

## Attachment #4

*Acting Director of Climate Action, Planning and  
Development's Report dated February 13,  
2023*

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Johnstone and Members of Council  
**Date:** February 13, 2023

**From:** Jackie Teed,  
Acting Director of Climate Action,  
Planning and Development  
**File:** DVP00701  
HA000031  
**Item #:** 2023-71

**Subject:** **Housing Agreement Bylaw and Development Variance Permit to Vary Residential and Visitor Parking Requirements: 311 Ash Street – Bylaw for Three Readings**

---

### **RECOMMENDATION**

**THAT** Council consider Housing Agreement Bylaw No. 8382, 2023 to authorize the City to enter into a Housing Agreement with the property owner to require that all residential units at 311 Ash Street be secured as market rental housing for First, Second and Third Readings.

**THAT** Council, should the Housing Agreement Bylaw No. 8382, 2023 be adopted, direct the Mayor and Corporate Officer to execute the Housing Agreement.

**THAT** Council provide notice that it will consider issuance of a Development Variance Permit (DVP00701) to reduce the number of required off-street parking spaces by 34% from the Zoning Bylaw requirements for secured market rental.

**THAT** Council endorse that fifty-one long-term bicycle parking spaces and six short-term bicycle parking spaces be included as part of the Development Permit application for 311 Ash Street, should the Development Variance Permit (DVP00701) be approved by Council.

---

### **PURPOSE**

This report is to request that Council: 1) consider Housing Agreement Bylaw No. 8382, 2023 for First, Second and Third Readings; 2) issue notice that Council will consider Development Variance Permit (DVP00701) for a 11 space reduction (34%) to the

required off-street parking provisions; and 3) request endorsement of requiring bicycle parking spaces as part of the Development Permit.

**EXECUTIVE SUMMARY**

Housing Agreement and Development Variance Permit (DVP) applications have been submitted to allow replacement of ten existing parking spaces with five new residential units and four parking spaces with two storage rooms in an existing 29 unit residential rental building at 311 Ash Street. The Housing Agreement would secure all existing and proposed units (34 units total) within the building as a market rental project for 60 years or the life of the building, whichever is longer. The DVP would reduce required off-street parking by 11 spaces (34%), including one visitor space. Staff considers the variance for parking to be reasonable when accompanied by a commitment to measures that support active travel, and providing adequate bicycle parking spaces.

**BACKGROUND**

**Policy and Regulation Context**

The applicant’s proposal is consistent with the Official Community Plan land use designation for the site: (RM) Residential – Multiple Unit Buildings. The current zoning is RM-2 Apartment (Low Rise). A summary of related City policies and regulations, which includes the Official Community Plan (OCP) Land Use Designation, Secured Market Rental Housing Policy, Development Permit Area (DPA), and Zoning, is included in Attachment 1.

**Site Characteristics and Context**

The site is located on the corner of Ash Street and Third Avenue. The current three storey building, which consists of 29 residential rental units, was built in 1979. The site is surrounded by single family houses and older high- and mid-rise buildings, ranging from three to six storeys in height. It is in close proximity to Tipperary Park and the Fraser River Middle School. The 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). More details on proximity to transit service and other sustainable transportation options is included in Attachment 3.

**PROJECT DESCRIPTION**

The applicant is proposing to replace 14 existing parking spaces with five new residential units and two separated storage areas, within an existing 29-unit residential rental building. All proposed units are one-bedroom ranging between 675.4 and 712.6 sq. ft. (62.7 and 66.2 sq. m.). All existing and proposed rental units (34 units total) would be secured with a Housing Agreement for 60 years or the life of the building, whichever is longer.

The new units would be located within the parking level at the south side of the building, facing Third Avenue. The units would be added in the below-grade portion of the parking area and, due to the sloped nature of the site, the east elevation of the units would be below-grade. Windows and patio wells would be located along the east side of each unit. Each unit would have its own private open space (patio).

The proposal would reduce off-street parking from 35 spaces currently existing (32 spaces required by the Zoning Bylaw) to 21 spaces, including two new parking spaces proposed to be added on the south side of the parking area in place of a portion of the existing driveway, which would no longer be required for access. The proposal would result in 0.7 parking spaces per residential unit and one visitor parking space, and two accessible parking stalls would be provided. Though the additional units have been proposed in areas previously used for parking, no potential vehicle conflicts have been identified.

All units have internal access from the parking and elevator, and street access would also be provided from the east elevation via stairs leading from the partially below-grade patio wells to Third Avenue. To improve the accessibility of the building, a new accessible ramp has been proposed to be added at main entrance on Ash Street.

As part of the renovation and site improvement, a new enclosure has been proposed for the existing garbage area for screening. The proposed renovation plan is provided in Figure 1 below:

