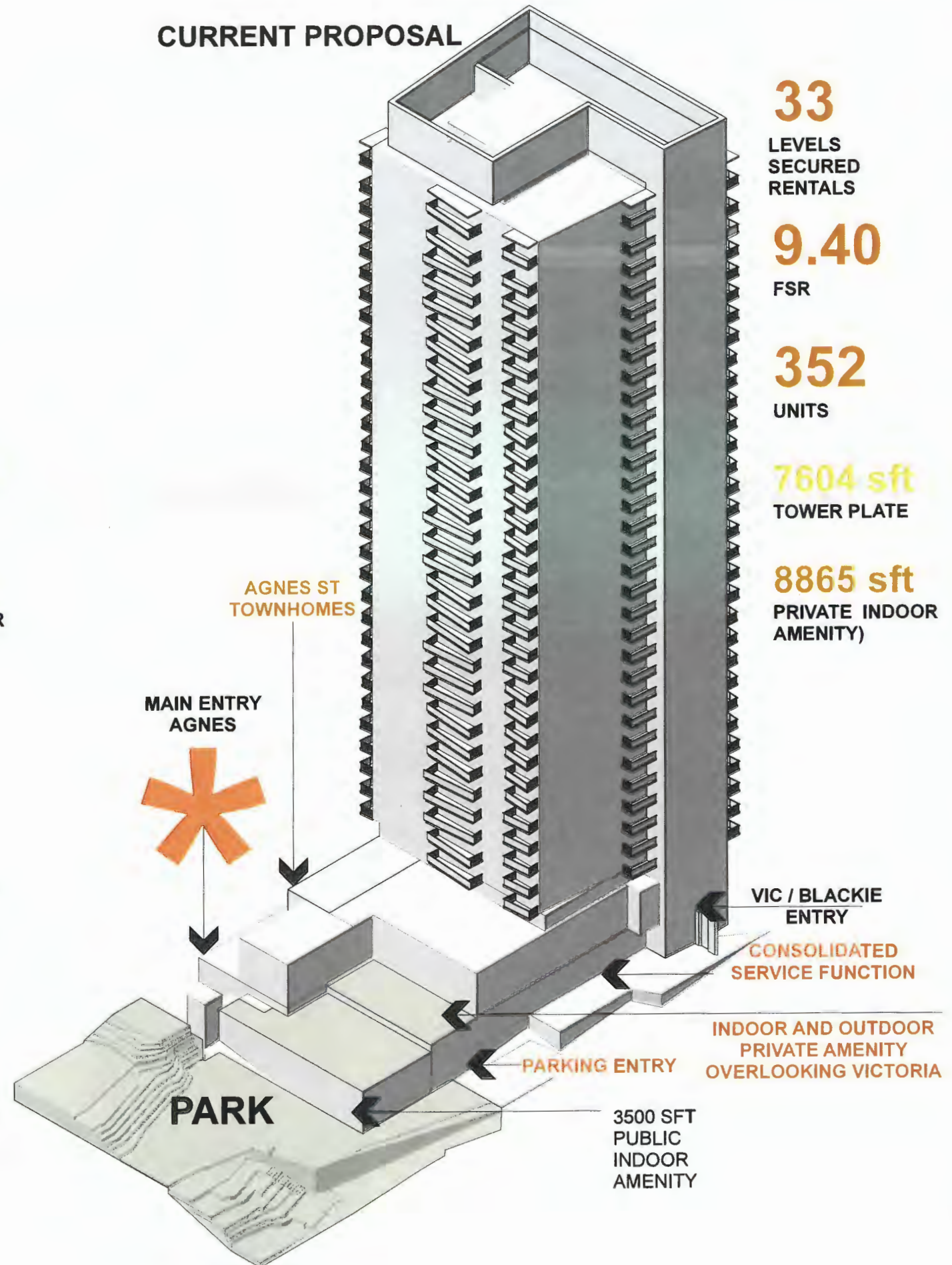
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Project Summary		
Street Address	810 Agnes , New Westminster, BC	
Legal Description	1/2 LOT12,11,9 AND C (AD216485),ALL OF Bk 23 PLAN 2620	
Floor space ratio		
FSR	9.40	
Site Area	26,104 sqft	
Gross Floor Area	261,233 sqft	
Adaptable Unit Deduction	3,402 sqft	
Private Amenity Deduction	8,865 sqft	
Public Amenity Deduction	3,500 sqft	
Subtotal	15,767 sqft	
FSR Area	245,466 sqft	
# of Floors	33 FR. L01	
Height from Average Grade	MAX 374.02 ft	
Required Setbacks		
	North	7.87 ft
	South	7.87 ft
	East	7.87 ft
	West	0.00 ft
# of units	352	
	Studios	29.55% 104
	1 Bedrooms	32.39% 114
	2 Bedrooms	32.67% 115
	3 Bedrooms	5.40% 19
Parking Provided	169	
	Residential	166
	Public Amenity	3
	Bikes	550
Loading Bays	1	
Developer: Brookfield Properties		
Architects: IBI Group		



A schematic floor plan of the first floor. It shows a large rectangular room on the right, a smaller rectangular room to its left, and a small square room at the top left. A dashed red line outlines the perimeter of the building.



