

## Attachment 6

### *Applicant Submission Materials*

| Proposed 6 Storey Mixed Use Development |   |                            |  |                |
|---|---|----------------------------|--|----------------|
| PROJECT OWNER:                          | Third Space Properties Inc  |                            |  |                |
| PROJECT CONTACT:                        | Frankie Bailey  | Third Space Properties Inc | 177 W 7th Ave, Vancouver, BC V5Y 1L8               | T.604.495.1076 |
| PROJECT ARCHITECT:                      | Shamus Sachs  | Integra Architecture Inc.  | 2330 - 200 Granville Street, Vancouver, BC V6C 1S4 | T.604.688.4220 |
| PROJECT NUMBER:                         | 22599   |                            |  |                |
| CIVIC ADDRESS:                          | 145, 149, 153, 201 & 209 E Columbia St, New Westminster, BC           |                            |  |                |
| LEGAL DESCRIPTION:                      | LOT 1 OF THE NORTHERLY PORTION OF LOT 5, SUBURBAN BLOCK 3, PLAN 3827  |                            |  |                |
|   | LOT 2 OF THE NORTHERLY PORTION OF LOT 5, SUBURBAN BLOCK 3, PLAN 3827, |                            |  |                |
|   | LOT 3, SUBURBAN BLOCK 3, PLAN 3827                                    |                            |  |                |
|   | LOT 4 OF LOT 6, SUBURBAN BLOCK 3, PLAN 2620                           |                            |  |                |
| PROJECT DESCRIPTION:                    | LOT 3 OF LOT 6, SUBURBAN BLOCK 3, PLAN 2620                           |                            |  |                |
|   | 6-Storey Mixed Use Development  |                            |  |                |
|   | ZONING:   |                            |  |                |
|   | Existing Zoning: Service (CS-1) /Community Commercial (C-2)           |                            |  |                |
| PROJECT DESCRIPTION:                    | Proposed Zoning: CO   |                            |  |                |
|   | OCP Designation: Mixed Use Low Rise                                   |                            |  |                |
|   | Development Permit Area: East Columbia ST Commerical Corridor DPA     |                            |  |                |
|   | ISSUE: Issue 07 RZDIP Resubmission                                    |                            |  |                |
| DATE:                                   | 2024-01-24  |                            |  |                |

| SITE AREA                           |             |           |     |                         |
|-------------------------------------|-------------|-----------|-----|-------------------------|
| Total Site Area                     |             |           |     |                         |
| Total Gross Site Area               | 0.613 Acres | 26,705 SF | TBC | 2,481.00 m <sup>2</sup> |
| *Confirmed by Survey - July 13,2022 |             |           |     |                         |
| Dedications                         |             |           |     |                         |
| Lane Dedication (To Be Confirmed)   | 0.006 Acres | 274 SF    | TBC | 25.50 m <sup>2</sup>    |
| Net Site Area                       | 0.607 Acres | 26,430 SF | TBC | 2,455.50 m <sup>2</sup> |

| FLOOR AREA RATIO (FAR)                    |            |            |                         |                        |
|---|------------|------------|-------------------------|------------------------|
| Proposed FAR                              |            |            |                         |                        |
| Floor Area                                | 194,967.62 | SF         | 18,113.1 m <sup>2</sup> |                        |
| Exclusions - Parkade                      | 84,179.13  | SF         | 7,820.5 m <sup>2</sup>  |                        |
| Exclusions - Mechanical (incl. penthouse) | 1,025.28   | SF         | 95.3 m <sup>2</sup>     |                        |
| Exclusions - Service @ L1                 | 3,795.92   | SF         | 352.7 m <sup>2</sup>    |                        |
| Exclusions - Access to Parking            | 374.63     | SF         | 34.8 m <sup>2</sup>     |                        |
| Exclusions - 1 Bed Adaptable Units        | 32 @ 19.9  | 636.80     | SF                      | 59.2 m <sup>2</sup>    |
| Exclusions - 2+ Bed Adaptable Units       | 3 @ 30.14  | 90.42      | SF                      | 8.4 m <sup>2</sup>     |
| Exclusions - Indoor Amenity               | (<5% GFA)  | 1,348.02   | SF                      | 125.2 m <sup>2</sup>   |
| Proposed Floor Area (Net Site Area)       | 3.92       | 103,517.42 | SF                      | 9,617.1 m <sup>2</sup> |
| Common Amenity Space                      |            |            |                         |                        |
| Proposed Indoor Amenity                   | 3 m2/unit  | 3,196.80   | SF                      | 297.0 m <sup>2</sup>   |
| Proposed Outdoor Amenity                  |            | 1,348.02   | SF                      | 125.2 m <sup>2</sup>   |
| Proposed Amenity Space Total              |            | 1,382.01   | SF                      | 128.4 m <sup>2</sup>   |
| Proposed Amenity Space Total              |            | 2,736.03   | SF                      | 253.6 m <sup>2</sup>   |