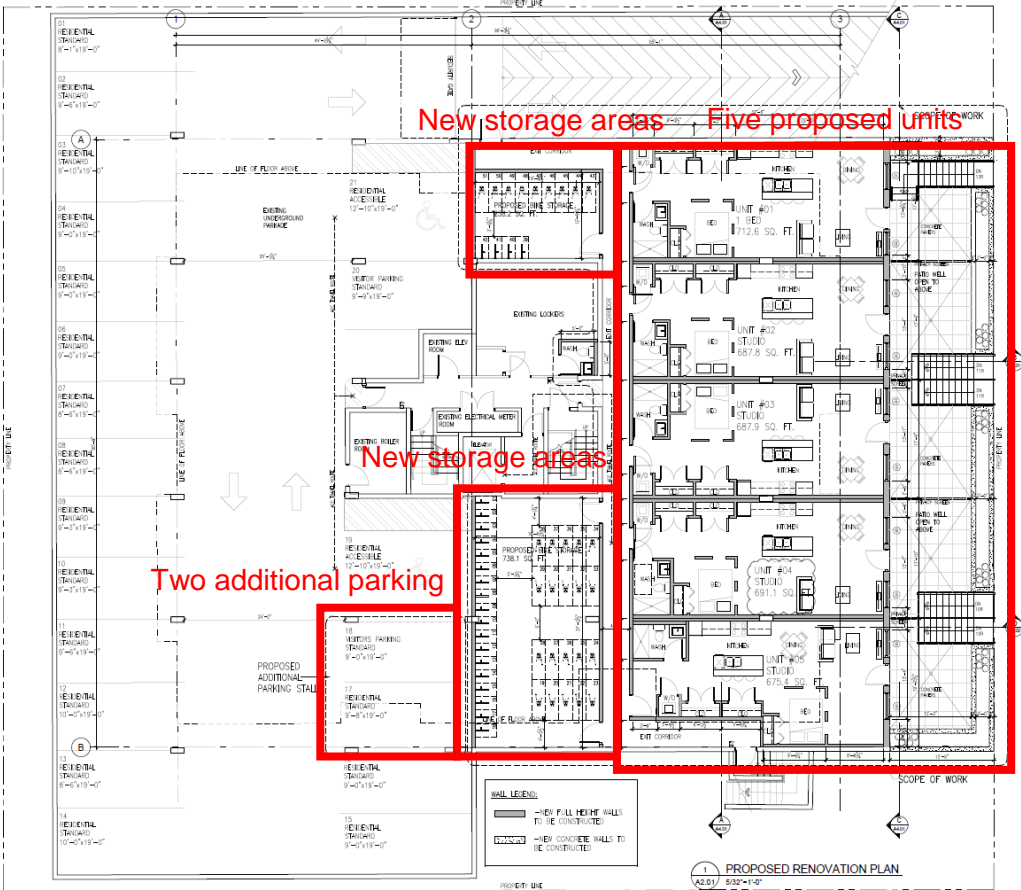


Figure 1: Proposed Renovation Plan

An application for a development permit has also been received to facilitate a form and character review of the proposal and would be considered by the Director of Climate Action, Planning and Development subject to Council approval of the Housing Agreement Bylaw and Development Variance Permit.

## **DISCUSSION**

### **Requested Variance**

The City’s Zoning Bylaw does not require additional off-street parking spaces for proposals to add new secured rental residential units to existing buildings. In this application, the proposed removal of 14 residential parking stalls has triggered the need to review parking requirements for the site. Based on that review, a Development Variance Permit to reduce off-street parking by 34% (11 spaces) below the minimum requirements of the Zoning Bylaw for secured market rental units is required to facilitate the proposal. This includes a reduction from three to one required visitor parking space. The applicant proposes to provide all required accessible parking stalls by converting two existing stalls to accessible parking stalls.

The applicant has requested the reduced parking rate be supported given the proximity to the Frequent Transit Network (FTN) and the low usage of the existing parking supply. The proposed 0.7 parking spaces per unit are higher than the requirements under the same Bylaw for secured market rental sites located within the Downtown neighbourhood (i.e., 0.6 space per unit for bachelor and one-bedroom units). The applicant states that, upon a survey conducted in August 2022, only 20 stalls are in use by residents and 15 stalls remain vacant due to the proximity to the Frequent Transit Network (FTN).

Below is a calculation of existing, required and proposed parking stalls, calculated based on section 140 Zoning Bylaw; Off-street Parking:

	Existing	Required	Proposed
<b>Resident vehicle</b>	35 (0 Accessible)	29 (2 Accessible)	19 (2 Accessible)
<b>Visitor vehicle</b>	0*	3	2
<b>Short-term bike</b>	0	6	6
<b>Long-term bike</b>	0	51	51

\*When the building was built, all of the parking spaces would have been considered "residential."

**ANALYSIS**

**Off-Street Parking Reduction**

Given the proximity to transit staff considers the requested variance for parking, to a rate higher to those used in Downtown, to be reasonable if accompanied by a commitment to measures that support active travel. Specifically, staff have recommended the provision of six short-term bicycle parking stalls. The applicant has agreed to provide a minimum of six short-term spaces, with the design of these spaces to be reviewed as part of the development permit process. The applicant would also be required to comply with the long-term bike parking requirements of the Zoning Bylaw for all units (1.25 spaces per unit). The applicant has proposed fifty-one long-term bike parking stalls in satisfaction of this requirement.

**Secured Market Rental Housing Agreement**

The site is currently zoned RM-2 Apartment (Low Rise). Under Section 190.49 – Amenity Density Bonus of the City’s Zoning Bylaw, density can be increased to a maximum of 1.8 FSR if an amenity contribution is made. Projects that propose secured rental residential units are exempt from the requirements of a density bonus contribution.

The current density of 1.2 floor space ratio (FSR) would be increased to 1.38 FSR with the addition of the five units. The applicant has agreed to extend the Housing Agreement to cover all 34 rental units within the project and would therefore be exempt from a density bonus amenity contribution. The Housing Agreement Amendment Bylaw is included in Attachment 4.

The principles included in Attachment 5 to this report have been used (and agreed to by the owner/developer) for structuring the Housing Agreement Bylaw, and are consistent with the principles used for similar secured market rental housing proposals. The signed letter from the developer/owner agreeing to these principles is also included in Attachment 5 to this report.

**REVIEW PROCESS**

The review steps for this application are:

- 1. Report to Council for First, Second and Third Readings of the Housing Agreement Bylaw No. 8382, 2023 and to request that Council issue notice that it will consider issuance of a Development Variance Permit for the proposed parking (**WE ARE HERE**);
- 2. Council consideration of Adoption of Housing Agreement Bylaw;
- 3. Finalization and Registration of the Housing Agreement at the Land Titles Office;
- 4. Council consideration of the Development Variance Permit;
- 5. Consideration of Development Permit application and issuance by the Director of Climate Action, Planning and Development.

**Consultation**

Notices would be sent to surrounding residents by the City Clerk’s Office (Legislative Services Department) to provide an opportunity for written feedback prior to Council consideration of the Development Variance Permit.

**INTERDEPARTMENTAL LIAISON**

This report was written with input from the Engineering Department (Transportation).

**OPTIONS**

The following options are provided for Council’s consideration:

- 1. That Council consider Housing Agreement Bylaw 8382, 2023 for first, second, and third reading in order to require all residential units to be secured market rental housing;
- 2. That Council, should the Housing Agreement Bylaw No. 8382, 2023 be adopted, direct the Mayor and Corporate Officer to execute the Housing Agreement.
- 3. That Council provide notice that it will consider issuance of a Development Variance Permit (DVP00701) to reduce the number of required off-street parking spaces by 34% from the Zoning Bylaw requirements for secured market rental.;

4. That Council endorse that fifty-one long-term bicycle parking spaces and six short-term bicycle parking spaces be included as part of the Development Permit application for 311 Ash Street, should the Development Variance Permit (DVP00701) be approved by Council;
5. That Council provide staff with alternative feedback.

Staff recommends Options 1, 2, 3 and 4.

