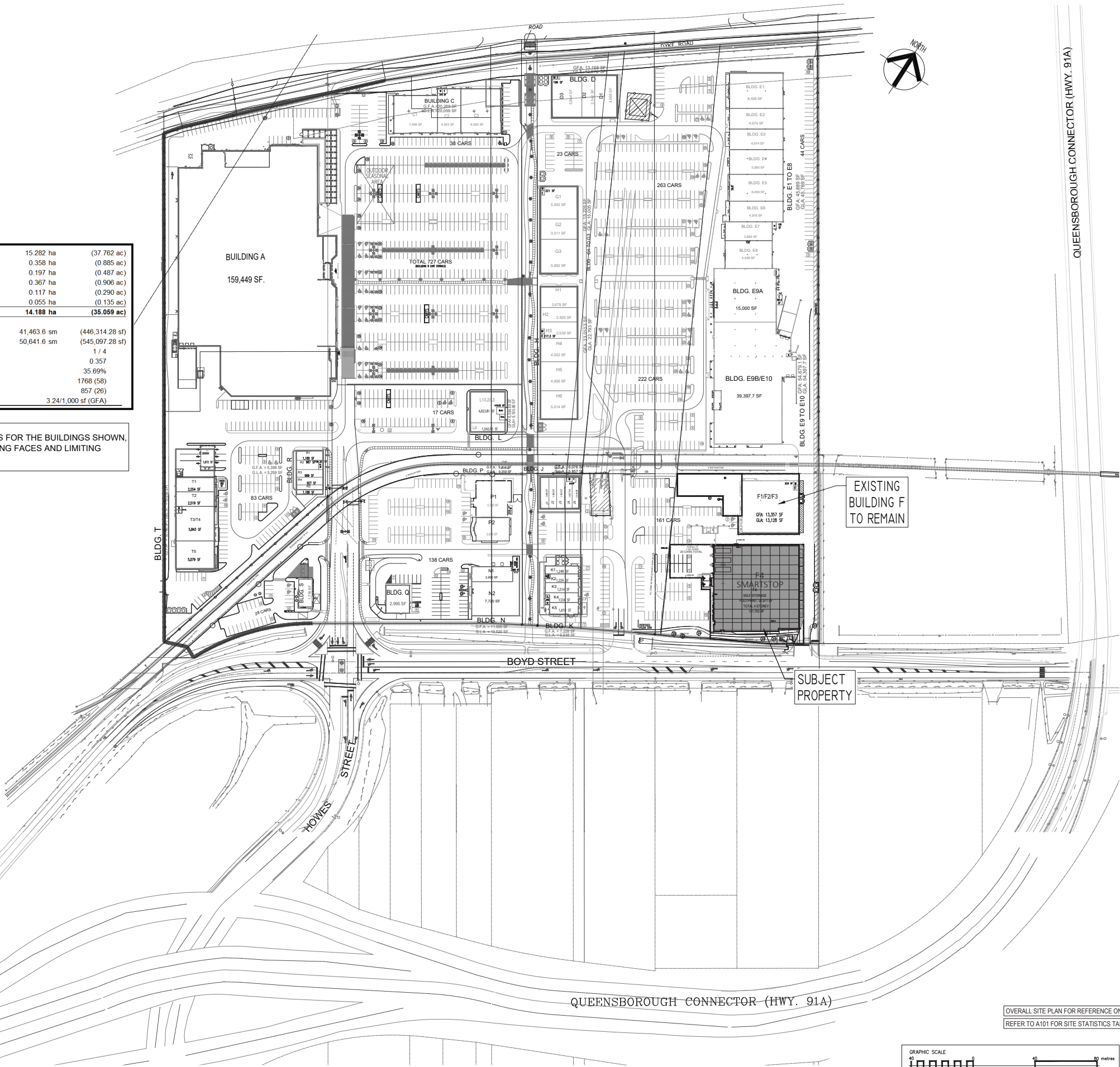


Attachment 3

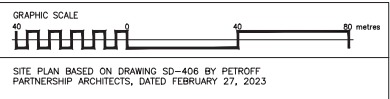
Select Project Drawings

| | |
|---|------------------------------|
| Total Gross Site Area in ha (ac) | 15.282 ha (37.762 ac) |
| BC Hydro / Railway Lands Area in ha (ac) | 0.358 ha (0.885 ac) |
| BC Hydro / Railway Easement Area in ha (ac) | 0.197 ha (0.487 ac) |
| City Trail in ha (ac) | 0.367 ha (0.906 ac) |
| Undevelopable Land in ha (ac) | 0.117 ha (0.290 ac) |
| BCH Towers Land in ha (ac) | 0.055 ha (0.135 ac) |
| Total Parcel Area in ha (ac) | 14.188 ha (35.059 ac) |
| Building Footprint (GFA) in sm (sf) | 41,463.6 sm (446,314.28 sf) |
| Total Building Area (GFA) in sm (sf) | 50,641.6 sm (545,097.28 sf) |
| # of Storeys (Retail / Self-Storage) | 1 / 4 |
| FAR | 0.357 |
| Site Coverage | 35.69% |
| Parking Provided # stalls (# accessible stalls) | 1768 (58) |
| Municipal Parking Required # stalls (# accessible stalls) | 857 (26) |
| Parking Ratio | 3.24/1,000 sf (GFA) |

ARCHITECTS PREPARING WORKING DRAWINGS FOR THE BUILDINGS SHOWN, SHALL COORDINATE AND ENSURE ALL EXPOSING FACES AND LIMITING DISTANCE ISSUES ARE ADDRESSED.



OVERALL SITE PLAN FOR REFERENCE ONLY
REFER TO A101 FOR SITE STATISTICS TABLES



GENERAL NOTES TYPICAL:
B CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DRAWINGS, DIMENSIONS, DETAILS, SPECIFICATIONS AND DOCUMENTS, AND VERIFY SITE CONDITIONS, AND REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
C DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' DOCUMENTATION.