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PROJECT TITLE

810 AGNES ST

PROJECT NO: 130310

DRAWN BY:

CHK'D BY:

SCALE:

DATE: 2022-03-03

SHEET TITLE

2018 PROPOSAL /
CURRENT
PROPOSAL

SHEET NUMBER

EV

A0.06



ENTRY PLAZA



BIKE LOBBY
(BLACKIE / VICTORIA)



LOWER PARK ENTRANCE

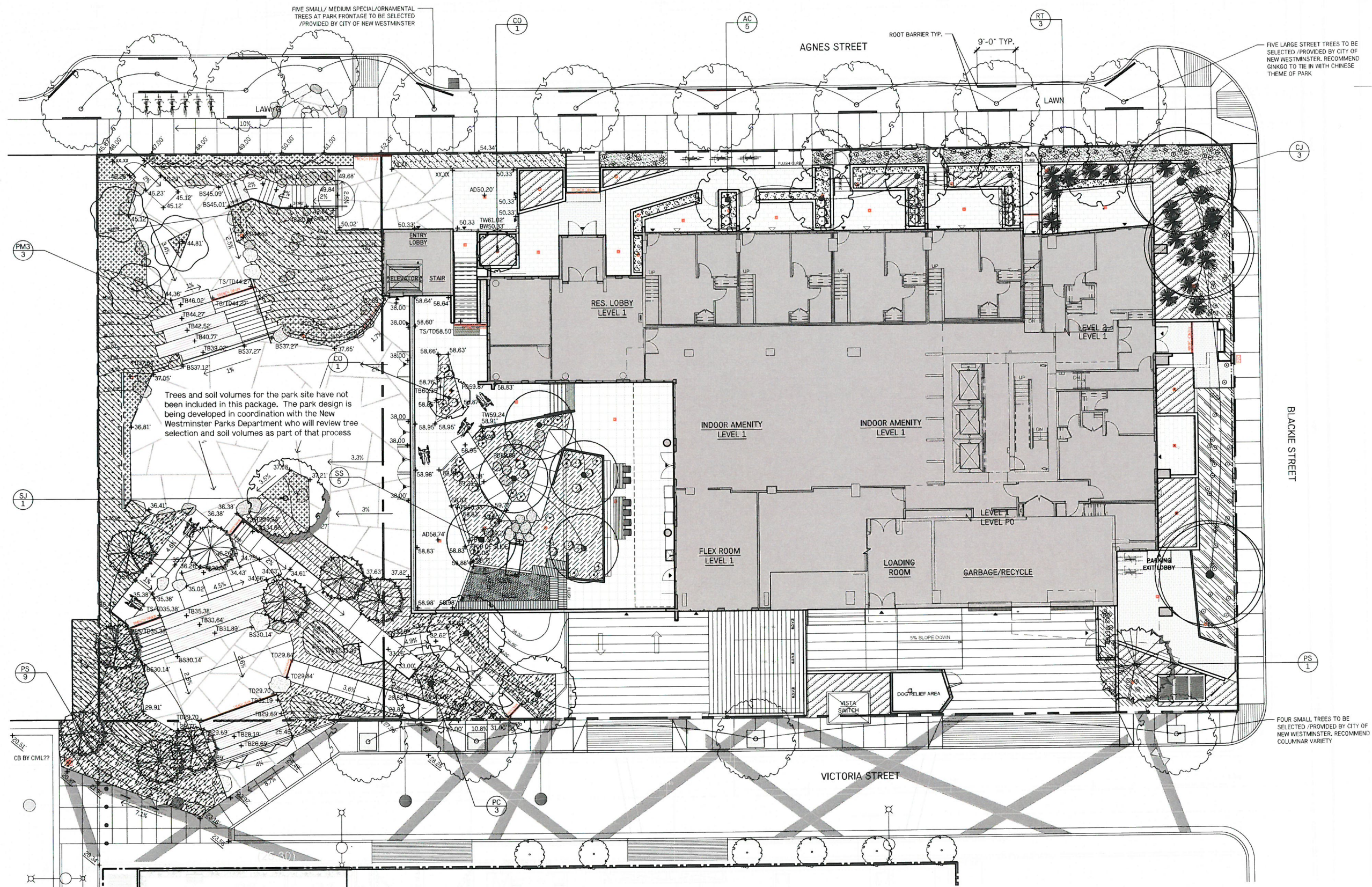


NOTES

- A FUTURE PARK
- B PUBLIC ELEVATOR
- C PRIVATE OUTDOOR AMENITY
- D LOADING
- E BIKE LOBBY
- F PARKING ENTRY
- G PUBLIC INDOOR AMENITY
- H PRIVATE AMENITY
- I RESIDENTIAL LOBBY
- J PUBLIC AMENITY LOBBY
- K STREET LEVEL TOWNHOMES
- * ALL PLANTERS TO BE LESS THAN 2.5M TALL

SEE DRAWING A5.01 FOR MATERIAL CALLOUTS

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SHEET TITLE	
RENDERINGS	
SHEET NUMBER	REV
A4.05	



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5	Re-issued for DP	Feb. 24/23
4	Issued for DP	Oct. 20/22
3	Issued for DP-DRAFT	Oct. 05/22
2	Client SD Review	Jul. 22/22
1	Issued For Design Panel	Jun. 03/22

No.	Description	Date
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810 Agnes Street

New Westminster BC

Planting Plan
PO, L1, L2

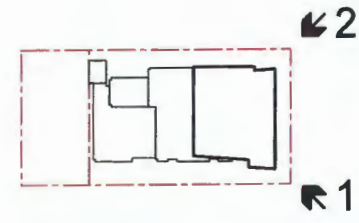
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Project No.	2207	
Scale	3/32" = 1'-0"	L1.20
Drawn/Checked	mp/SS	

Legend

- Property Line
- Section
- Detail/plant callout
- Existing elevation
- + 4.90 EX
- + 6.09
- PA Planted Area - refer to planting plans
- TW Top of Wall
- BW Bottom of Wall
- EX Existing
- FFE Finished floor

Note:

Trees and soil volumes for the park site have not been included in this package. The park design is being developed in coordination with the New Westminster Parks Department who will review tree selection and soil volumes as part of that process.



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RENDERINGS

SHEET NUMBER	REV
A4.02	



1

NOTES

A FUTURE PARK	G PUBLIC INDOOR AMENITY
B PUBLIC ELEVATOR	H PRIVATE AMENITY
C PRIVATE OUTDOOR AMENITY	I RESIDENTIAL LOBBY
D LOADING	J PUBLIC AMENITY LOBBY
E BIKE LOBBY	K STREET LEVEL TOWNHOMES
F PARKING ENTRY	* ALL PLANTERS TO BE LESS THAN 2.5M TALL