### **ATTACHMENTS**

Attachment 1: Policy and Regulations  
Attachment 2: Rationale Letter and Project Drawings  
Attachment 3: Site Context and Project Statistics  
Attachment 4: Housing Agreement Bylaw 8382, 2023  
Attachment 5: Housing Agreement Principles Letter

### **APPROVALS**

This report was prepared by:  
Nazanin Esmaeili, Planning Technician  
Tristan Johnson, Senior Planning Analyst

This report was reviewed by:  
Demian Rueter, Acting Manager of Planning

This report was approved by:  
Jackie Teed, Acting Director, Climate Action, Planning and Development  
Lisa Spitale, Chief Administrative Officer





Attachment 1  
*Policy and Regulations*

## **POLICY AND REGULATIONS**

### **Official Community Plan**

The subject property is designated (RM) Residential – Multiple Unit Buildings. The purpose of this designation is to provide a mix of small to moderate sized multiple unit residential buildings in the form of townhouses, rowhouses, stacked townhouses and low rises. This proposal would be consistent with the designation.

### **Development Permit Area**

The subject property is located within the Mainland - Multiple Unit Residential Development Permit Area. The intent of this DPA designation is to “integrate multi-unit housing forms into the city’s single detached dwelling and ground oriented housing neighbourhoods.”

This area is designated with the following purposes:

- Establishment of objectives for the form and character of multi-family residential development;
- Protection of the natural environment, its ecosystems and biological diversity; and
- Establishment of objectives to promote energy conservation.

A copy of the proposed DPA guidelines for the Mainland – Multiple Unit Residential Development Permit Area can be accessed at the following weblink below:

[https://www.newwestcity.ca/database/files/library/OCP\\_DPA\\_1.4\\_Multiple\\_Units\\_Residential\\_\(Consolidated\\_June\\_2020\).pdf](https://www.newwestcity.ca/database/files/library/OCP_DPA_1.4_Multiple_Units_Residential_(Consolidated_June_2020).pdf)

### **Zoning Bylaw**

The subject property is zoned RM-2 - Apartment Low Rise. The intent of this zone is to allow low-rise apartment development with an opportunity for increased density upon amenity provision conditions being met. The maximum density without amenity provision is 1.2 FSR, or 1.8 FSR if amenity provisions set out in Section 190.49 of the Zoning Bylaw are met. The maximum building height is 10.67 metres (35 feet).

### **Affordable Housing Strategy**

The first goal in the City’s Affordable Housing Strategy (2010) is to preserve and enhance New Westminster’s stock of safe, affordable and appropriate rental housing.

## **Secured Market Rental Housing Policy**

The Secured Market Rental Housing Policy was adopted on May 13, 2013 and revised on January 9, 2017. One of the objectives for this policy is the renewal of the rental housing stock, specifically:

- Increase investment into the existing purpose-built rental housing stock. Increase the life span of the existing stock.
- Improve the operating costs of the purpose-built rental housing stock.

The incentives available through the renewal of the rental housing stock portion of this program are:

- Use the density bonus program to permit the construction of additional secured market rental units on site (up to 10% of the number of existing units), including the conversion of unused storage or recreation areas for additional units (subject to livability/Building Code issues being addressed).
- Eliminate the parking requirement for additional secured rental units created in existing buildings.
- Consider including existing rental buildings in a future phase of the Building Energy Efficiency Program that is part of the Community Energy & Emissions Plan.
- Consider relaxations to Engineering servicing requirements when adding new units.

## **Housing Agreements and Covenant**

The recommended process to secure the building as market rental housing is through entering into a Local Government Act Section 483 Housing Agreement with the developer that is paired with a Land Title Act Section 219 Covenant on title. The Housing Agreement would need to be considered and adopted by Council. The Housing Agreement would be signed and registered with the Land Title Office.

## **Family Friendly Housing Policy**

As this project is only adding five units, the Family-Friendly Housing Policy requirements for number of two and three bedroom units, which becomes applicable in development applications with 10 or more residential units added, does not apply to this project.

## 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 Esmaili, 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).

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

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.

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

## 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
<b>TOTAL EXISTING STALLS</b>		<b>35</b>

## 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	
<b>TOTAL RESIDENTIAL STALLS REQUIRED</b>			<b>32</b>	<b>STALLS REQUIRED</b>

\*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
<b>TOTAL PROPOSED STALLS</b>		<b>21</b>

# 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  
NEW WESTMINSTER, BC, V3M 1X4  
PHONE: (604) 619-0529  
CONTACT: Robert Billard, AIBC  
EMAIL: Robert@BillardArchitecture.ca

#### MECHANICAL ENGINEER:

**CADA & ASSOCIATES CONSULTING LTD.**  
#201 - 1940 Oxford Connector  
PORT COQUITLAM, BC, V3C 0A4  
PHONE: (604) 210-0021  
CONTACT: Carlo Ambito, ASCT, LEED AP, TECA  
EMAIL: carlo.ambito@cadaconsultants.com

#### ELECTICAL ENGINEER:

**CADA & ASSOCIATES CONSULTING LTD.**  
#201 - 1940 Oxford Connector  
PORT COQUITLAM, BC, V3C 0A4  
PHONE: (604) 210-0021  
CONTACT: Carlo Ambito, ASCT, LEED AP, TECA  
EMAIL: carlo.ambito@cadaconsultants.com

