

Attachment #1

Applicant Response to Council Motion

From: Robert G. Billard <robert@billardarchitecture.ca>

Sent: Thursday, July 6, 2023 2:09 PM

To: Demian Rueter <drueter@newwestcity.ca>; Jackie Teed <jteed@newwestcity.ca>; Patrick Johnstone <pjohnstone@newwestcity.ca>; Ruby Campbell <rcampbell@newwestcity.ca>; Tasha Henderson <thenderson@newwestcity.ca>; Jaimie McEvoy <jmcevoy@newwestcity.ca>; Nadine Nakagawa <nnakagawa@newwestcity.ca>; Paul Minhas <pminhas@newwestcity.ca>; Daniel Fontaine <dfontaine@newwestcity.ca>

Cc: Rochele Cielo <Rochele@billardarchitecture.ca>

Subject: [EXTERNAL] 311 Ash Street - Surgical Density housing - Motion for additional information

Importance: High

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Good morning Demian, Jackie and New Westminster City Council,

On February 27th Council put forth a motion to defer the issuance of Development Variance Permit DVP00701 for 311 Ash Street.

We understand that Council received numerous letters from residents of the building related to the condition of some components of the building and concerns regarding parking. We also heard clearly from Council that issues of tenant health related to heat gain resulting from the removal of trees are of great concern. We understand the city's goal to increase the tree cover on city owned land and we can assure you we try hard to not have to remove mature trees where possible. We'd like to note that the proposal you are reviewing removed fewer trees than originally estimated following some design changes and coordination with the city arborist and ours.

The motion put forth by Council reads:

MOVED AND SECONDED

THAT Council defers the Development Variance Permit DVP00701 for 311 Ash Street pending:

- The applicant reporting back to Council regarding climate mitigation options for the building;
- The applicant be required to plant the maximum size tree under the tree bylaw; and,
- The Building Inspector to report back on the conditions of the building.

1. The applicant reporting back to Council regarding climate mitigation options for the building;

a. Existing Residents

- i. Based on the orientation of the building in relation to the sun's path at its peak elevation on June 21, the façade fronting Third Avenue faces Southeast, receives full direct sunlight between roughly 7:00 AM and 10:00 AM.
- ii. With the removal of the 3 trees, the façade fronting Third Avenue would receive direct sunlight between 7:00 AM and 12:00 PM.
- iii. As outlined in the *Green Building Advisor* article, "A quantitative Look at Solar Heat Gain", by Robert Opaluch in January 2018

"In the hotter summer season, solar heat gain through windows is usually undesirable. Even though south-facing windows have much higher solar gain during December and January than other orientations, the situation in summer has changed significantly due to changes in the position of the sun at midday. During the summer months, the path of the sun has changed. In June, the sun is closer to overhead at noon, so south windows have far less solar heat gain. Meanwhile, the solar heat gain through east- and west-facing windows is more intense due to the greater amount of solar radiation around June (for the northern hemisphere). East- and west-facing windows gain far more heat than south-facing windows during the summer months, until late August. West-facing windows gain that heat in the afternoon, usually during the hottest time of the day, making west-facing windows particularly undesirable unless well shaded."

- iv. The temperature statistics for our region, show that the coolest points during peak solar gain heat hours occurs at 3:00 AM. Temperatures rise beyond 20 Deg Celsius typically after 12:00 PM. At this point the thermal mass of the building is at a comfortable point. Exposure to further direct sunlight after this point, results in overloading the stored heat in the mass of the building. This stored heat creates uncomfortable and, as was experienced during the catastrophic Heat Dome, deadly conditions.
- v. As we are dealing with the Southeast façade, and its hours of exposure are not within the problematic heating hours, this façade does not incur the primary heat gains that would endanger the residents
- vi. From this data we can determine that while losing these trees is unfortunate, the creation of new homes in this location does not present a threat of dangerous heat gain for the existing residents.

b. New Homes

- i. The new ground-oriented homes will enjoy the same comfort of other homes built from concrete. The thermal mass of the concrete protects the residents from direct heat gain, but it is not thick enough and does not receive enough sunlight, as described above, to store a tangible amount of heat.

- ii. As the homes have slightly lower elevations and are protected by planted low walls, the angle of direct sunlight during the peak heat of the summer is not an issue. However, the low angle of sun during the cooler months has free access to the homes.

2. The applicant be required to plant the maximum size tree under the tree bylaw;

- a. The applicant agreeable to this condition and will continue to work with the City Arborist.

3. The Building Inspector to report back on the conditions of the building.

- a. The owner of the building has been working with the Bylaw Officer/Tenant Support Coordinator, Bal Varn, to review and rectify all deficiencies noted in a site review and subsequent report received from the city on May 4th, 2023.
- b. The owner received notification in writing on July 4th, 2023, that all deficiencies have been rectified.

We currently have 6 of these types of projects on hold with the Planning Department. These amount to 23 new homes that are waiting approval. As mentioned in previous conversations, this form of housing is “low hanging fruit” when it comes to creating badly needed homes. We have had approved by the City of New Westminster 10 previous project similar to this. One, 723 Fifth Ave, is nearly identical to the proposal for 311 Ash and it now has people living there.

In conclusion, we’d like to reiterate some of the benefits of these type of projects are the following:

- Fully sprinklered
- Up to the current building codes
- Energy efficient
- Low sound transmission
- Work passively to cool the space with the thermal mass of the concrete and limit heat gain.
- No need to evict current tenants.
- Assists in the climate initiative of disincentivizing car use.
- We are turning two to three parking stalls into a new home.
- In line with recent statistics that rental buildings do not use as much parking. In terms of 311 Ash, none of the parking spaces being taken for these homes are being used by tenants.
- Already in existing residential rental neighbourhoods.
- Ground oriented.
- Fast construction by comparison to new buildings. About 3 to 4 months.

Thank you again for your time and due diligence. We are looking forward to this project going back on the agenda for Council’s review.



Robert G. Billard, Architect AIBC, MRAIC, LEED AP
(He/Him)

Billard Architecture Inc.

#701 – 625 Fifth Ave, New Westminster, BC, V3M 1X4

Located on stolen and occupied land.

T: [604-619-0529](tel:604-619-0529) ext. 1003

robert@billardarchitecture.ca

www.billardarchitecture.ca