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2



NORTH EAST ELEVATION

2 1



- NOTES**
- A FUTURE PARK
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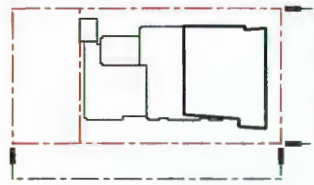
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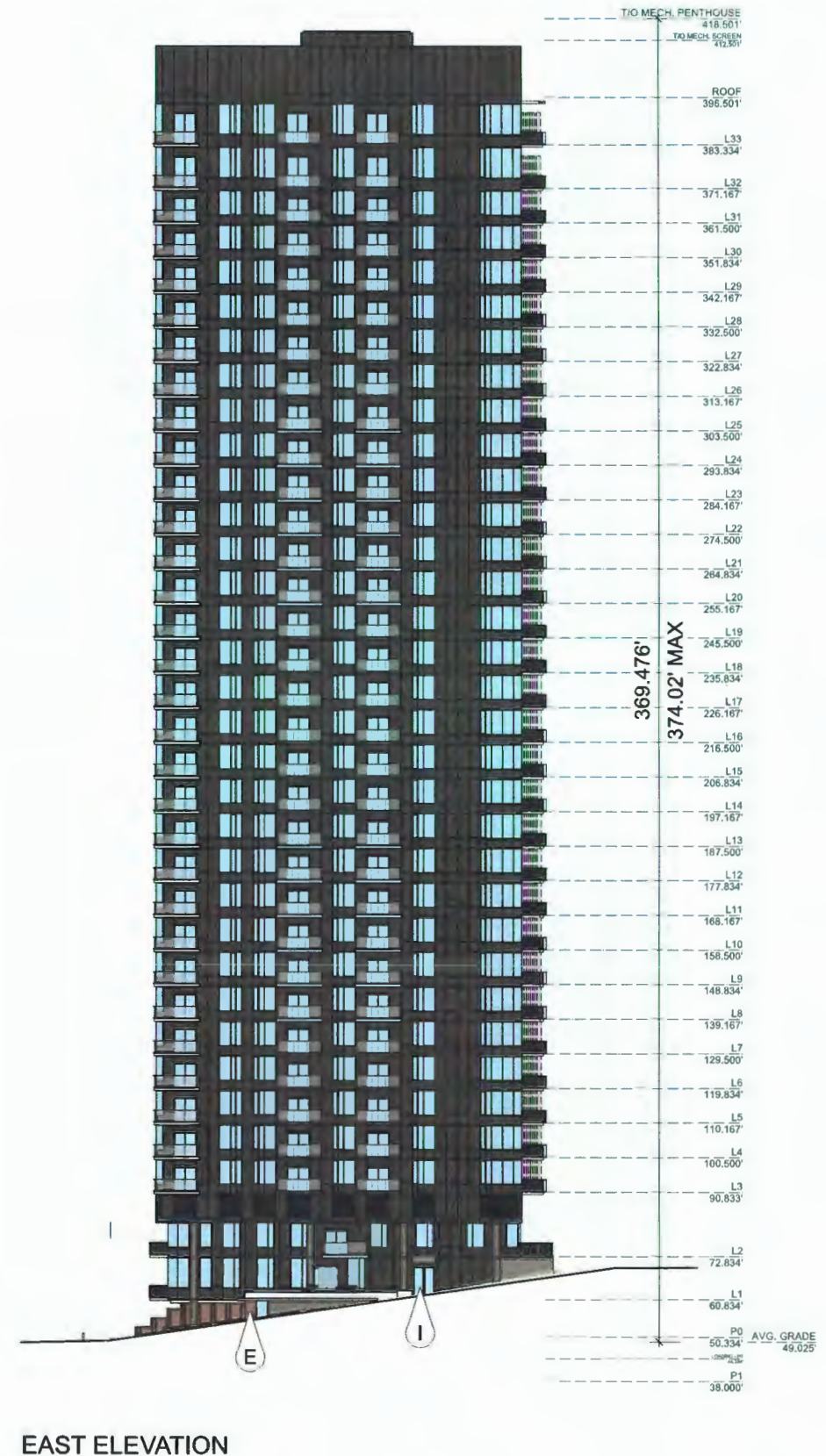
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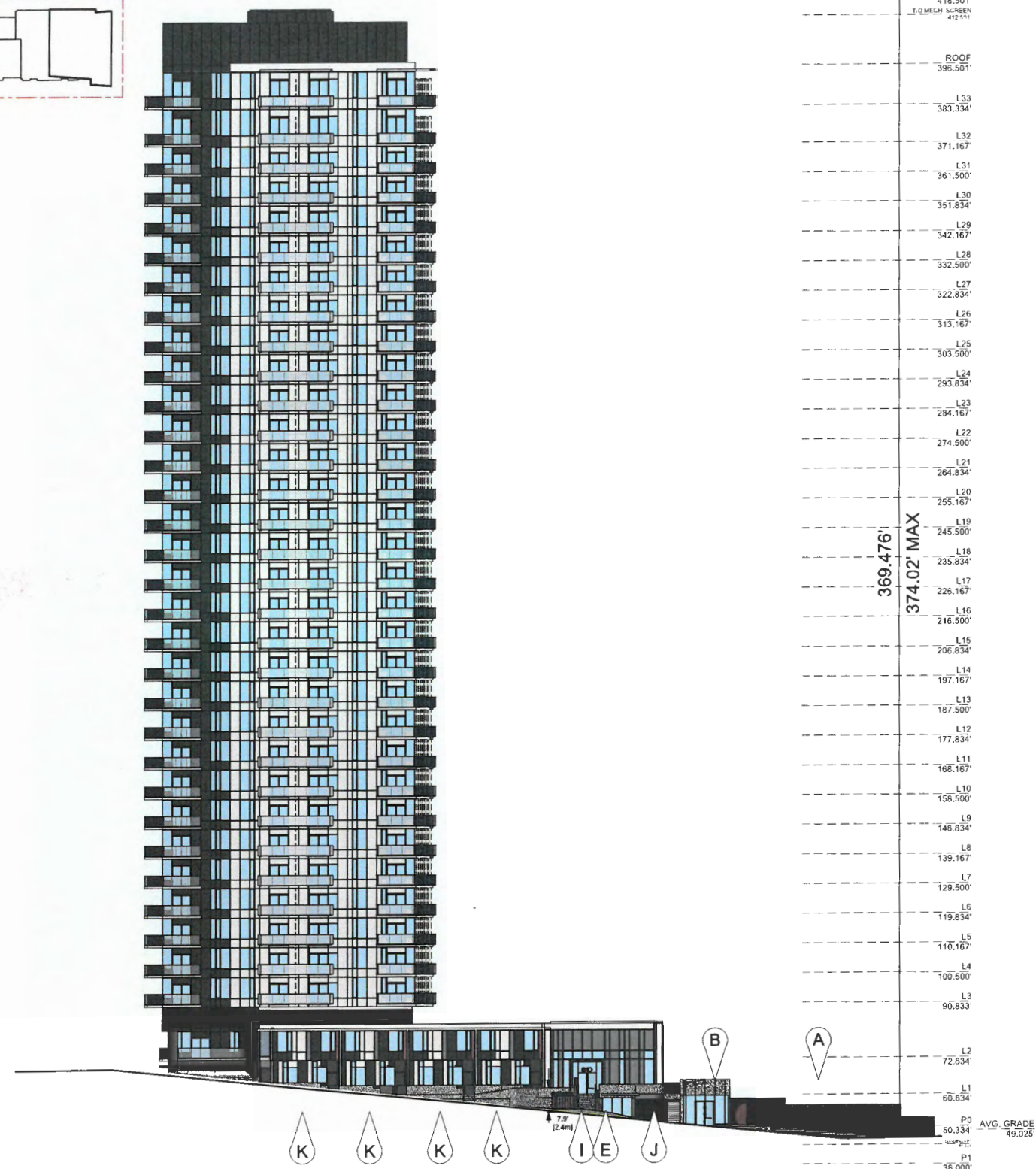
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SEE A5.01 FOR MATERIAL INFORMATION

