

Attachment 4  
*Applicant Submission Materials*

**DEVELOPMENT DATA:**

### Site Information

Address:	808 Royal Avenue, New Westminster, BC, V3M 1K1
Legal Description:	Lot 5, DL 638, Group 1, New Westminster District Plan, EPP 82101, PID. 030-509-823

	Current	Proposed
Zoning:	C-4	C-4
Landuses:	Downtown Mixed Use Districts Academic / Student Housing	

	Current Allowable		Proposed	
FSR:	5.20		10.53	
Site Coverage:	No Limit		85.9%	
	Ft.	M.	Ft.	M.
Height:	40.00	12.2	247.17	75.34

	Required		Proposed	
Setbacks:	Ft.	M.	Ft.	M.
Eighth Street	0.00	0.00	0.00	0.00
Agnes Street	0.00	0.00	0.00	0.00
Blackie Street	0.00	0.00	0.00	0.00
Royal Avenue	10.00	3.05	10.00	3.05
Podium Setback on Eight, Agnes and Royal	14.76	4.50	0.00	0.00

## Site Area &amp; FAR

FSR		
	Sq. Ft.	Sq. M.
Net Site Area Less Dedications	39,193.23	3,641.17
Proposed P1 & L2 Floor Area	33,661.06	3,127.22
Net Floor Area With Exclusion	412,735.07	38,344.34

	<b>Allowable</b>	<b>Proposed</b>
Density:	5.20	10.53

Lot Coverage:		
Building & Structures on Ground Level		85.9%

### Net Floor Area Breakdown (with FSR Exclusion)

Floor Level		
	Sq. Ft.	Sq. M.
Level P3	0.00	0.00
Level P2	0.00	0.00
Level P1	0.00	0.00
Level 1	13,197.30	1,226.07
Level 2	15,876.83	1,475.01
Level 3	32,874.80	3,054.17
Level 4	33,011.18	3,066.84
Level 5	34,308.37	3,187.35
Level 6	34,335.23	3,189.85
Level 7	34,335.23	3,189.85
Level 8	30,269.85	2,812.16
Level 9	30,269.82	2,812.16
Level 10	23,752.62	2,206.69
Level 11	5,565.98	517.10
Level 12	14,830.80	1,377.83
Level 13	13,357.03	1,240.91
Level 14	13,357.03	1,240.91
Level 15	13,357.03	1,240.91
Level 16	13,357.03	1,240.91
Level 17	13,357.03	1,240.91
Level 18	13,357.03	1,240.91
Level 19	13,357.03	1,240.91
Level 20	13,357.03	1,240.91
Residential Roof Level	0.00	0.00
Upper Residential Roof Level	0.00	0.00
Mechanical Area Exceeding 10% of Site Coverage	3,250.80	302.01
Total Net Floor Area	412,735.07	38,344.34
Total Percentage with Gross Floor Area		88%

\* Mechanical Area noted includes Mechanical Service Space, ~~Mechanical Roof~~ and Elevator Penthouse.

## Code Summary

	Construction Requirements
Building Uses:	3.2.2.23. - Group A, Division 2, Any Area, Sprinklered 3.2.2.47. - Group C, Any Height, Any Area, Sprinklered
Building Construction:	Non-combustible construction
Maximum Building Height:	Any Height
Maximum Building Area:	Any Area
Floor Assembly Below Grade:	3.2.2.15. - 2 Hr. Fire separation
Floor Assembly At Grade and Above Grade:	2 Hr. Fire separation
Mezzanines:	1 Hr. Fire separation
Loadbearing Supports:	Rating equal to that of supported assembly
Occupied Roof:	3.2.2.13. - 2 Hr. Fire separation
Balconies:	Noncombustible construction
Roof Covering:	Class A, B, or C roof covering classification
Exterior Walls:	Combustible cladding permitted if exterior wall meets CAN/ULC-S134 with Article 3.1.5.5. Other combustible components are permitted with Article 3.1.5.6.
Sprinkler System:	Required and will be provided - system is to comply with NFPA 13 - 2013
Standpipe System:	Required and will be provided - system is to comply with NFPA 14 - 2013
Fire Alarm System:	Required and will be provided - system is to comply with CAN/ULC-S524-14 and monitored by a monitoring station in conformance with CAD/ULC-S561-13
Smoke Alarms:	Required in each student housing suite
Emergency Power:	3.2.7.4., 3.2.7.8. and 3.2.7.9. - 2 Hr. duration
Street Closures:	At least one street
Emergency Crossover Floors:	3.4.6.18. - Required and will be provided Level P2, Level 4, 9, 12, 14, & 19