D DO NOT SCALE DRAWINGS. DO NOT USE DOCUMENTS FOR CONSTRUCTION UNLESS INDICATED AS 'FOR CONSTRUCTION' AND STAMPED AND SIGNED BY THE ARCHITECT AND CONSULTANTS.
E CONTRACTOR AND CONSTRUCTION MUST COMPLY WITH PERTINENT CODES, BYLAWS, PROVINCIAL, AND FEDERAL REGULATORY REQUIREMENTS.
F ALL DOCUMENTS REMAIN THE PROPERTY OF THE CONSULTANTS AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

| | | |
|---|------------|--|
| 6 | 2020-06-07 | FOR DPA |
| 5 | 2020-06-12 | FOR REVIEW |
| 4 | 2020-02-20 | FOR COORDINATION |
| 3 | 2020-02-02 | FOR DISCUSSION PURPOSES |
| 2 | 2020-02-05 | FOR DISCUSSION PURPOSES |
| 1 | 2020-01-02 | FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION |
| 4 | XXXX-XX-XX | REVISIONS |

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

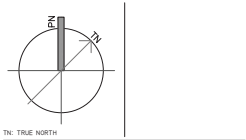
PLANNER AND LANDSCAPE:

CLIENT LOGO:



CLIENT:
SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400

PN: PROJECT NORTH
ARCHITECT'S SEAL:



TN: TRUE NORTH
ARCHITECT:



WPT PROJECT #:
2020-0507-0
MUNICIPAL #:
CLIENT PROJECT #:
CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SMARTSTOP
805 BOYD ST
NEW WESTMINSTER, BC

SHEET NAME:

ARCHITECTURAL
SITE PLAN

SCALE:
1:200
DRAWN BY:
XGM/A.F
SHEET #:
A100.0

- GENERAL NOTES TYPICAL:**
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- | | | |
|---|------------|--|
| 1 | 2023-04-27 | FOR DPA |
| 2 | 2023-04-27 | FOR REVIEW |
| 3 | 2023-04-27 | FOR COORDINATION |
| 4 | 2023-04-27 | FOR DISCUSSION PURPOSES |
| 5 | 2023-04-27 | FOR DISCUSSION PURPOSES |
| 6 | 2023-04-27 | FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION |
| 7 | 2023-04-27 | REVISIONS |