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ELEVATIONS 1	
SHEET NUMBER	
A2.01	
REV	



NOTES

- A** FUTURE PARK
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ELEVATIONS 2			
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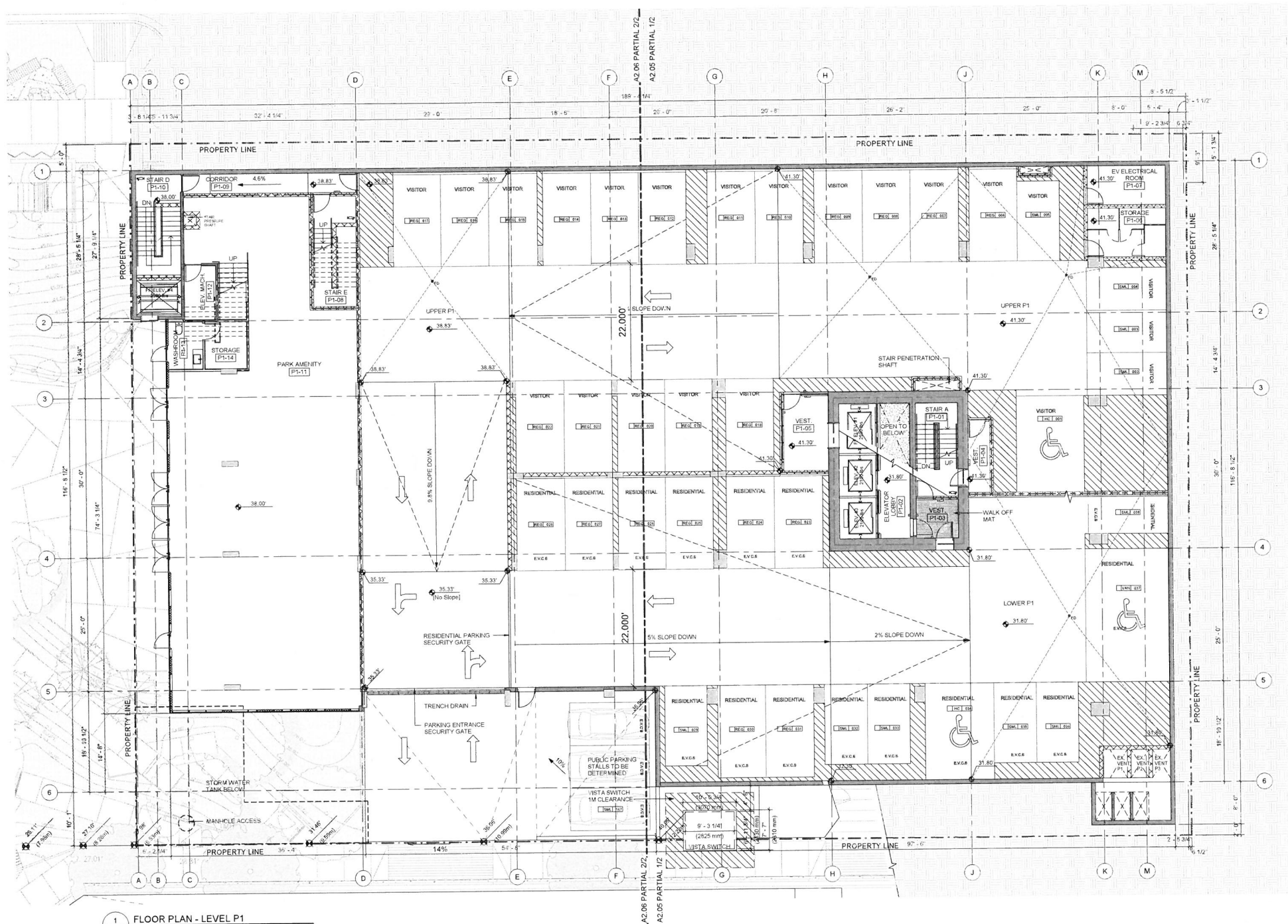
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P1 FLOOR PLAN