## Area Breakdown (Sq.M.)

Area Included		Area Excluded		Gross Floor Area	Area Excluded		
Interior Area Included		Interior Area	Exterior Area		Exterior Area		
Academic	Student Housing	Parking / Garage	Mechanical Area*		Roof	Green Roof / Patio	Mechanical Roof
0.00	0.00	1,641.62	0.00	1,641.62	0.00	0.00	0
0.00	0.00	1,917.51	0.00	1,917.51	0.00	0.00	0
0.00	0.00	1,652.21	0.00	1,652.21	0.00	0.00	0
1,226.07	0.00	0.00	0.00	1,226.07	0.00	0.00	0
1,475.01	0.00	0.00	0.00	1,475.01	0.00	0.00	0
2,843.95	210.22	0.00	0.00	3,054.17	0.00	0.00	0
3,065.37	1.47	0.00	0.00	3,066.84	0.00	0.00	0
3,187.35	0.00	0.00	0.00	3,187.35	0.00	0.00	0
3,189.85	0.00	0.00	0.00	3,189.85	0.00	0.00	0
3,189.85	0.00	0.00	0.00	3,189.85	0.00	0.00	0
2,294.98	517.18	0.00	0.00	2,812.16	0.00	377.69	0
2,294.98	517.18	0.00	0.00	2,812.16	0.00	0.00	0
1,689.51	517.18	0.00	505.81	2,712.50	56.54	0.00	43.93
0.00	517.10	0.00	0.00	517.10	0.00	0.00	0
136.92	1,240.91	0.00	16.55	1,394.38	241.32	1,049.33	129.58
0.00	1,240.91	0.00	0.00	1,240.91	159.35	0.00	0
0.00	1,240.91	0.00	0.00	1,240.91	0.00	0.00	0
0.00	1,240.91	0.00	0.00	1,240.91	0.00	0.00	0
0.00	1,240.91	0.00	0.00	1,240.91	0.00	0.00	0
0.00	1,240.91	0.00	0.00	1,240.91	0.00	0.00	0
0.00	1,240.91	0.00	0.00	1,240.91	0.00	0.00	0
0.00	1,240.91	0.00	0.00	1,240.91	0.00	0.00	0
0.00	0.00	0.00	92.37	0.00	1,153.70	0.00	656.94
0.00	0.00	0.00	0.00	0.00	93.73	0.00	0
24,593.84	13,448.50	5,211.34	614.73	43,776.03	1,704.64	1,427.02	830.44
56%	31%	12%	1%		4%	3%	2%

## Unit Mix

		Single Room Accessible	Double Room	Double Room Accessible	Quad Room	Quad Room Accessible	Total per Level
Floor Level	Single Room	Single Room Accessible	Double Room	Double Room Accessible	Quad Room	Quad Room Accessible	Total per Level
Level 8	0	1	0	0	0	0	1
Level 9	0	0	0	0	2	1	3
Level 10	0	0	0	0	2	1	3
Level 11	0	0	0	0	2	1	3
Level 12	14	2	9	1	0	0	26
Each Floor	14	1	10	1	0	0	26
Level 13 - Level 20	14 x 8	1 x 8	10 x 8	1 x 8	0 x 8	0 x 8	26 x 8
Sum of 8...	112	8	80	8	0	0	208
Total	126	11	89	9	6	3	244