DESIGNER:

CIVIL:

ELECTRICAL:

MECHANICAL:

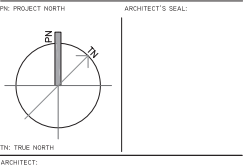
STRUCTURAL:

PLANNER AND LANDSCAPE:



CLIENT:

SMARTCENTRES
3200 HIGHWAY 7, SUITE 230
VAUGHAN, ON, L4K 5Z5
TEL: 905 326 6400



WPT PROJECT #: 2020-0057-BI

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

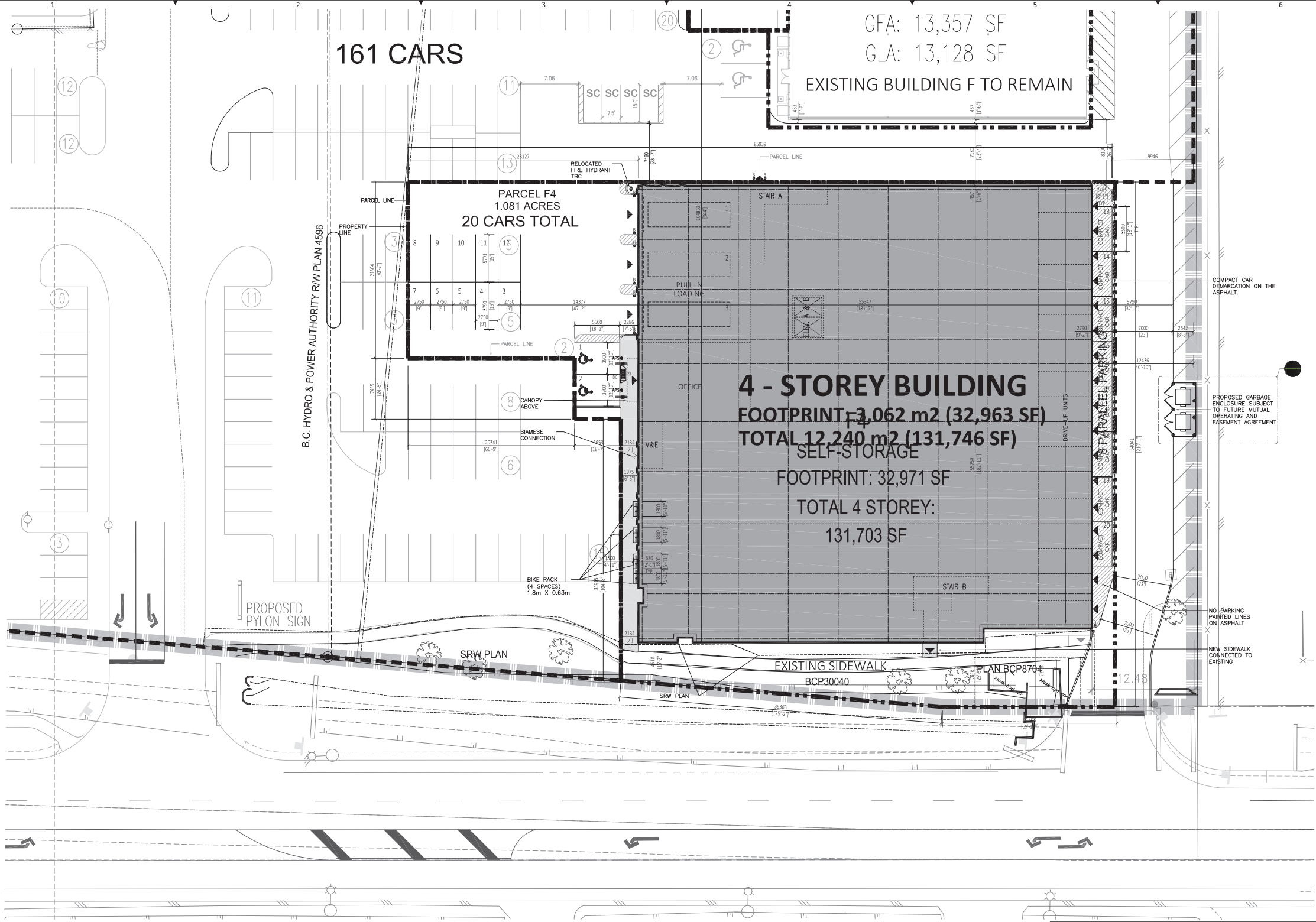
SMARTSTOP
805 BOYD ST
NEW WESTMINSTER, BC

SHEET NAME:

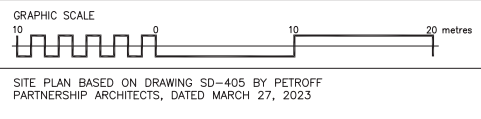
**ARCHITECTURAL
SITE PLAN**

SCALE:
1:200

SHEET #:
A101.0



1 ARCHITECTURAL SITE PLAN
A101 SCALE: 1:200



| SITE STATISTICS | |
|---------------------------|---|
| Section | Proposed* |
| Min. Lot Area | 47,362 ft ² (4,400 m ²) (1.09 Acres) (0.44 Hectares) |
| Building Footprint | 32,963 ft ² (3,062 m ²) |
| Total Building Area (GFA) | 131,746 ft ² (12,240 m ²) |
| Total Building Area (GLA) | 92,560 ft ² (8,599 m ²) |
| Total # of Units | 1,081 (TO BE CONFIRMED AT PERMIT STAGE) |
| Min. Lot Frontage | N/A |
| Lot Coverage | 69.61% |
| Floor Space Ratio (FSR) | Per MP 2.78 |
| Setbacks | Front (West) |
| | 1.521m (5'-0") |
| | Rear (East) |
| | 2.790m (9'-2") |
| | Side (Interior - North) |
| Side (Exterior - South) | 0.457m (1'-6") |
| | 4.618m (15'-2") |
| Building Height | 19.87m (65'-2 1/2") Measured from the site datum (3.53m), Ground Floor FFE to the top of Roof |
| Off-street parking | Municipal required 36 (2 accessible stalls) |