SHEET NUMBER

REV

A1.04

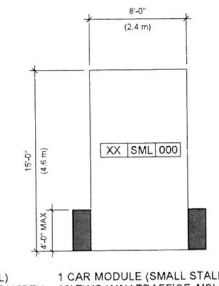
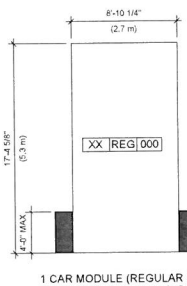
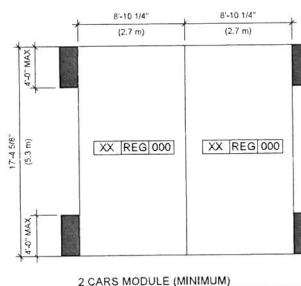
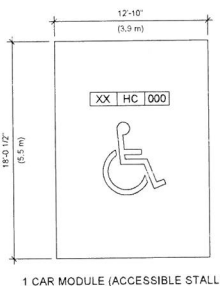
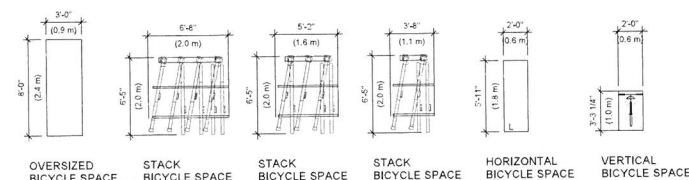


1 FLOOR PLAN - LEVEL P1

Scale: 1/8" = 1'-0"