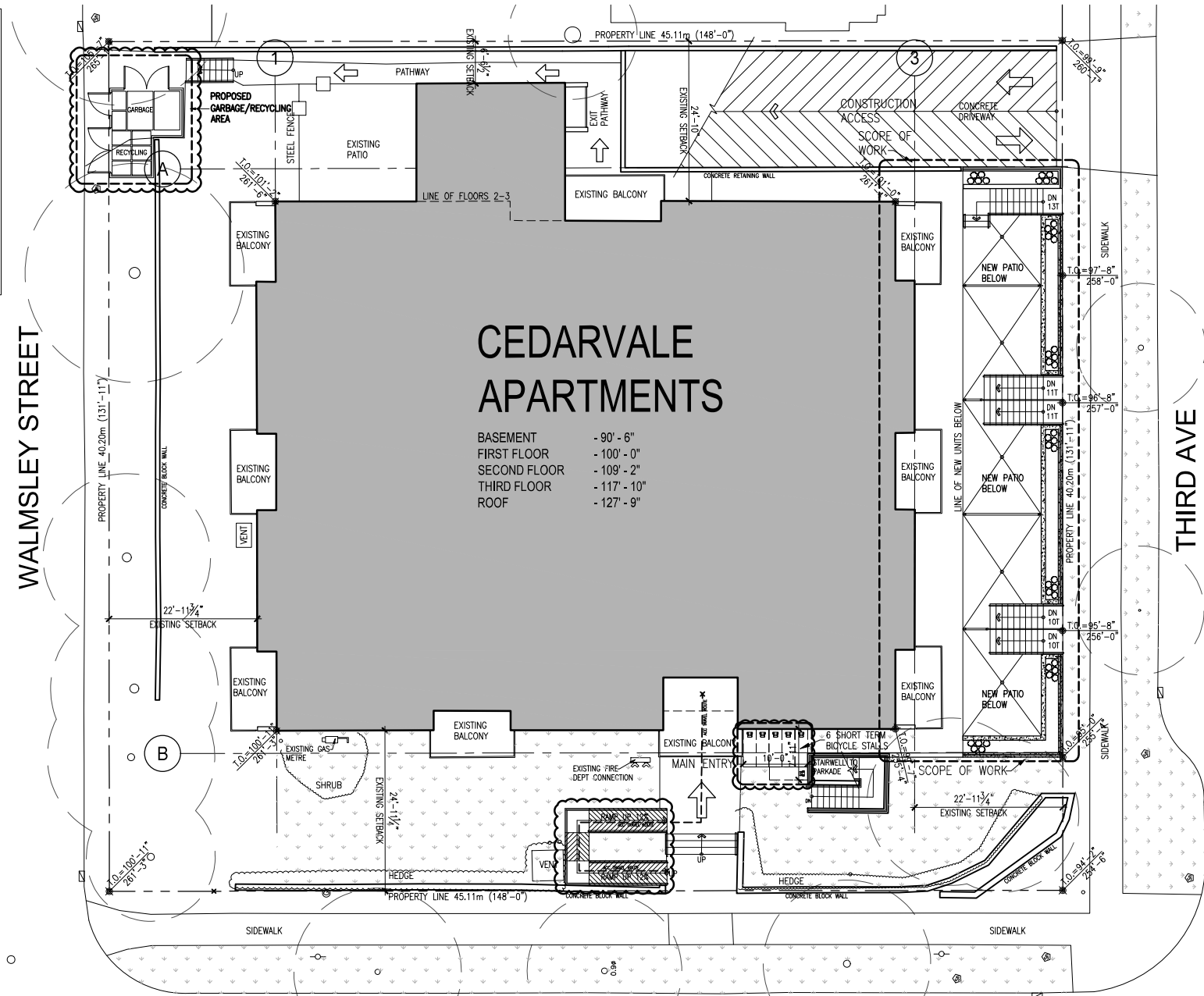
#### STRUCTURAL ENGINEER:

**TIDES CONSULTING LTD.**  
#213 - 3993 Henning Dr.  
BURNABY, BC V5C 6N5  
PHONE: (604) 336-5080  
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

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)	UNITS	REFERENCE	
BROW OF THE HILL	150.8	150.8	
UNIT CALCULATION			
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		
23,550.3 / 19,531.0(SITE AREA) = 1.20 EXISTING FSR			
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		
27,005.1 / 19,531.0(SITE AREA) = 1.38 PROPOSED FSR			
PARKING CALCULATION			
PARKING STALLS - EXISTING	35	-	
PARKING STALLS - PROPOSED	21	150.8.7	
NUMBER OF ADDITIONAL PARKING STALLS	0	150.8.8.(g)	

CONSTRUCTION ASSEMBLIES	
WE - EXISTING WALL	W6 - TYP. PARTY WALL (1 HR FIRE SEPARATION) APPENDIX 'A' TABLE A-9.10.3.1.A. WALL TYPE W130, STCS7
W1 - TYP. INTERIOR WALL (PARTITION WALL)	<ul style="list-style-type: none"> <li>1 LAYER 1/2" GYPSUM WALLBOARD</li> <li>2"x4" WOOD STUDS @ 16" O.C.</li> <li>1" AIR GAP</li> <li>2"x4" STEEL STUDS @ 16" O.C.</li> <li>1 LAYER 5/8" TYPE "X" GYPSUM WALLBOARD</li> </ul>
W2 - FURRING WALL (1 HR FIRE RATED) ULC DES. W301 EQUIVALENT OR BETTER	<ul style="list-style-type: none"> <li>2 LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD</li> <li>2"x4" STEEL STUDS @ 16" O.C.</li> <li>ACOUSTIC BATT INSULATION</li> <li>EXISTING CONCRETE WALL</li> </ul>
W3 - WET WALL	<ul style="list-style-type: none"> <li>2"x6" WOOD STUDS @ 16" O.C.</li> <li>1 LAYER 1/2" GYPSUM WALLBOARD</li> </ul>
W4 - TYP. EXTERIOR CONCRETE WALL	<ul style="list-style-type: none"> <li>8" CONCRETE WALL c/w WATERPROOFING TO OUTSIDE FACE</li> </ul>
W5 - EXTERIOR WALL (1.5 FIRE SEPARATION)	<ul style="list-style-type: none"> <li>2 LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD</li> <li>VAPOUR BARRIER</li> <li>2"x3 5/8" STEEL STUDS @ 16" O.C.</li> <li>ACOUSTIC BATT INSULATION</li> <li>5/8" PLYWOOD SHEATHING</li> <li>WATERPROOF MEMBRANE</li> <li>4" RIGID INSULATION</li> <li>MESH</li> <li>CEMENT STUCCO (TO MATCH EXISTING)</li> </ul>
W6	<ul style="list-style-type: none"> <li>1 LAYER 5/8" TYPE "X" GYPSUM WALLBOARD</li> <li>2"x4" STEEL STUDS @ 16" O.C.</li> <li>1" AIR GAP</li> <li>2"x4" STEEL STUDS @ 16" O.C.</li> <li>1 LAYER 5/8" TYPE "X" GYPSUM WALLBOARD</li> </ul>
W7	<ul style="list-style-type: none"> <li>2 LAYERS 5/8" TYPE "X" GYPSUM BOARD</li> <li>2"x4" STEEL STUDS @ 16" O.C.</li> <li>ACOUSTIC BATT INSULATION</li> <li>1 LAYER 5/8" TYPE "X" GYPSUM WALLBOARD</li> </ul>
R1	R1 - CONCRETE SLAB ROOF CORE
FE	FE - EXISTING FLOOR

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)(ii)
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

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.  
 THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.  
 THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.  
 DO NOT SCALE THE DRAWINGS.  
 THIS DRAWING IS INTENDED FOR INFORMATION ONLY.  
 THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

ISSUED FOR DP/DVP

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

DESIGN CONSULTANT	
NO.	DATE



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529  
info@billardarchitecture.ca  
www.billardarchitecture.ca

