

## Appendix C Architectural Drawings

## LONDON RESIDENCE

## 909, 911 & 915 12TH STREET, **NEW WESTMINSTER, BC**

## **DEVELOPMENT DATA**

**CIVIC ADDRESS:** 909, 911 & 915- 12TH STREET, NEW WESTMINSTER

LEGAL DESCRIPTION: LOT 20 OF LOT 3 SUBURBAN BLOCK 12 PLAN 2620.

LOT 1 & 2 , NEW WEST DISTRICT, PLAN NWP9798 SUBURBAN BLOCK 12, GROUP 1.

COMMERCIAL & MIXED USE DEVELOPMENT PERMIT AREAS (MAP D1) - UPPER TWELFTH STREET PLANNING AREA(S):

SITE SIZE:	13,091 SF (1216 SM)
LAND-USES:	MIXED-USE
OCP DESIGNATION:	COMMERCIAL & MIXED USE DEVELOPMENT PERMIT AREAS
ZONING:	COMMUNITY COMMERCIAL DISTRICT (MEDIUM RISE) (C-2A)

	BYLAW / OCP REQUIREMENT	PROPOSED
DENSITY:	90 UNITS PER ACRE=90 X 0.3(39.273) = 27	40 RESIDENTIAL UNITS
FLOOR SPACE RATIO:	-	2.50
LOT COVERAGE:	-	70 % (9,257 SF)
USABLE OPEN SPACE:	10% GROSS RESIDENTIAL SPACE	5,253 SF
HEIGHT:	6 STOREYS	5 STOREYS
GROSS FLOOR AREA:	3.0 X 13,091 SF = 39,273 (3,648 SM)	32,710 SF - 2.499 FAR
HEIGHT	40 F (12.19 M)	50 F (15.24 M)
SETBACK - LONDON STREET (NORTH-WEST)	N/A	8' (2.4 M)
SETBACK - 12TH STREET (SOUTH-WEST)	N/A	9' - 10" (3.0 M)
SETBACK - REAR YARD (NORTH-EAST)	N/A	12' (3.7 M)
SETBACK - LANE (SOUTH EAST)	N/A	4'-10" (1.5 M)
SETBACK - REAR YARD (3RD STOREY)	12' (3.7 M)	21'-10" (6.7 M)
SETBACK - 4TH STOREY AND ABOVE	12' (3.7 M)	31'-8" (9.7 M)
ADAPTABLE UNITS	40% : 0.4X40 = 16	14
VEHICLE PARKING	1.2 PER 1-BEDROOM: 1.2X16=19.2 1.4 PER 2-BEDROOM: 1.4X18=25.2 1.5 PER 3-BEDROOM: 1.5X6=9 0.2 PER VISITOR: 0.2X40=8	
	TOTAL: 61	#61 (#8 Visitor)
ACCESSIBLE PARKING SPACES:	3 SPACES FOR 70 SPACES	3
SMALL CAR PARKING SPACES:	30% OF TOTAL SPACES (18)	18
LOADING SPACE:	N/A	1
BICYCLE PARKING (LONG TERM)	1.25 PER UNIT: 1.25X40=50	50
BICYCLE PARKING (SHORT TERM)	6 SPACES	6 SPACES



SHEET LIST				
SHEET NO.	SHEET NAME			
A0.0	Cover			
A1.0	Site Plan			
A1.1	Survey Plan			
A1.2	Site Location			
A2.0	Parkade Level 2			
A2.1	Parkade Level 1			
A2.2	Level 01			
A2.3	Level 02			
A2.4	Level 03			
A2.5	Level 04			
A2.6	Level 05			
A2.7	Roof Plan			
A2.8	Area Overlays			
A2.9	Detail Drawings			
A3.0	Elevation (North / South)			
A3.1	Elevation (East / West)			
A4.0	Sections			
A4.1	Sections			
A5.0	Shadow Study			
A5.1	3D Studies			
A5.2	3D Studies			
A5.3	3D Studies			
A5.4	3D Studies			



UNIT TYPE AND COUNT								
UNIT TYPE         1BED         1BED + DEN         2 BED         2 BED + DEN         2 BR TH         3 BR TH         3 BED								
Sq.Ft.	448 - 653	510 - 756	707 - 879	752 - 848	864 - 1056	940 - 1042	699 - 854	
LEVEL 1	1	1	1	-	4	2	-	
LEVEL 2	2	1	2	1	4	2	-	
LEVEL 3	5	3	2	-	-	-	1	
LEVEL 4	3	-	1	1	-	-	2	
LEVEL 5	3	-	1	1	-		2	
TOTAL	14	5	7	3	4	2	5	
40 UNITS	1	9		14	4	-	7	
100%	47	7.5%		35	5%	17.	5 %	



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**REZONING APPLICATION** 

3	20-06-30	DP-RZ	ВР	RS
2	19_10_09	DP-RZ	BP	RS
1	18-09-28	Pre-Application	BP	RS
REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

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PROJECT

LONDON RESIDENCE

909, 911 & 915 12TH

NEW WESTMINSTER. BC ARCHITECTURAL

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DESIGNED	RS / BP	SEAL		
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