BIKE PARKING LEGEND

HOSE BIB CONNECTION AT ALL COMMON AREA PATIOS
COMMON PLANTING AREAS TO INCLUDES AUTOMATIC IRRIGATION

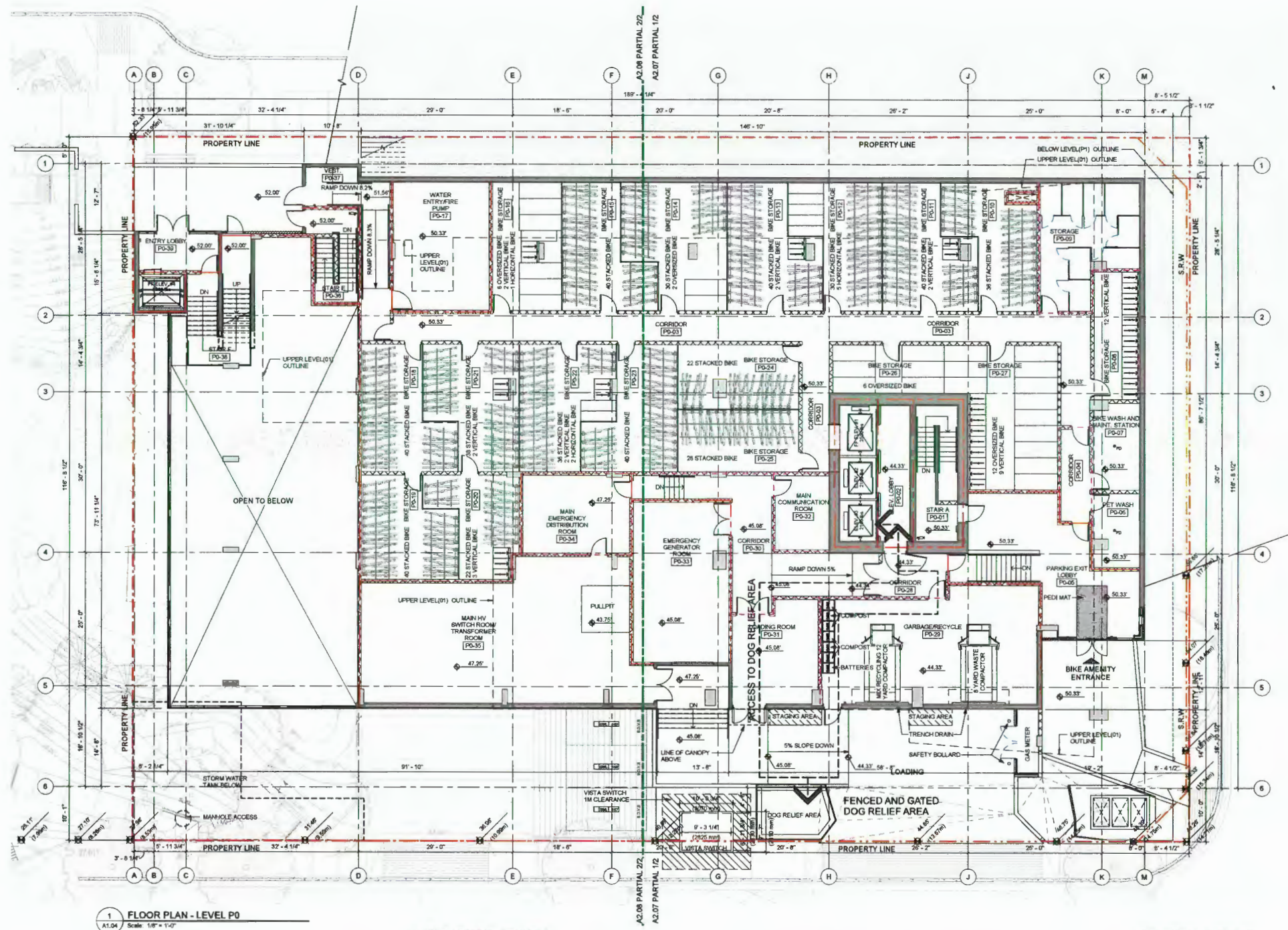


PARKING LEGEND

2 CARS MODULE (MINIMUM)
21'-8" TWO-WAY TRAFFIC AISLE WIDTH

1 CAR MODULE (REGULAR STALL)
21'-8" TWO-WAY TRAFFIC AISLE WIDTH

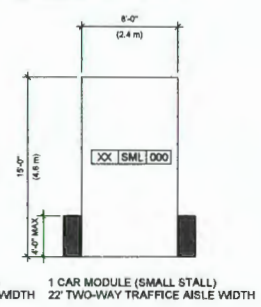
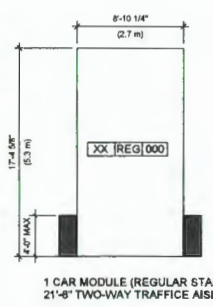
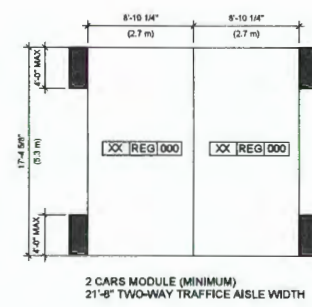
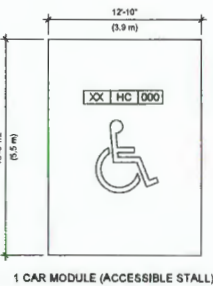
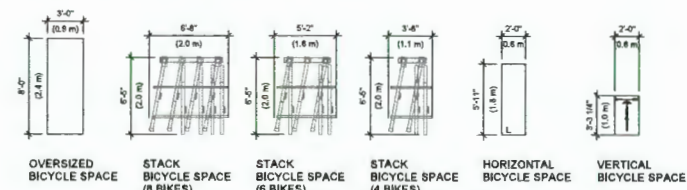
1 CAR MODULE (SMALL STALL)
22' TWO-WAY TRAFFIC AISLE WIDTH