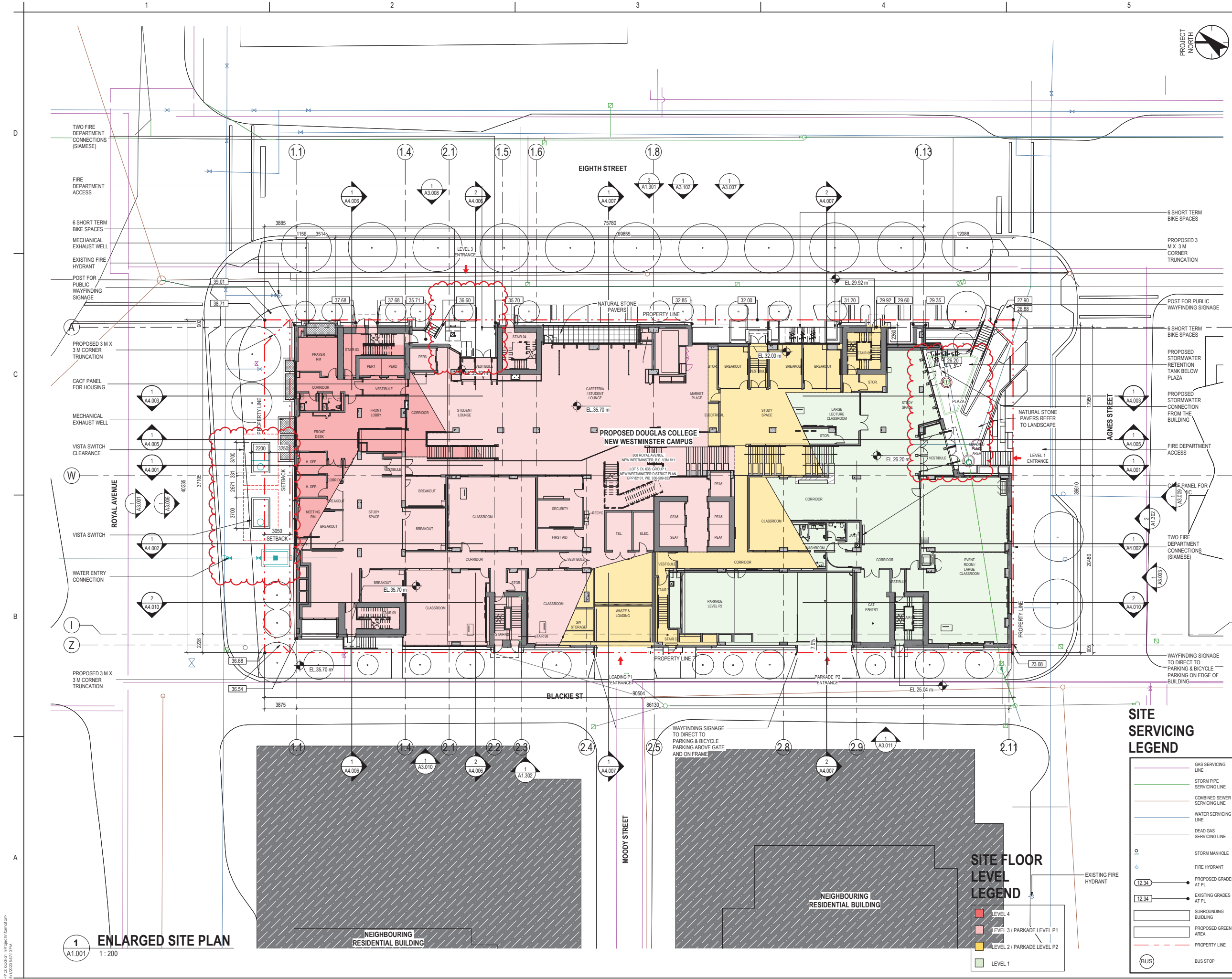
### Parking, Loading and Bicycle Data:

### **Vehicular Parking Stalls**

	Required	Proposed
Academic Parking		
0.5 stall per staff with 75 staffs*	38	36
Existing Demand (431 students) x Anticipated Demand Growth (16%)**	69	36
Total	107	36
Student Housing Parking (1 stall per 20 residents with 360 residents)	18	18
<b>Total Parking Required</b>	<b>125</b>	<b>54</b>

\* Note that the building will have 375 staff, but 300 are already accommodated in existing reserved staff parking. For the new 75 staff added with this project, staff parking may be accommodated in the reserved staff parking spaces at 700 Royal Avenue (up to 81 stalls).

\*\* Student parking may also be accommodated in the excess available parking stalls at existing parking facilities such as 700 Royal Ave and 720 Carnarvon Street (up to 175 parking stalls)



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Notes

KEYPLAN

E	Issued For DP PIR V2 R1	SVG	MT	2023.08.02	
D	Issued For DP PIR V2	SVG	MT	2023.07.17	
C	Issued For DP PIR	SVG	MT	2023.04.06	
B	Issued For DP PIR Review	SVG	MT	2023.03.24	
A	Issued For DP	SVG	MT	2022.05.20	
Issued/Revision		By	Appd	YYYY.MM.DD	
File Name: N/A		Author	Designer	Checker	04/29/22
		Dwn.	Dgn.	Chkd.	YYYY.MM.DD