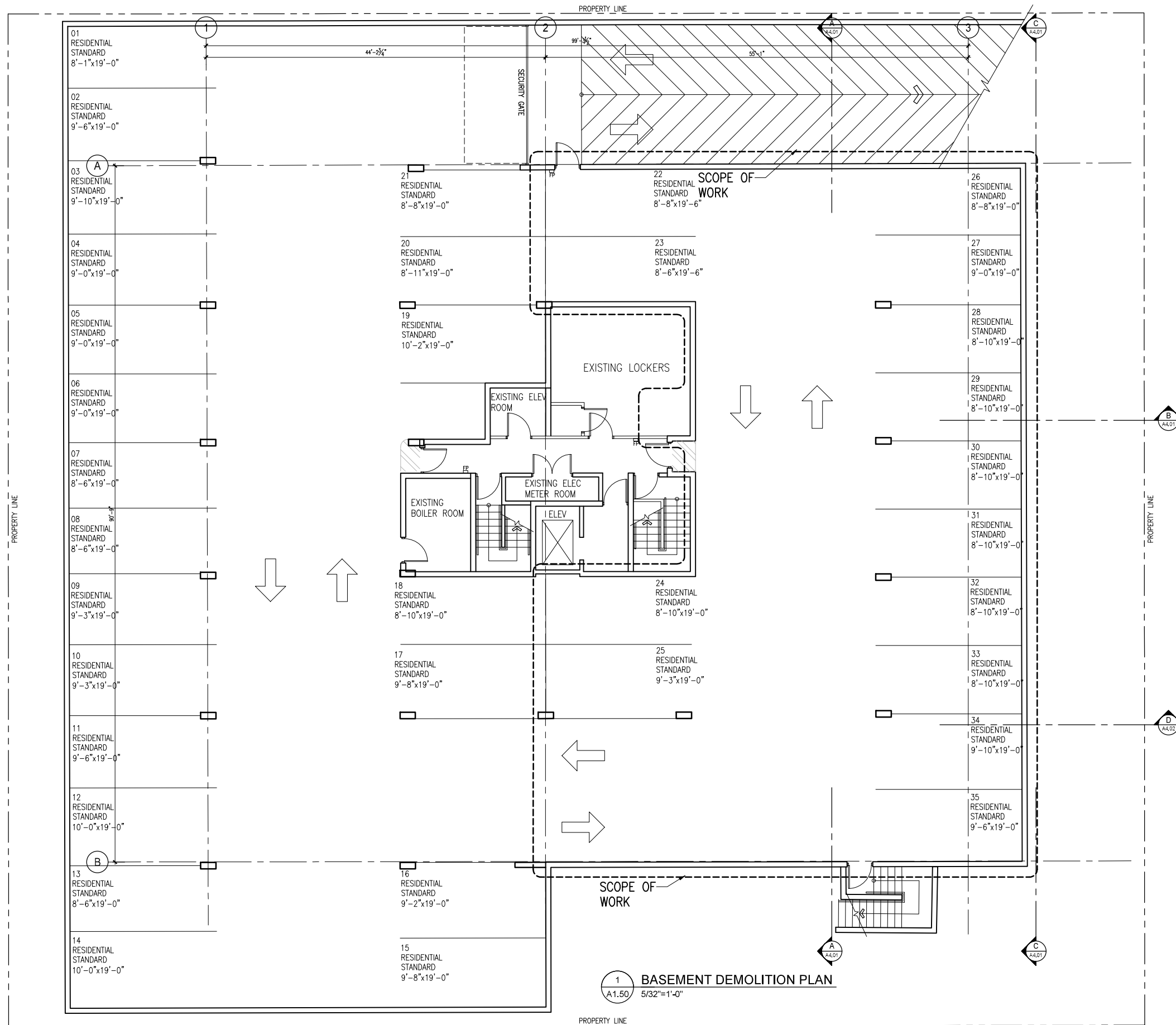
PROJECT  
**ASH RESIDENCES APARTMENT RENOVATION**  
311 ASH ST  
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAT 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





1 BASEMENT DEMOLITION PLAN  
A1.50 5/32"=1'-0"

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS, USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.  
 THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.  
 THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.  
 DO NOT SCALE THE DRAWINGS.  
 THIS DRAWINGS IS INTENDED FOR INFORMATION ONLY. THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

ISSUED FOR DP/DVP

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

DESIGN CONSULTANT



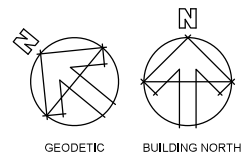
#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

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  
**BASEMENT  
 DEMOLITION PLAN**

