

Attachment #5

Applicant Submission Materials

City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9

September 15, 2022

RE: 902 First Street - Project Proposed Duplex Dwelling

The intent of this rezoning application is to allow for a duplex dwelling in the Glenbrooke North neighborhood. The property is walking distance to a shopping center, Terry Hughes park and Queen's park and a bus stop. It also falls into the school catchment for Glenbrook Middle School, Herbert Spencer Elementary and New West Secondary.

The current property has been reviewed by the heritage group and it was found to have no heritage value. The neighborhood consists of significantly older homes with some newer homes built from the 1990's and onwards.

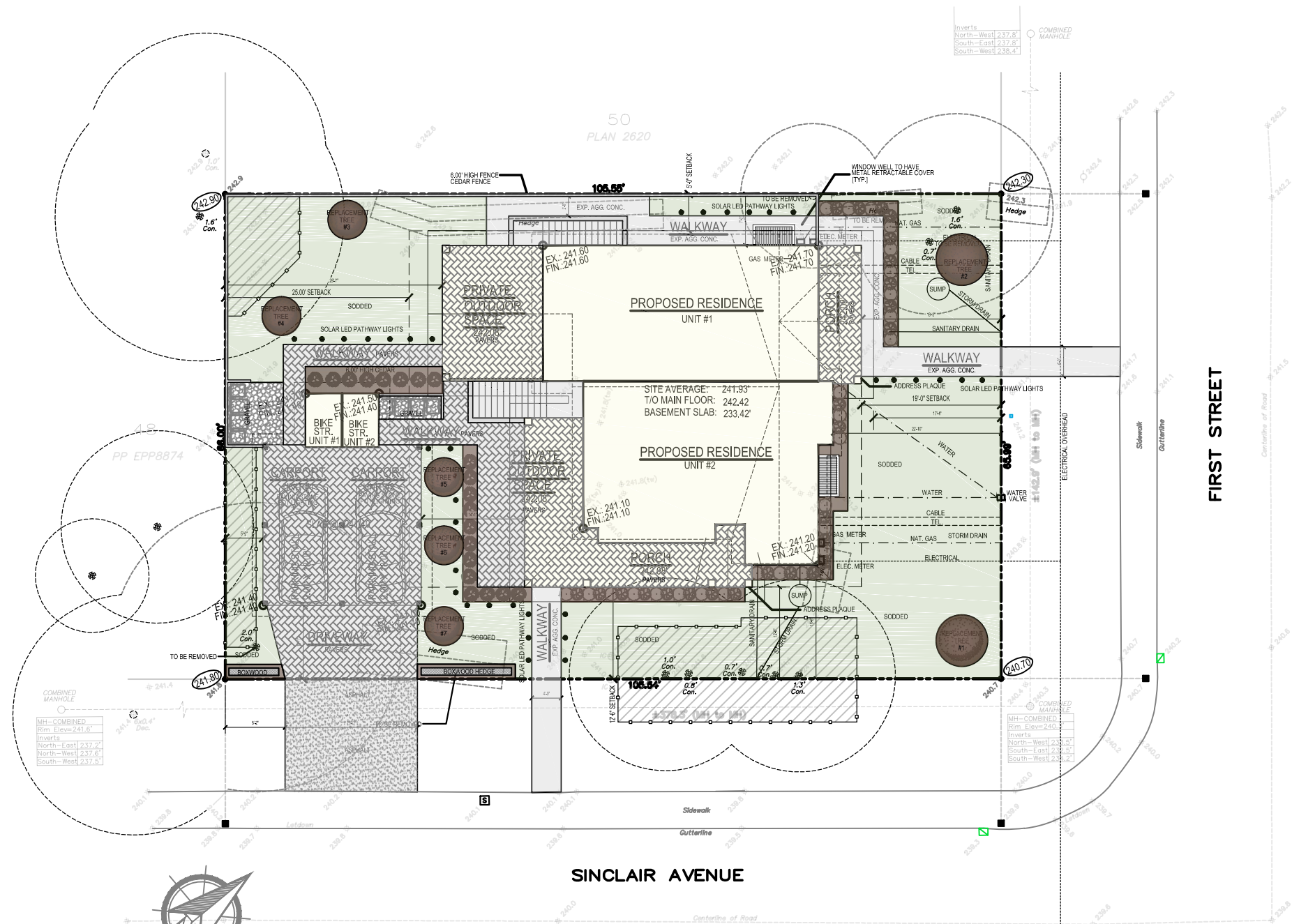
The proposed duplex is on a corner property with a shared driveway for parking. This shared parking allows for more green space and less hard surfaces. The carports will have a permeable surface to help reduce the amount of water that gets diverted to the City. The front of each proposed unit faces two different roads; one towards First Street and the other towards Sinclair Avenue. This aids in the aesthetic look of the homes, making them less noticeable as duplexes but more importantly, making them look less alike as a typical duplex would. The general architecture is craftsman which contributes to our City. The main indoor and outdoor living space is on the main level of the home with the bedrooms above. The basement will be used for recreational purposes.

The proposed design compliments the current streetscape as there is a multi 4-plex across the street, and the new building will continue with the traditional craftsman style look. Landscaping includes retaining 5 large trees on Sinclair Avenue as shown in the included landscaping plan, which will enhance the corner property.

The proposed project would provide a more friendly accessible family housing as there are only a couple of steps to enter the building, which is an important City goal. The duplex dwelling offers a more affordable housing option as opposed to one larger home which would be more costly. This duplex also adds to the much needed single family home inventory.