|                                 |        |              |                        |
|---------------------------------|--------|--------------|------------------------|
| Proposed Building Site Coverage | 67.67% | 17,884.24 SF | 1,661.5 m <sup>2</sup> |
|---------------------------------|--------|--------------|------------------------|

| GROSS FLOOR AREA (GFA) |  |                   |                  |              |  |          |  |                   |                  |                |            |
|------------------------|--|-------------------|------------------|--------------|--|----------|--|-------------------|------------------|----------------|------------|
| Floor Areas            |  |                   |                  |              |  |          |  |                   |                  |                |            |
| Level                  |  | Residential Areas | Commercial Areas | Common Areas |  |          |  | Total Common Area | Total Floor Area |                | Efficiency |
|                        |  | SF                | SF               |              |  |          |  |                   | SF               | m <sup>2</sup> |            |
| Level P4               |  | 6,454.77          |                  |              |  |          |  | 0.00              | 6,454.77         | 599.67         | 100.0%     |
| Level P3               |  | 25,345.17         | 207.25           |              |  | 355.70   |  | 355.70            | 25,908.12        | 2,406.94       | 98.6%      |
| Level P2               |  | 8,105.12          | 17,539.82        |              |  | 263.18   |  | 263.18            | 25,908.12        | 2,406.94       | 99.0%      |
| Level P1               |  | 11,785.69         | 12,381.80        |              |  | 1,740.63 |  | 1,740.63          | 25,908.12        | 2,406.94       | 93.3%      |
| Level 1                |  | 2,921.42          | 14,962.80        |              |  |          |  | 0.00              | 17,884.22        | 1,661.50       | 100.0%     |
| Level 1 - Mezzanine    |  |                   | 1,233.77         |              |  |          |  | 0.00              | 1,233.77         | 114.62         | 100.0%     |
| Level 1 - Service      |  |                   |                  |              |  | 3,795.92 |  | 3,795.92          | 3,795.92         | 352.65         | 0.0%       |
| Level 2                |  | 159.28            | 20,767.73        |              |  |          |  | 0.00              | 20,927.01        | 1,944.18       | 99.2%      |
| Level 3                |  | 16,460.26         |                  |              |  |          |  | 0.00              | 16,460.26        | 1,529.21       | 100.0%     |
| Level 4                |  | 16,460.26         |                  |              |  |          |  | 0.00              | 16,460.26        | 1,529.21       | 100.0%     |
| Level 5                |  | 16,460.26         |                  |              |  |          |  | 0.00              | 16,460.26        | 1,529.21       | 100.0%     |
| Level 6                |  | 16,460.26         |                  |              |  |          |  | 0.00              | 16,460.26        | 1,529.21       | 100.0%     |
| Roof Level             |  | 346.53            |                  |              |  | 760.00   |  | 760.00            | 1,106.53         | 102.80         | 31.3%      |
| Area Totals            |  | 120,959.02        | 67,093.17        |              |  | 6,915.43 |  | 6,915.4           | 194,967.62       | 18,113.08      | 96%        |