Permit/Seal



Client/Project Logo

**DOUGLAS COLLEGE**

Client/Project

Douglas College

Douglas College

808 Royal Avenue, New Westminster, BC, V3M 1K1

Title

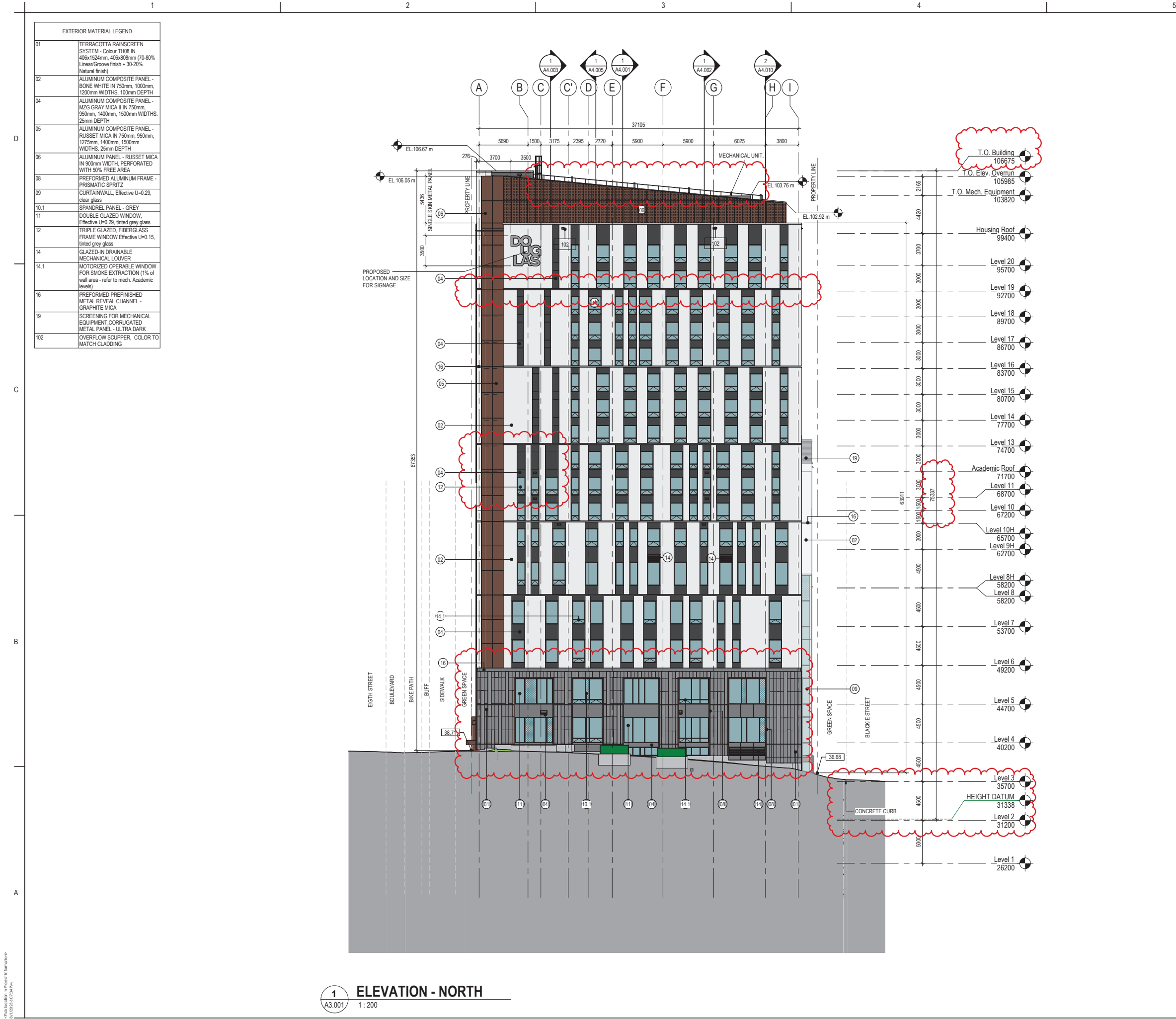
ENLARGED SITE PLAN

Project No.  
144320116

Revision  
E

Scale  
As indicated

Drawing No.  
**A1.001**



EXTERIOR MATERIAL LEGEND	
01	TERRACOTTA RAINSCREEN SYSTEM - Colour TH08 IN 406x1524mm, 406x808mm (70-80% Linear/Groove finish + 30-20% Natural finish)
02	ALUMINUM COMPOSITE PANEL - BONE WHITE IN 750mm, 1000mm, 1200mm WIDTHS, 100mm DEPTH
04	ALUMINUM COMPOSITE PANEL - M2G GRAY MICA II IN 750mm, 950mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
05	ALUMINUM COMPOSITE PANEL - RUSSET MICA IN 750mm, 950mm, 1275mm, 1400mm, 1500mm WIDTHS, 25mm DEPTH
06	ALUMINUM PANEL - RUSSET MICA IN 900mm WIDTH, PERFORATED WITH 50% FREE AREA
08	PREFORMED ALUMINUM FRAME - PRISMATIC SPRITZ
09	CURTAINWALL, Effective U=0.29, clear glass
10.1	SPANDREL PANEL - GREY
11	DOUBLE GLAZED WINDOW, Effective U=0.29, tinted grey glass
12	TRIPLE GLAZED, FIBERGLASS FRAME WINDOW Effective U=0.15, tinted grey glass
14	GLAZED-IN DRAINABLE MECHANICAL LOUVER
14.1	MOTORIZED OPERABLE WINDOW FOR SMOKE EXTRACTION (1% of wall area - refer to mech. Academic levels)
16	PREFORMED PREFINISHED METAL REVEAL CHANNEL - GRAPHITE MICA
19	SCREENING FOR MECHANICAL EQUIPMENT CORRUGATED METAL PANEL - ULTRA DARK
102	OVERFLOW SCUPPER, COLOR TO MATCH CLADDING



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D	Issued For DP PTR	SVG	MT	2023.04.06
C	Issued For DP PTR Review	SVG	MT	2023.03.24
B	Issued For DP	SVG	MT	2022.05.20
A	Issued For 30% DD	SVG	MT	2022.04.20

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File Name: N/A	Author	Designer	Checker	01/04/22
	Dwn.	Dgn.	Chkd.	YYYY.MM.DD

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EXTERIOR ELEVATION - NORTH

Project No.

144320116

Revision

F

Scale

1 : 200

Drawing No.

A3.001



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Issued/Revision

File Name:	Author	Designer	Checker	01/04/22
N/A	Dwn.	Dgn.	Chkd.	YYYY.MM.DD

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Title

EXTERIOR ELEVATION - EAST

Project No.

144320116

Revision

F

Scale

1 : 200

Drawing No.

A3.002

1  