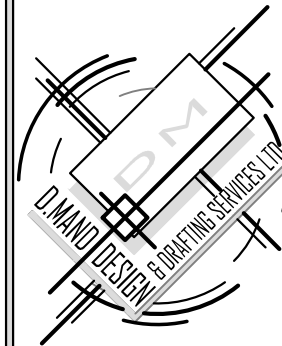
Thank you,

Raj Gill on behalf of the property Owner
Versa Developments Ltd.
438 Oak Street, New Westminster, BC, V3L 2T5



SITE PLAN

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



14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018
CONSTRUCTION SHALL COMPLY WITH
THESE PLANS AND LOCAL BUILDING
BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL
DIMENSIONS PRIOR TO START OF
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY
FOR ANY ERRORS OR OMISSIONS IN
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RESPONSIBILITY TO REVIEW AND VERIFY
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DO NOT SCALE DRAWINGS

**BUILDERS NOTES:

THE OWNER/BUYER IS AWARE THAT
DOORS, WINDOWS AND BUILDING ELEVATIONS
MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE

THE BUILDER RESERVES RIGHT TO MAKE
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MAY NOT MATCH AS PER PLANS

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JOB DESCRIPTION:
**PROPOSED DUPLEX
DWELLING**

ADDRESS:
**902 FIRST AVENUE,
NEW WESTMINSTER**

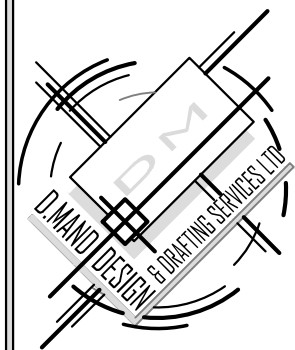
LEGAL DESCRIPTION:
**LOT 49 OF LOT 5
SB 14 GROUP 1
NWD PLAN 2620**

PID: 013-544-853

CLIENT:

DATE:
AUG 2023
SCALE:
1/4"=1'-0" (UND)
DRAWN:
HARP
CHECKED:
D.M.

1



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2

PLANT LIST

| KEY | COMMON NAME | BOTANICAL NAME | SIZE | SPACING | QTY |
|-----|-------------------|------------------------|--------|---------|-----|
| | BIRDS NEST SPRUCE | PICEA ABIES NIDIFORMIS | #3 POT | 24" O/C | 28 |
| | SNOWBRUSH | CEANOTHUS VELUTINOSUS | #3 POT | 24" O/C | 27 |
| | CEDAR HEDGES | | | 12" O/C | 29 |

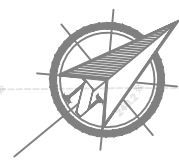
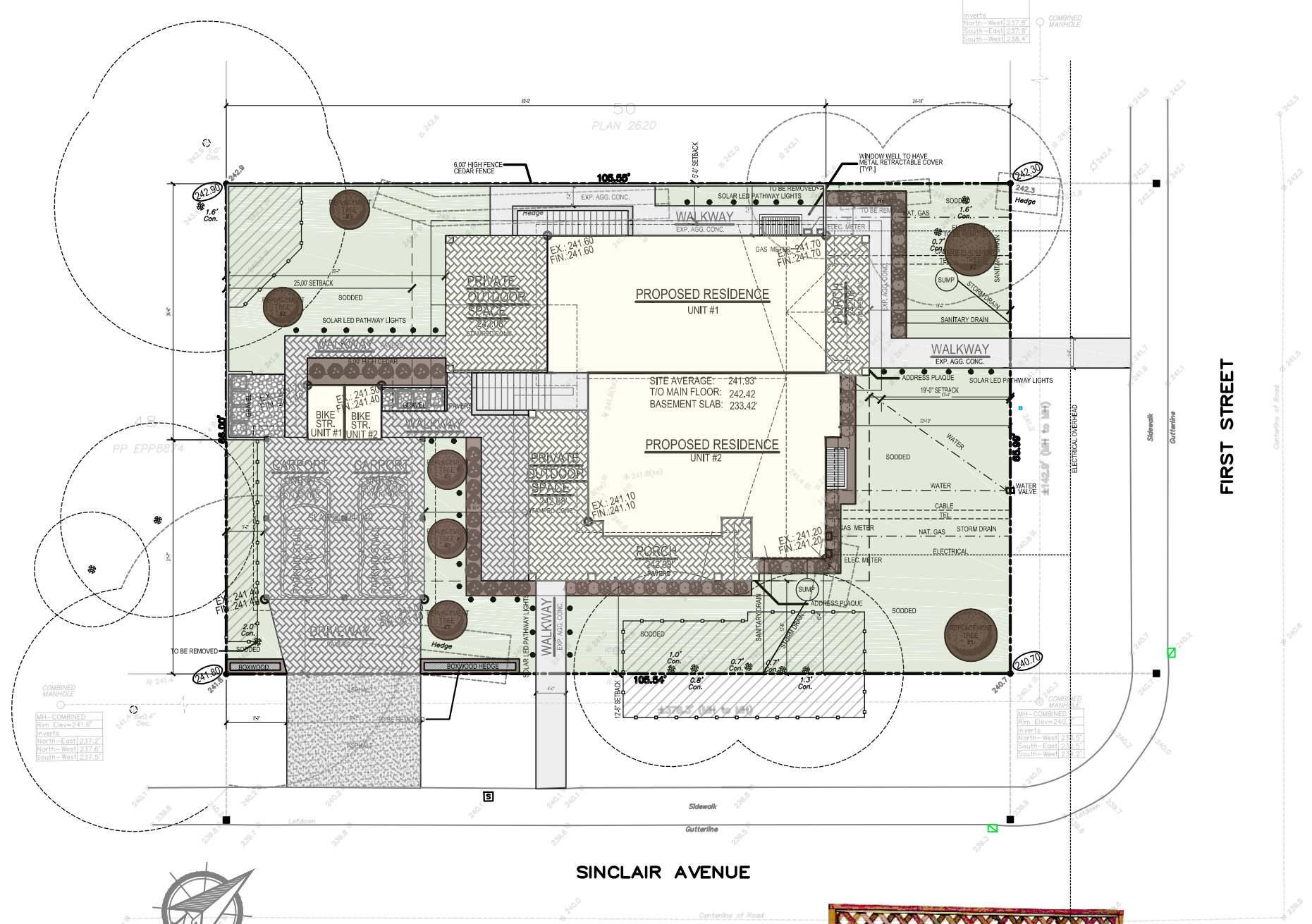
*NOTE: ALL LANDSCAPING AND LANDSCAPING MATERIALS
TO CONFORM TO THE BC LNA/BCLSA STANDARDS
- SHRUB BEDS: 0.4m DEPTH
- LAWN: 0.15m DEPTH
- TREES: 0.3m DEPTH AROUND ALL ROOT BALLS