| Loading Spaces | Municipal required 2 |
| Bicycle parking | Municipal required 74 short term and 12 long term |

ARCH ET (204x2) TITLEROCK © 2022, WPT ARCHITECTURE INC.



VIEW FROM NORTHWEST

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FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION

GENERAL NOTES TYPICAL:

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| | | |
|---|------------|--|
| | | |
| 6 | 2023/04/28 | ISSUED FOR DPA |
| 5 | 2023/04/13 | ISSUED FOR REVIEW |
| 4 | 2022/11/22 | FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION |
| 3 | 2022/10/14 | FOR DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT APPLICATION |
| 2 | 2021/09/16 | FOR DISCUSSION PURPOSES |
| 1 | 2021/03/15 | FOR DISCUSSION PURPOSES |
| # | YYYY-MM-DD | REVISIONS |

CIVIL:

ELECTRICAL:

MECHANICAL:

STRUCTURAL:

PLANNING:

LANDSCAPING:

CLIENT LOGO:

CLIENT:

SMARTCENTRES

3200 HIGHWAY 7, SUITE 230

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TEL: 905 326 6400

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TN: TRUE NORTH

ARCHITECT'S SEAL:

ARCHITECT:

WPT ARCHITECTURE INC

wpt@wptarchitecture.ca

WPT PROJECT #:

2020 0057.01

MUNICIPAL #:

CLIENT PROJECT #:

CLIENT CONTRACT #:

PROJECT NAME AND LOCATION:

SMARTSTOP

805 BOYD ST

NEW WESTMINSTER, BC

SHEET NAME:

3D PERSPECTIVE VIEW

SCALE:

SHEET #:

A 205

DRAWN BY:

KB/HL