SCALE: 5/32"=1'-0" SHEET NO.  
**A1.50**  
 DRAWN BY: JP  
 CHECKED BY: RB PROJECT NO. FILE: 21BA08



ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

**ISSUED FOR DP/DVP**

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

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529

info@billardarchitecture.ca  
 www.billardarchitecture.ca

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

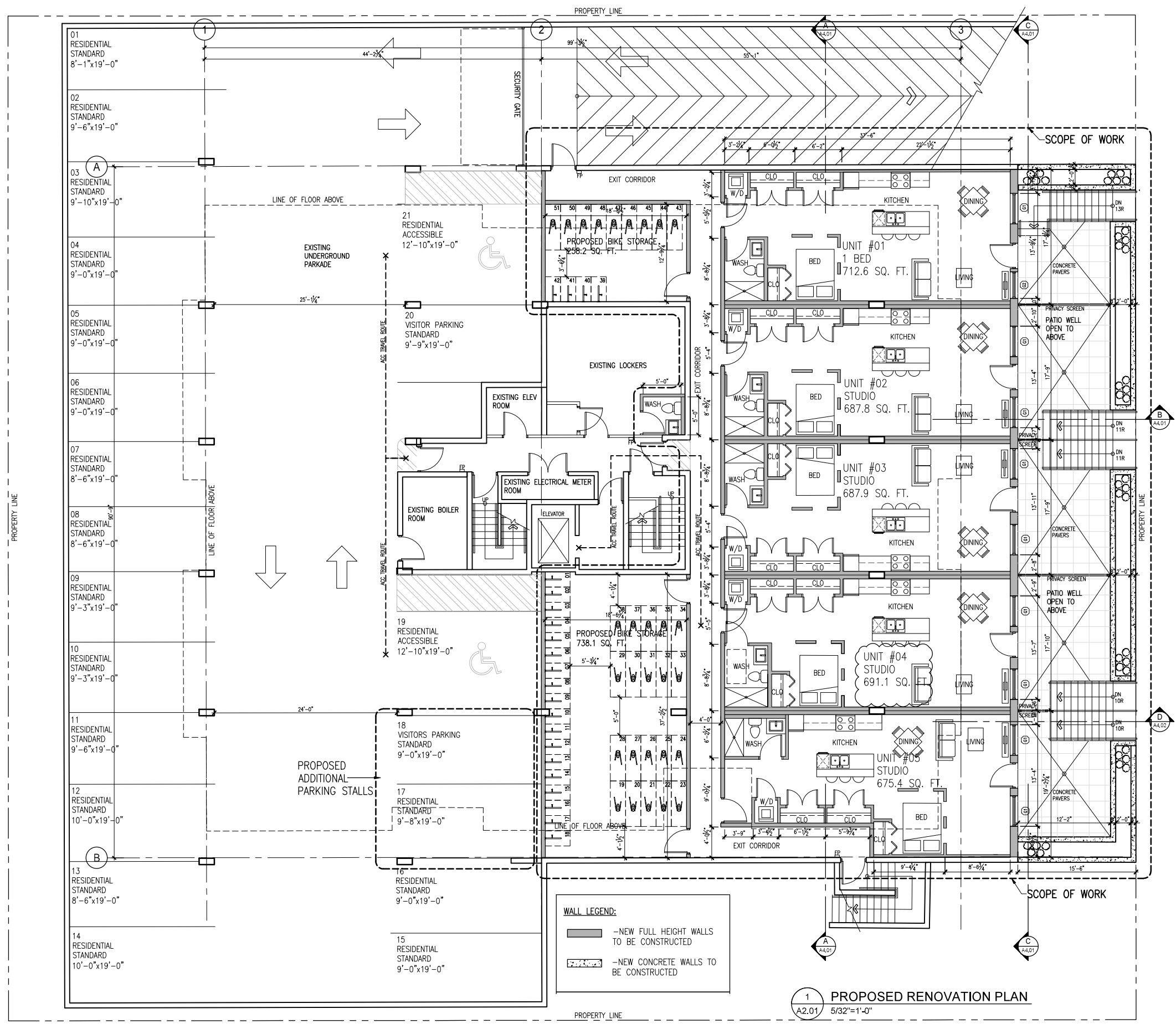
THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION & THE COAST SALISH PEOPLE

SHEET TITLE  
**PROPOSED  
 RENOVATION  
 FLOOR PLAN**

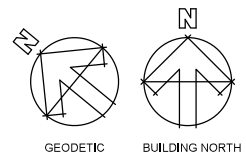
SCALE: 5/32"=1'-0" SHEET NO.  
**A2.01**

DRAWN BY: JP  
 CHECKED BY: RB

PROJECT NO. FILE: 21BA08



**1 PROPOSED RENOVATION PLAN**  
 A2.01 5/32"=1'-0"



ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

**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



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529

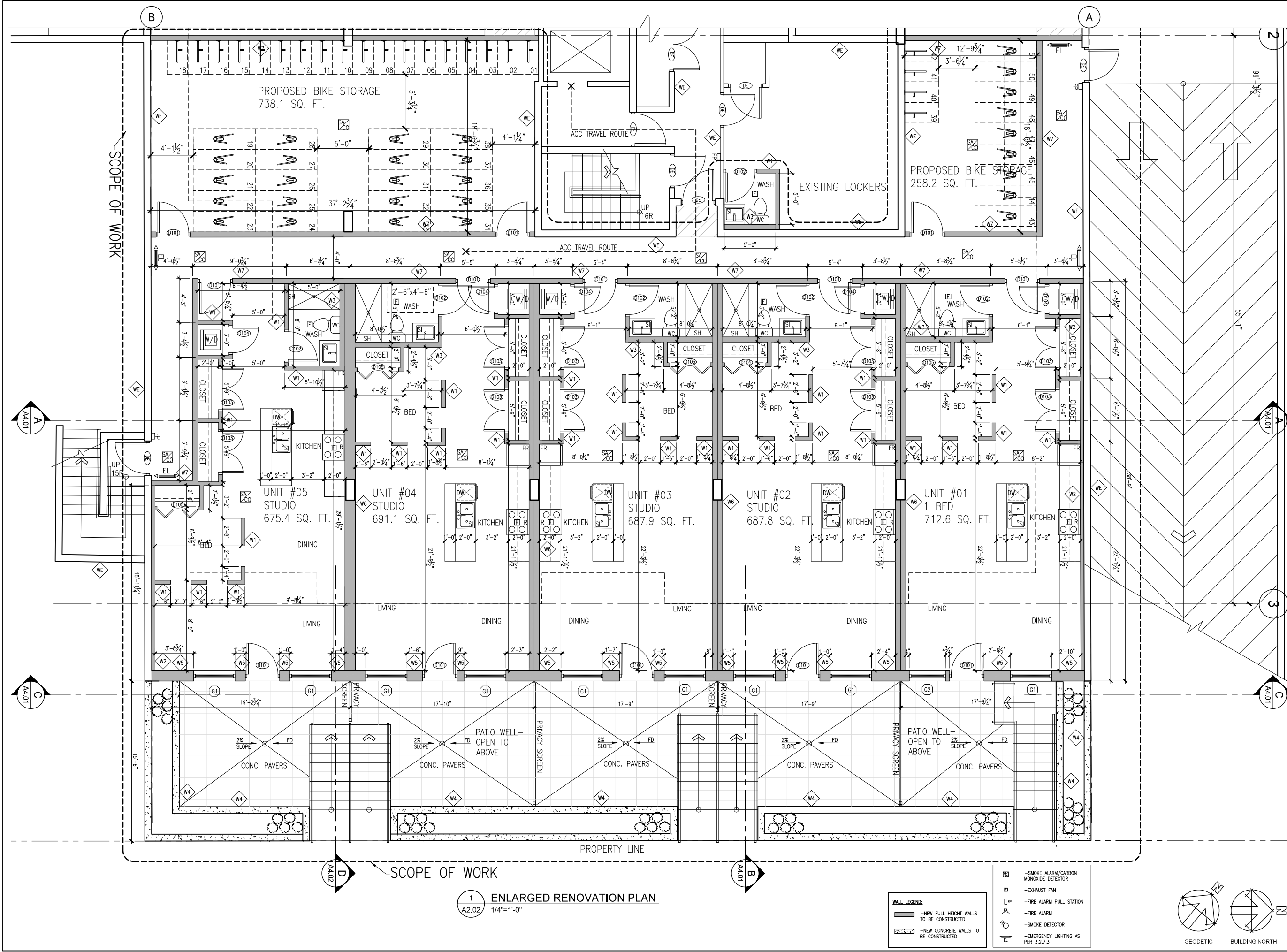
info@billardarchitecture.ca  
www.billardarchitecture.ca