HARDSCAPE AREAS

| | BOTANICAL NAME |
|-----------------------------|--|
| ALL WALKWAYS | EXPOSED AGG. CONCRETE |
| PORCH/PATIO | STAMPED CONCRETE |
| CARPORT | PERMEABLE HOLLAND PAVERS 'RUSTIC BLEND' |
| DRIVEWAY (IN PROPERTY) | PERMEABLE HOLLAND PAVERS 'RUSTIC BLEND' |
| DRIVEWAY (IN CITY PROPERTY) | ASPHALT |

| Replacement Trees | | |
|-------------------|-----------------|---------|
| Tag | Species | Size |
| rt1 | Dawn Redwood | 3m tall |
| rt2 | Ornamental Pear | 5cm cal |
| rt3 | Ginkgo | 5cm cal |
| rt4 | Ginkgo | 5cm cal |
| rt5 | Columnar Beech | 5cm cal |
| rt6 | Columnar Beech | 5cm cal |
| rt7 | Columnar Beech | 5cm cal |

NOTE: RT1 IS A LARGE SPECIMEN AND
COUNTS AS 2 REPLACEMENT TREES



LANDSCAPING PLAN

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



SOLAR LED PATHWAY LIGHTS



FENCE DETAIL

NOTE: 6.00' HIGH CEDAR FENCE

- At the lot corner where First Street and Sinclair Avenue intersect, the fence can be max. 3 feet high for 15 feet from the corner along the front and side property lines.
- The fence can be max. 4 feet high along the front property line (past 15 feet from the corner) and down the side property lines to the front of the building.
- The fence can be max. 6 feet high along the side property lines past the front of the building and along the rear property line.

CALCULATIONS : RT-1 ZONING

| | |
|-----------------------|-----------------------|
| LOT SIZE: | 6,965 sq.ft. |
| PROPOSED FLOOR AREAS: | |
| PRINCIPAL BUILDING: | |
| MAIN FLOOR : | |
| NORTH UNIT: | 688 sq.ft. |
| SOUTH UNIT: | 717 sq.ft. |
| | 1,405 sq.ft. |
| UPPER FLOOR: | |
| NORTH UNIT: | |
| SOUTH UNIT: | 680 sq.ft. |
| | 1,368 sq.ft. |
| BASEMENT FLOOR: | |
| NORTH UNIT: | |
| SOUTH UNIT: | 717 sq.ft. |
| | 1,405 sq.ft. |
| PROPOSED GROSS FAR : | 4,178 sq.ft. |
| PERMITTED GROSS FAR: | 4,179 sq.ft. [60.00%] |
| (STEP CODE 3) | |

| | |
|------------------------------------|----------------------|
| ATTACHED ACCESSORY STRUCTURE AREA: | |
| PERMITTED: | 696.5 sq.ft. [10%] |
| | |
| NORTH UNIT PATIO: | 253 sq.ft. |
| NORTH UNIT PORCH: | 109 sq.ft. |
| SOUTH UNIT PORCH/PATIO: | 327 sq.ft. |
| PROPOSED: | 689 sq.ft. [9.89%] |
| DETACHED ACCESSORY STRUCTURE AREA: | |
| PERMITTED: | 696.5 sq.ft. [10%] |
| | |
| NORTH UNIT CARPORT: | 234.675 sq.ft. |
| NORTH UNIT BIKE STORAGE: | 35 sq.ft. |
| SOUTH UNIT CARPORT: | 234.675 sq.ft. |
| SOUTH UNIT BIKE STORAGE: | 35 sq.ft. |
| PROPOSED: | 539.4 sq.ft. [7.74%] |
| PROPOSED PRIVATE OUTDOOR SPACE: | |
| UNIT #1 | 253 sq.ft. |
| UNIT #2 | 327 sq.ft. |

| | |
|-------------------------------------|-----------------------|
| LOT COVERAGE: | |
| PERMITTED: | 2,794 sq.ft. [40.00%] |
| PROPOSED: | 1,432 sq.ft. [20.56%] |
| | |
| BUILDING HEIGHT (MEAN OF THE ROOF): | |
| PERMITTED: | 25.00' |
| PROPOSED: | 25.00' |



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|----------------------------|---|
| DATE: AUG 2023 | 4 |
| SCALE: 1/4"=1'-0" (UND) | |
| DRAWN: HARP | |
| CHECKED: D.M. | |

GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2018). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS, DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:

- JOISTS: DOUGLAS FIR #2 OR BETTER.
 - LINTELS: DOUGLAS FIR #2 OR BETTER.
 - BEAMS: DOUGLAS FIR #2 OR BETTER.
 - HEADERS: DOUGLAS FIR #2 OR BETTER.
 - RAFTERS: DOUGLAS FIR #2 OR BETTER.
 - PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
 - STUDS: DOUGLAS FIR OR SPF STUD GRADE.
- UNLESS OTHERWISE STATED. APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C RESIDENTIAL STANDARDS AND THE SPAN BOOK CURRENT EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 6'-0" ON CENTER, UNLESS OTHERWISE

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2 - 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WIT H ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHAL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS:

- FOUNDATION WALL: R-12
 - ROOF: R-40
 - 2" X 4" WALLS: R-14
 - 2" X 6" WALLS: R-20
 - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

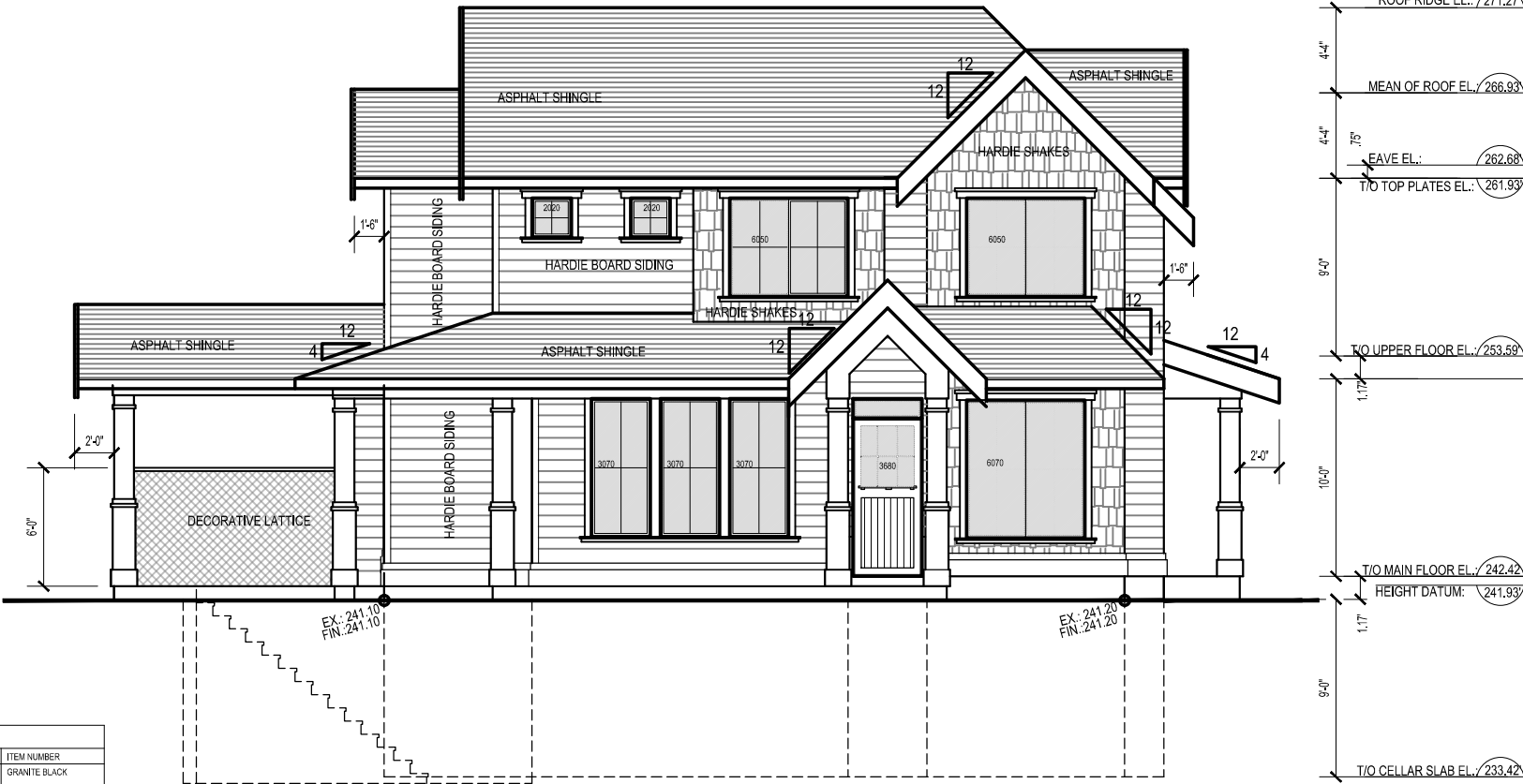
CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED

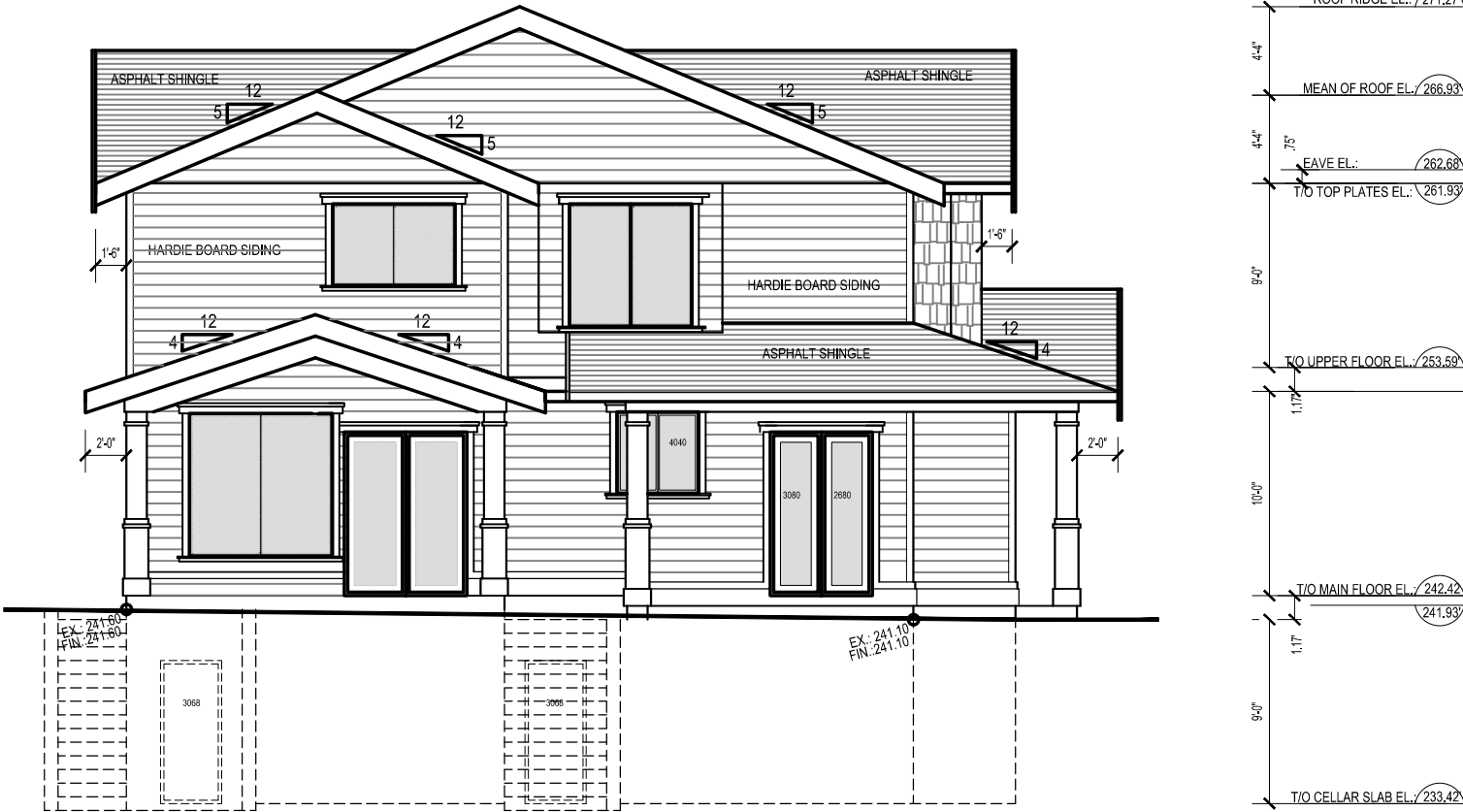
PROVIDE A COPY OF SIGNED ANS SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.

| EXTERIOR MATERIAL SCHEDULE | | |
|----------------------------|--------------------------|----------------------------------|
| DESCRIPTION | MANUFACTURER | ITEM NUMBER |
| ASPHALT SHINGLE | IKO - DYNASTY | GRANITE BLACK |
| LAP SIDING | JAMES HARDIE HARDIEPLANK | BENJAMIN MOORE VC-4 HARRIS CREAM |
| 1" X 10" BARGE BOARD | | BENJAMIN MOORE VC-4 HARRIS GREY |
| 1" X 6" FASCIA BOARD | | BENJAMIN MOORE VC-4 HARRIS GREY |
| 1" X 6" WINDOW/DOOR TRIM | | BENJAMIN MOORE VC-4 HARRIS GREY |
| WINDOW/DOOR | | BLACK |
| SOFFIT | WHITE PINE | |



SOUTH ELEVATION
SINCLAIR AVENUE



WEST ELEVATION



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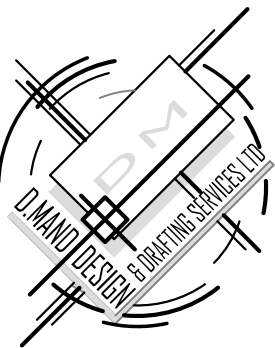
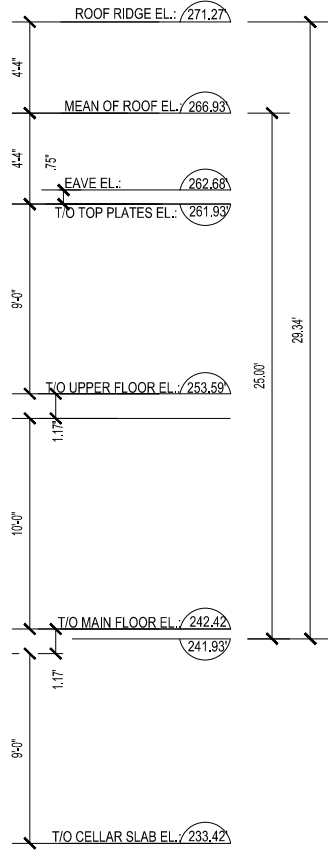
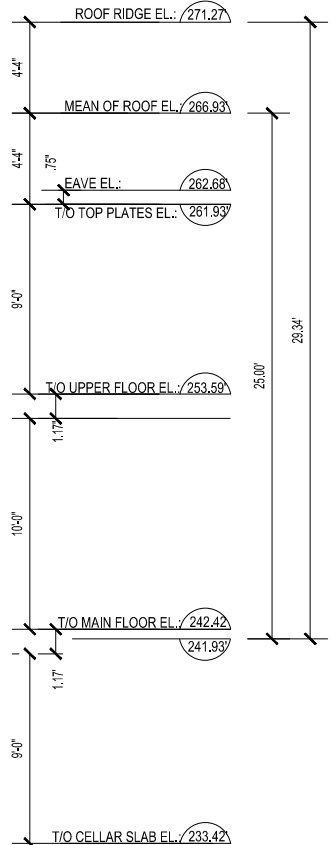


EAST ELEVATION
FIRST STREET



NORTH ELEVATION

LIMITING DISTANCE: 7.00'
WALL AREA: 864 sq.ft.
PERMITTED OPENINGS: (20.42%) 176.42 sq.ft.
PROPOSED OPENINGS: 44 sq.ft.