| Apartment Unit Areas  |       |            |  |                         |    |    |    |    |    |             |            |
|-----------------------|-------|------------|--|-------------------------|----|----|----|----|----|-------------|------------|
| Unit Types            | Level | Unit Areas |  | Number of Units / Floor |    |    |    |    |    | Total Units | % of Units |
|                       |       | SF         |  | L1                      | L2 | L3 | L4 | L5 | L6 |             |            |
| Unit B (prev A1)      |       | 415.00     |  |                         |    | 2  | 2  | 2  | 2  | 8           | 8.1%       |
| Studio                |       |            |  |                         |    |    |    |    |    |             |            |
| Unit B1 (prev A1.1)   |       | 415.00     |  |                         |    | 2  | 2  | 2  | 2  | 8           | 8.1%       |
| Studio                |       |            |  |                         |    |    |    |    |    |             |            |
| Unit B2 (prev A2)     |       | 419.10     |  |                         |    | 1  | 1  | 1  | 1  | 4           | 4.0%       |
| Studio                |       |            |  |                         |    |    |    |    |    |             |            |
| Unit C (prev A3)      |       | 479.84     |  |                         |    | 1  | 1  | 1  | 1  | 4           | 4.0%       |
| 1 Bed - Adaptable     |       |            |  |                         |    |    |    |    |    |             |            |
| Unit C2 (prev B1)     |       | 546.00     |  |                         |    | 6  | 6  | 6  | 6  | 24          | 24.2%      |
| 1 Bed - Adaptable     |       |            |  |                         |    |    |    |    |    |             |            |
| Unit C3 (prev B4)     |       | 606.00     |  |                         |    | 1  | 1  | 1  | 1  | 4           | 4.0%       |
| 1 Bed - Adaptable     |       |            |  |                         |    |    |    |    |    |             |            |
| Unit D (prev B3)      |       | 459.85     |  |                         |    |    |    |    |    |             |            |
| 1 Bed + Den           |       |            |  |                         |    | 2  | 2  | 2  | 2  | 8           | 8.1%       |
| Unit D1 (prev B2)     |       | 553.33     |  |                         |    | 2  | 3  | 3  | 3  | 11          | 11.1%      |
| 1 Bed + Den           |       |            |  |                         |    |    |    |    |    |             |            |
| Unit E (prev D6)      |       | 649.42     |  |                         |    | 1  |    |    |    | 1           | 1.0%       |
| 2 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit E1 (prev D3)     |       | 689.75     |  |                         |    | 1  | 1  | 1  | 1  | 4           | 4.0%       |
| 2 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit E2 (prev D1)     |       | 691.49     |  |                         |    | 1  |    |    |    | 1           | 1.0%       |
| 2 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit E3 (prev D7)     |       | 707.78     |  |                         |    | 1  | 1  | 1  | 1  | 4           | 4.0%       |
| 2 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit E4 (prev D7.1)   |       | 723.63     |  |                         |    | 1  | 1  | 1  | 1  | 4           | 4.0%       |
| 2 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit E5 (prev D4)     |       | 746.48     |  |                         |    |    |    | 1  | 1  | 3           | 3.0%       |
| 2 Bedroom - Adaptable |       |            |  |                         |    |    |    |    |    |             |            |
| Unit E6 (prev D2)     |       | 800.84     |  |                         |    | 1  | 1  | 1  | 1  | 4           | 4.0%       |
| 2 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit E7 (prev D8)     |       | 951.69     |  |                         |    | 1  |    |    |    | 1           | 1.0%       |
| 2 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit F (prev F2)      |       | 938.70     |  |                         |    |    |    | 1  | 1  | 3           | 3.0%       |
| 3 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit F1 (prev F1)     |       | 1026.70    |  |                         |    |    |    | 1  | 1  | 3           | 3.0%       |
| 3 Bedroom             |       |            |  |                         |    |    |    |    |    |             |            |
| Unit Totals           |       |            |  | 0                       | 0  | 24 | 25 | 25 | 25 | 99          | 100%       |

| Commercial Unit Areas |          |             |           |           |  |  |  |  |  |           |                 |
|-----------------------|----------|-------------|-----------|-----------|--|--|--|--|--|-----------|-----------------|
| Unit Types            | Level    | Floor Areas |           |           |  |  |  |  |  | Total     | Number of Units |
|                       |          | SF          | CRU Elev. | Subtotal  |  |  |  |  |  |           |                 |
| CRU                   | L1       | 14,829.20   | 133.60    | 14,962.80 |  |  |  |  |  | 14,962.80 | 8               |
|                       | L1 -Mezz | 1,233.77    |           | 1,233.77  |  |  |  |  |  | 1,233.77  |                 |
| OFFICE                | L2       | 20,767.73   |           | 20,767.73 |  |  |  |  |  | 20,767.73 | 13              |
| Total                 |          |             |           |           |  |  |  |  |  | 36,964.30 | 21              |
|                       |          |             |           |           |  |  |  |  |  | 36,964.30 | 3,434.16        |
|                       |          |             |           |           |  |  |  |  |  | 100%      |                 |