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

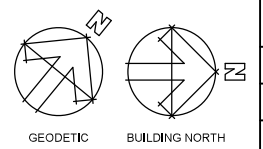
SHEET TITLE  
**ENLARGED  
RENOVATION  
FLOOR PLAN**

SCALE: 1/4"=1'-0"  
SHEET NO. **A2.02**  
DRAWN BY: JP  
CHECKED BY: RB  
PROJECT NO. FILE: 21BA08



**1 ENLARGED RENOVATION PLAN**  
A2.02 1/4"=1'-0"

- 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



ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

ISSUED FOR  
DP/DVP

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

DESIGN CONSULTANT



#701 - 625 Fifth Avenue  
New Westminster, B.C. Canada,  
V3M 1X4  
(604) 619-0529

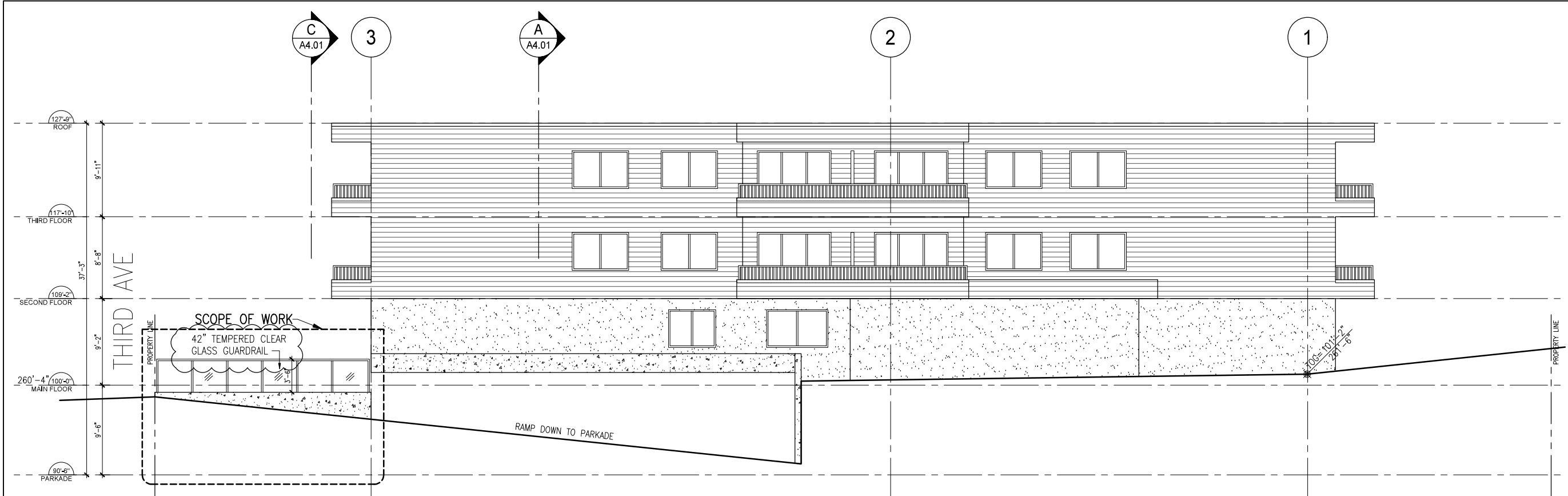
info@billardarchitecture.ca  
www.billardarchitecture.ca

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

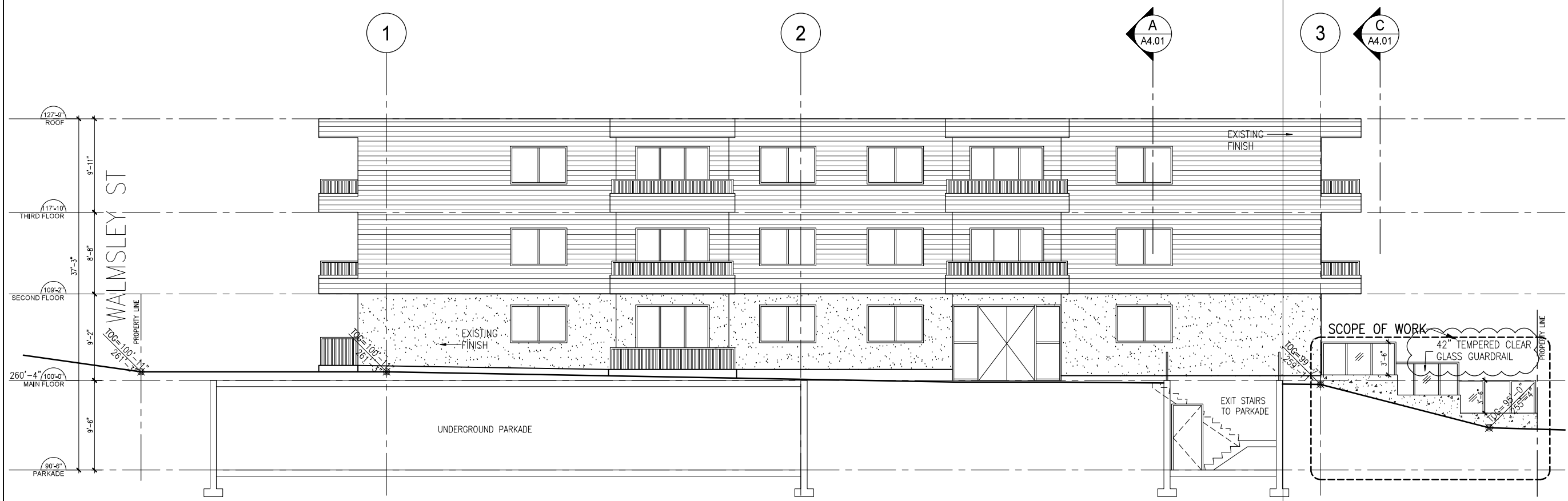
THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION & THE COAST SALISH PEOPLE

SHEET TITLE  
**NORTH & SOUTH  
ELEVATIONS**

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



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



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

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS, USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONSTRUCTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY-LAWS AND SHALL ADVISE THE ARCHITECTS OF ANY DISCREPANCIES.

THE CONSTRUCTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

**DO NOT SCALE THE DRAWINGS.**

THIS DRAWING IS INTENDED FOR INFORMATION ONLY.