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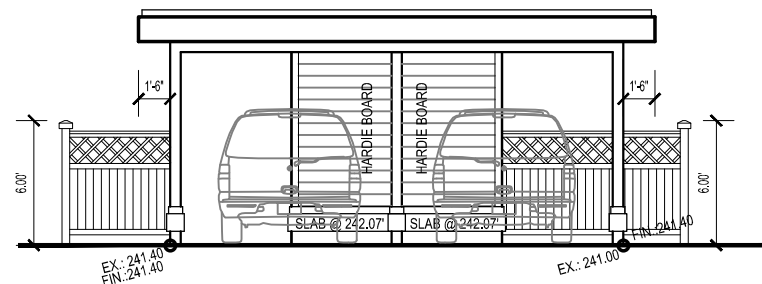
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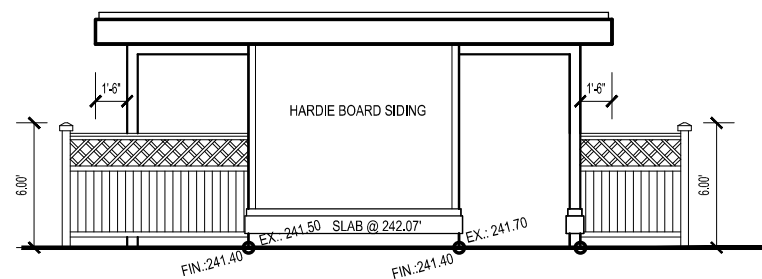
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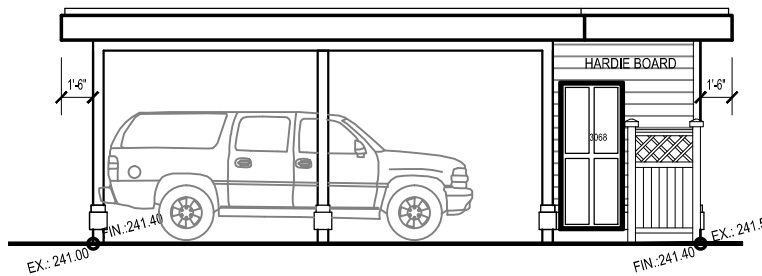
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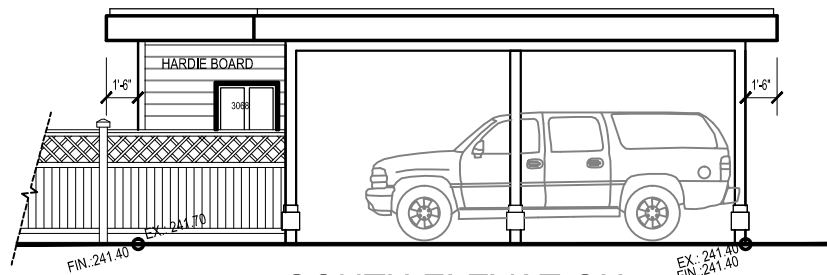