1 FLOOR PLAN - LEVEL P0
Scale: 1/8" = 1'-0"

BIKE PARKING LEGEND

HOSE BIB CONNECTION AT ALL COMMON AREA PATIOS
COMMON PLANTING AREAS TO INCLUDES AUTOMATIC IRRIGATION



PARKING LEGEND

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Brookfield Properties

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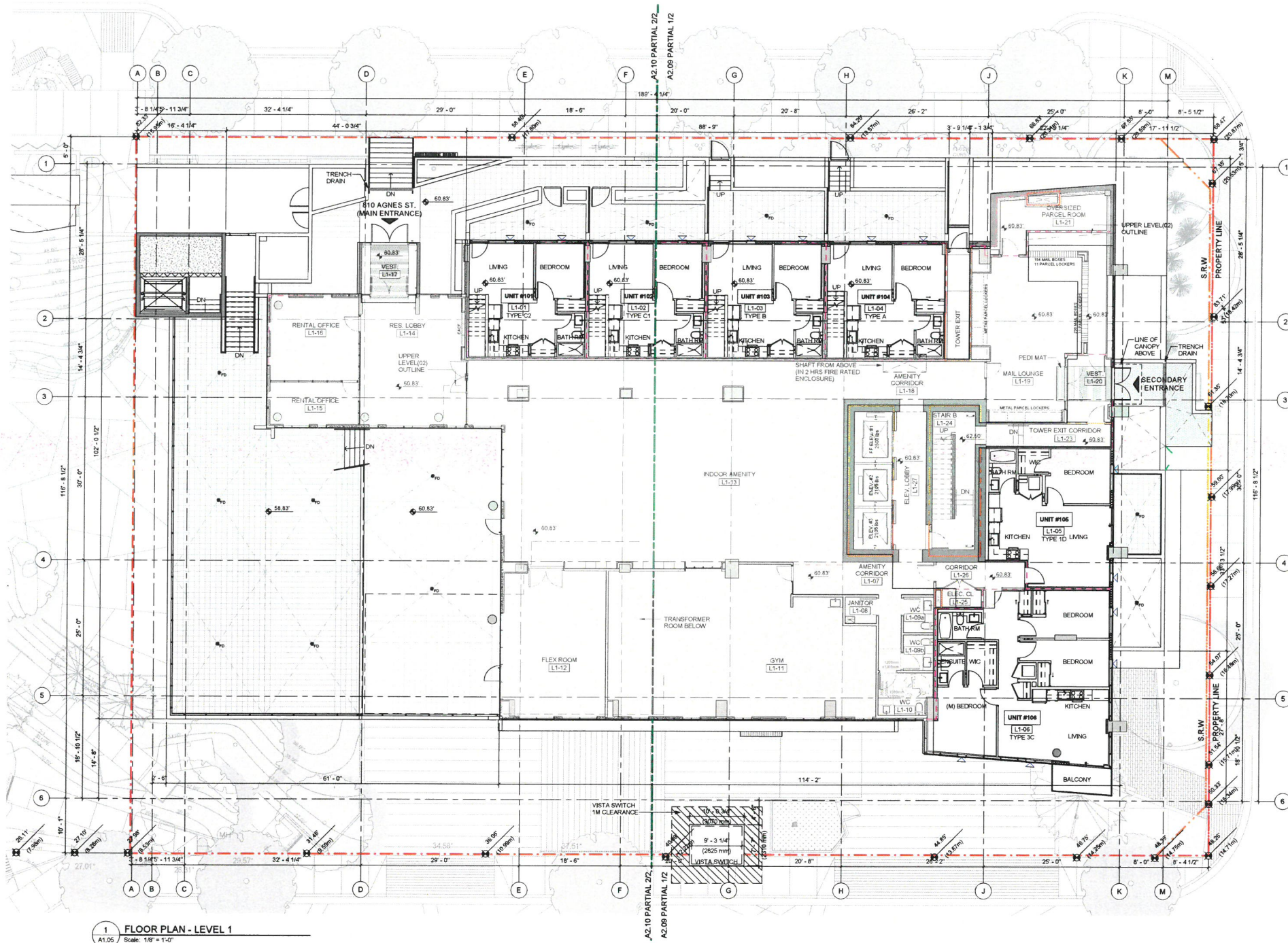
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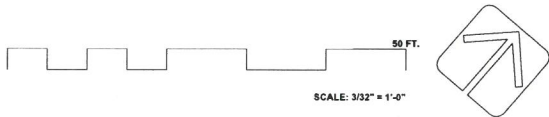
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HOSE BIB CONNECTION AT ALL COMMON AREA PATIOS
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L1 FLOOR PLAN

SHEET NUMBER

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