A3.002  
ELEVATION - EAST  
1 : 200

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D	Issued for DP FIR	SVG	MT		2023.04.06
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B	Issued for DP	SVG	MT		2022.05.20
A	Issued for 50% DD	SVG	MT		2022.04.20
<b>Issued/Revision</b>		<b>By</b>	<b>Appd</b>		

File Name: N/A	Author	Designer	Checker	01/06/22
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

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Title

EXTERIOR ELEVATION - SOUTH

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Project No.

144320116

Revision

F

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Scale

1 : 200

Drawing No.

### A3.003



**1 ELEVATION - SOUTH**

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D	Issued For DP PTR	SVG	MT	2023.04.06
C	Issued For DP PTR Review	SVG	MT	2023.03.24
B	Issued For DP	SVG	MT	2022.05.20
A	Issued For 30% DD	SVG	MT	2022.04.20

Issued/Revision

File Name: N/A

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Title

EXTERIOR ELEVATION - WEST

Project No.

144320116

Revision

F

Scale

1 : 200

Drawing No.

A3.004



1  
A3.004  
ELEVATION - WEST  
1 : 200

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File Name: N/A	Author	Designer	Checker	04/04/22
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

DOUGLAS

**A3.201**



EXTERIOR VIEW - SOUTHEAST



EXTERIOR VIEW - NORTHEAST



EXTERIOR VIEW - NORTHWEST



EXTERIOR VIEW - SOUTHWEST



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2022-04-20	Issued for 50% Design Development
2	2022-06-06	Issued for Development Permit
3	2022-06-15	Issued for 90% Design Development
4	2022-07-14	Issued for 100% Design Development
5	2023-04-06	Reissued for Development Permit
6	2023-05-26	Issued for DP Update
7	2023-06-05	Issued for 30% CD Progress Set
8	2023-07-05	Issued for 30% CD
9	2023-07-17	Issued for DP Update (P.T.R. v2)



PROJECT

**DOUGLAS COLLEGE  
ACADEMIC AND  
STUDENT HOUSING  
BUILDING**

ADDRESS

808 Royal Avenue,  
New Westminster,  
BC, V3M 1K1

DRAWING TITLE

**LAYOUT AND MATERIALS  
PLAN - GL**

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PROJECT NO.	20042
DATE	
FILE NAME	20042 PLAN.vwx
PLOTTED	2023-07-18
DRAWN	GPB, MB, HG, KE/REWE
JW, JS	

**L1.01**