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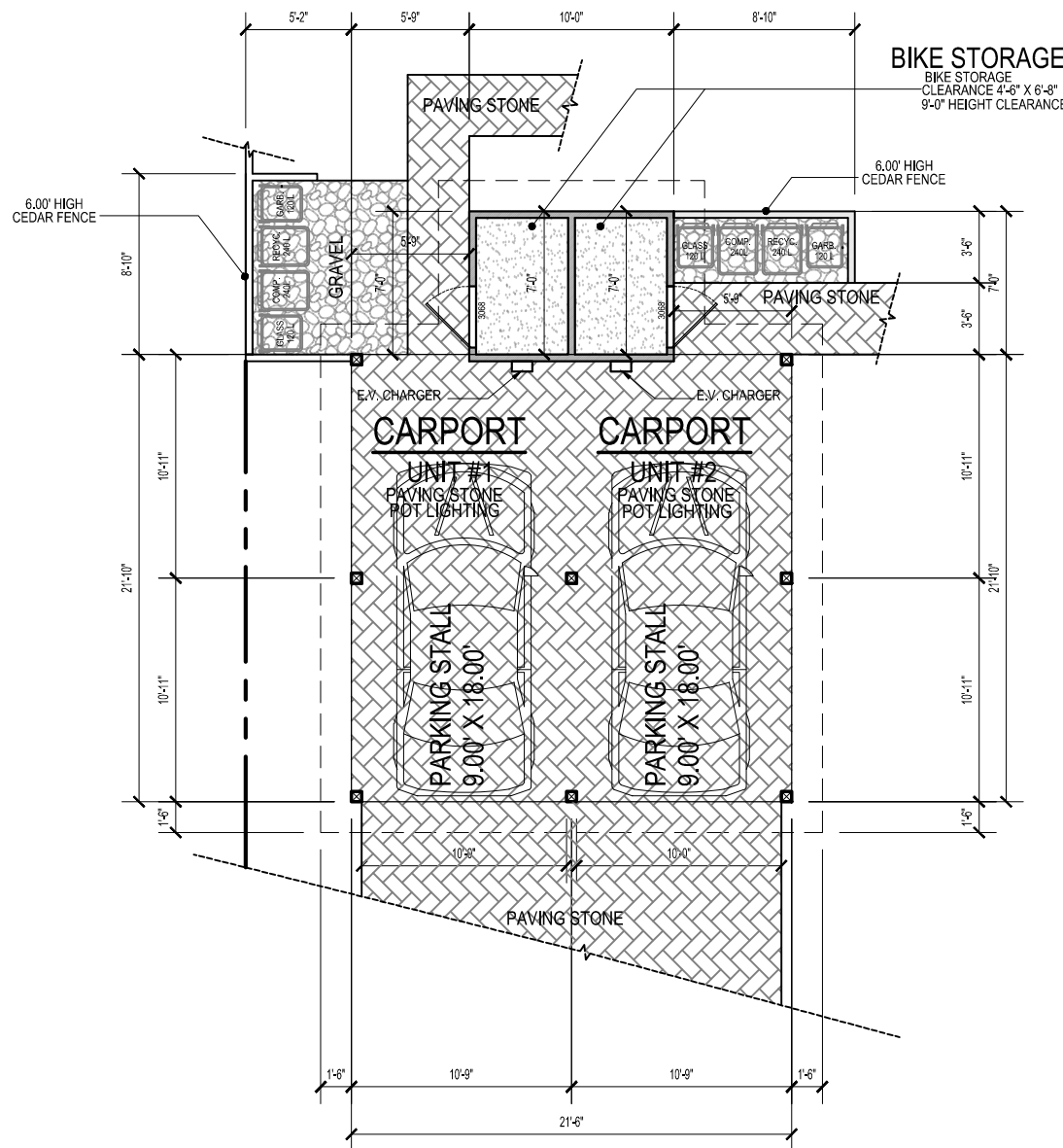
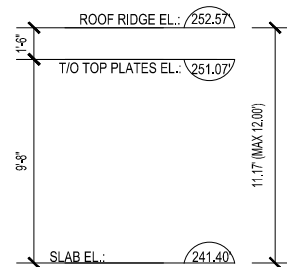
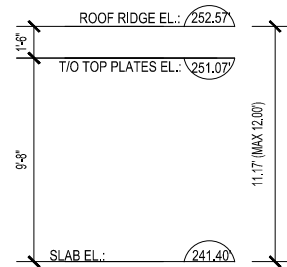
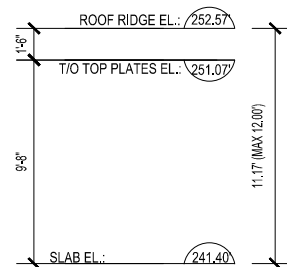
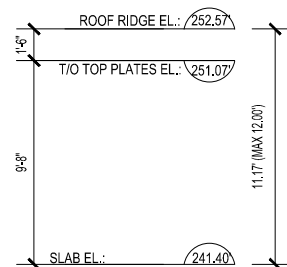
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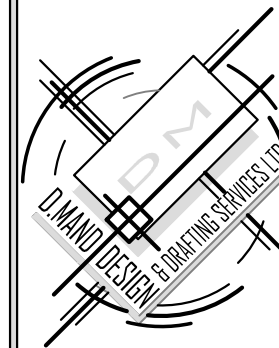
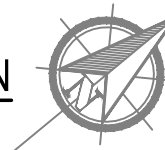
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SOUTH ELEVATION