THE CONSTRUCTOR AND ANY PERSON USING THIS DRAWING FOR INFORMATION ARE ADVISED TO REFER TO CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, LANDSCAPE AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

**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



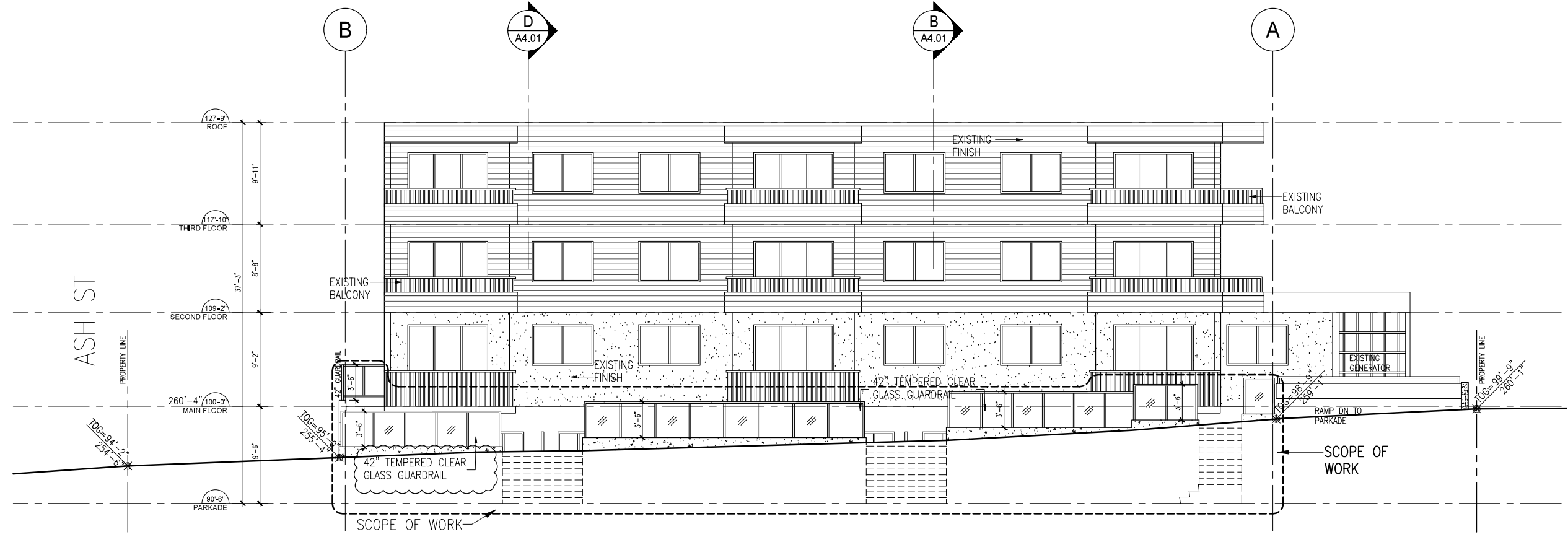
#701 - 625 Fifth Avenue  
 New Westminster, B.C. Canada,  
 V3M 1X4  
 (604) 619-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

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

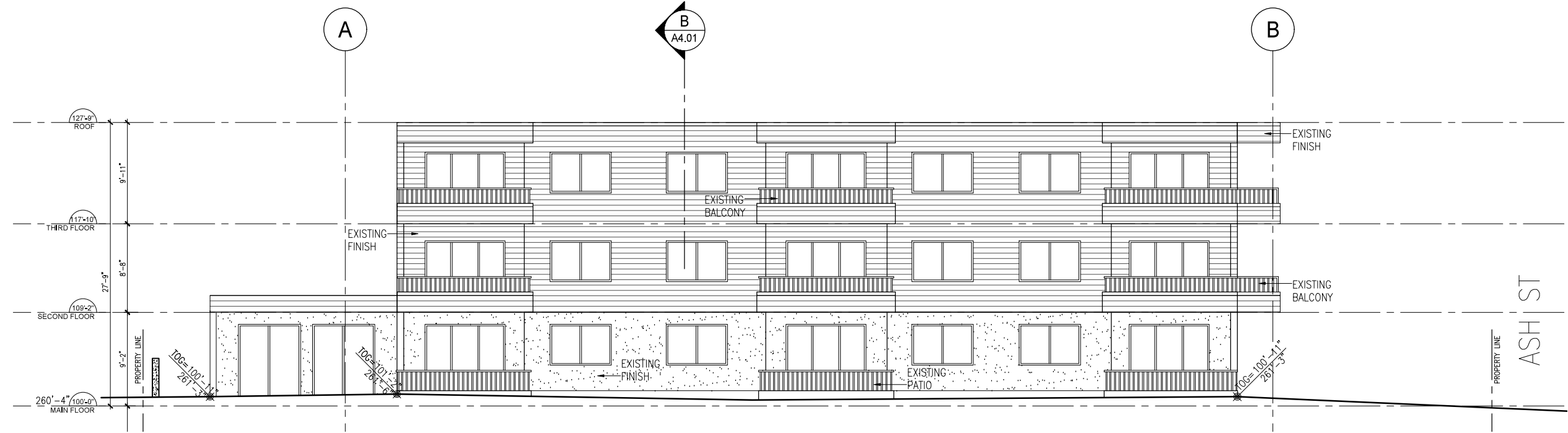
THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION & THE COAST SALISH PEOPLE

SHEET TITLE  
**EAST & WEST  
 ELEVATIONS**

SCALE: 3/16"=1'-0"	SHEET NO. <b>A3.02</b>
DRAWN BY: JP	CHECKED BY: RB
PROJECT NO. 21BA08	FILE: 21BA08



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



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

## Attachment 3

### *Site Context and Project Statistics*

## **PROJECT STATISTICS**

	<b>Existing Building</b>	<b>Proposed 5-Unit Addition</b>	<b>Change</b>
Existing Site Area (gross)	1814.77 m <sup>2</sup> (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 <sup>2</sup> (24621.24 sq. ft.)	2608.27 m <sup>2</sup> (28,076.15 sq. ft.)	320.92 m <sup>2</sup> (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:

<b>Transit Route</b>	<b>Stop Distance from Site</b>	<b>Peak Hours Frequency</b>	<b>Destinations</b>
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 <sup>nd</sup> Street Station
155 Bus (Sixth Avenue)	750 m	Every 20 minutes	Braid Station / 22 <sup>nd</sup> 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
---	--------	-----------------	--

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