ACC. BUILDING PLAN
FLOOR AREA: 539.4 ft²



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THESE PLANS AND LOCAL BUILDING
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DO NOT SCALE DRAWINGS
**BUILDER'S NOTES:
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MAY NOT MATCH AS PER PLANS
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JOB DESCRIPTION:
PROPOSED DUPLEX
DWELLING

ADDRESS:
902 FIRST AVENUE,
NEW WESTMINSTER

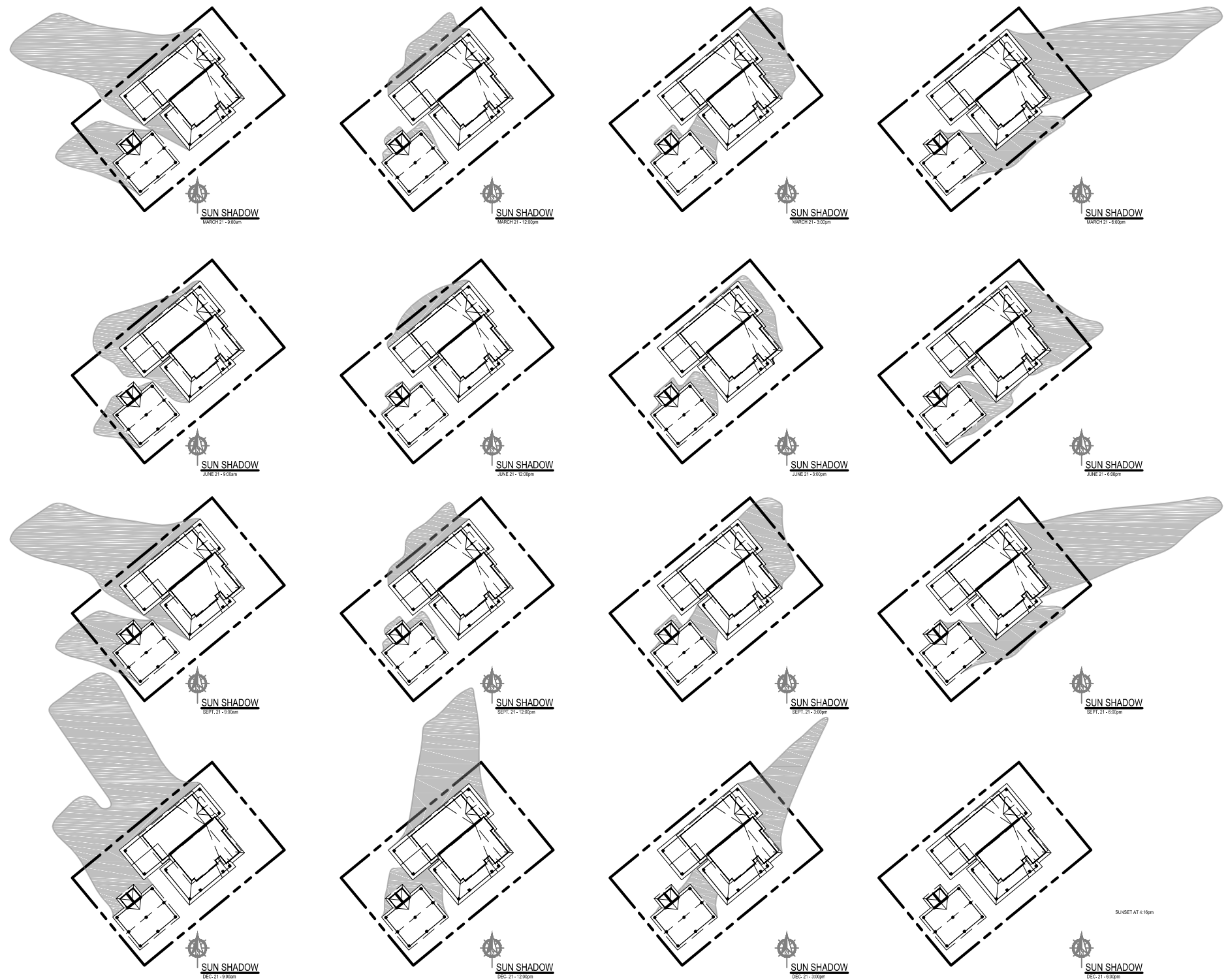
LEGAL DESCRIPTION:
LOT 49 OF LOT 5
SB 14 GROUP 1
NWD PLAN 2620

PID: 013-544-853

CLIENT:

DATE:
AUG 2023
SCALE:
1/4"=1'-0" (UND)
DRAWN:
HARP
CHECKED:
D.M.

10



14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com

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SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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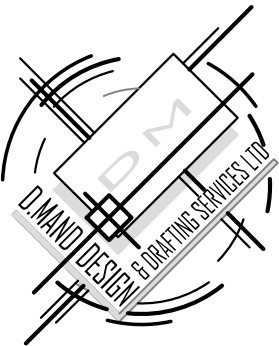
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| CHECKED: D.M. | |

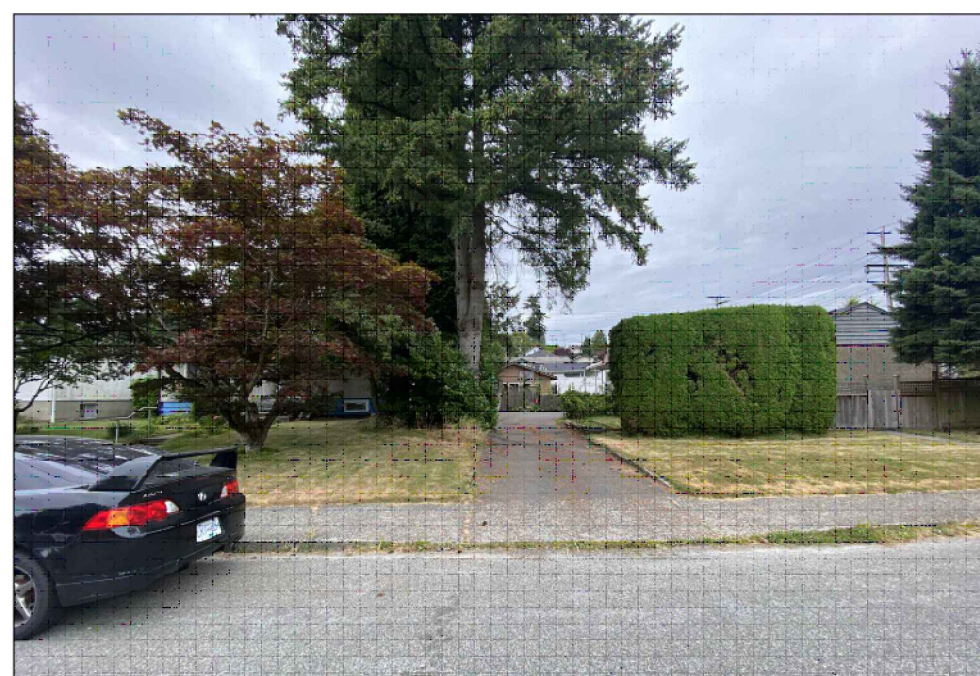
EXISTING SOUTH NEIGHBOUR
FIRST STREET



PROPOSED SOUTH ELEVATION
SINCLAIR AVENUE



EXISTING EAST NEIGHBOUR
SINCLAIR AVENUE



PROPOSED EAST ELEVATION
FIRST STREET





EAST ELEVATION
107 - SINCLAIR AVENUE

EAST ELEVATION
SINCLAIR AVENUE

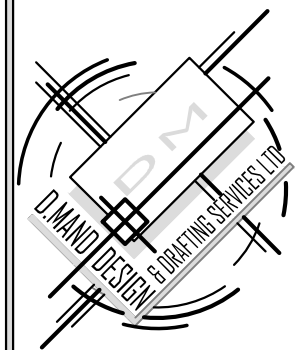
FIRST STREET

SINCLAIR AVE.

NORTH ELEVATION
902 FIRST STREET

NORTH ELEVATION
904 FIRST STREET

LANE



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