| APARTMENT UNIT MIX      |     |            |  |  |  |                                   |          |       |          |       |  |
|-------------------------|-----|------------|--|--|--|-----------------------------------|----------|-------|----------|-------|--|
|                         | No. | Percentage |  |  |  |                                   |          |       |          |       |  |
| Studio                  | 20  | 20.2%      |  |  |  | Adaptable Units                   | Required | Units | Provided | Units |  |
| 1 Bedroom               | 32  | 32.3%      |  |  |  |                                   | 40%      | 40    | 43%      | 43    |  |
| 1 Bedroom + Den         | 19  | 19.2%      |  |  |  |                                   |          |       |          |       |  |
| 2 Bedroom               | 22  | 22.2%      |  |  |  |                                   |          |       |          |       |  |
| 3 Bedroom (5% Required) | 6   | 6.1%       |  |  |  | Family Friendly Units (2BD & 3BD) | 25%      | 25    | 28%      | 28    |  |
| Total                   | 99  | 100.0%     |  |  |  |                                   |          |       |          |       |  |

| OFF-STREET PARKING                     |     |   |  |  |  |              |                          |  |             |  |  |
|--|-----|---|--|--|--|--------------|--------------------------|--|-------------|--|--|
| Apartment Parking                      |     |   |  |  |  | Zoning ByLaw |                          |  |             |  |  |
| Residential Parking (Market rental)    | 1.0 | Spaces per dwelling unit  |  |  |  | 99.00        | Spaces Required          |  | Total Req'd |  |  |
| Visitor Parking                        | 0.1 | Spaces Per Unit   |  |  |  | 10.00        | Spaces Required          |  | 109         |  |  |
| Disabled Parking                       | 4   | Spaces per 70-100 required spaces (inclusive)                   |  |  |  | 4.00         | Spaces Required          |  |             |  |  |
| Disabled Parking                       | 1   | Space for addtl 30 required spaces in excess of 100 (inclusive) |  |  |  | 1.00         | Spaces Required          |  |             |  |  |
| Van Accessible Parking                 | 1   | Van Space for every 3 Accessible Parking Stalls (inclusive)     |  |  |  | 2.00         | Spaces Required          |  |             |  |  |
|  |     |   |  |  |  |              |                          |  |             |  |  |
| Max. Small Cars Allowed (residential)  | 30% | of Required Spaces  |  |  |  | 29.70        | Spaces Max.              |  |             |  |  |
| Extra Stalls Converted to Small Stalls | 0   | Total Extra stalls  |  |  |  | 0.00         | Small Spaces Max (Extra) |  |             |  |  |
| Car Wash Stall                         | 0   | Space per 100 Units   |  |  |  | 0.00         | Spaces Required          |  |             |  |  |

| Commercial Parking                     |     |   |  |  |  |        |                          |  |             |  |  |
|--|-----|---|--|--|--|--------|--------------------------|--|-------------|--|--|
| Commercial Parking (CRU)               | 1.0 | Spaces for each 50 m <sup>2</sup> (538.2 SF)  |  |  |  | 31.00  | Spaces Required          |  | Total Req'd |  |  |
|  |     | *5% with more than 30 commercial spaces to be reserved for car or van pool use with signage         |  |  |  |        |                          |  | 89          |  |  |
| Commercial Parking (Medical Office)    | 1.0 | Spaces for each 33.33 m <sup>2</sup>  |  |  |  | 56.00  | Spaces Required          |  |             |  |  |
|  |     | *5% with more than 30 office spaces to be reserved for car or van pool use with signage (inclusive) |  |  |  | 3.00   | Spaces Required          |  |             |  |  |
| Max. Commercial Parking Allowed        | 1.0 | Spaces for each 33.33 m <sup>2</sup> +1.0 Space for each 25 m <sup>2</sup>                          |  |  |  | 123.00 | Spaces Max               |  |             |  |  |
| Disabled Parking (CRU)                 | 1   | Space per 1-25 required spaces (inclusive)  |  |  |  | 1.00   | Spaces Required          |  |             |  |  |
| Disabled Parking (Medical Office)      | 10% | of all required off-street parking spaces   |  |  |  | 6.00   | Spaces Required          |  |             |  |  |
| Van Accessible Parking                 | 1   | Van Space for every 3 Accessible Parking Stalls   |  |  |  | 3.00   | Spaces Required          |  |             |  |  |
|  |     |   |  |  |  |        |                          |  |             |  |  |
| Max. Small Cars Allowed (commercial)   | 30% | of Required Spaces  |  |  |  | 26.70  | Spaces Max.              |  |             |  |  |
| Extra Stalls Converted to Small Stalls | -5  | Total Extra stalls  |  |  |  | -5.00  | Small Spaces Max (Extra) |  |             |  |  |

| Loading   |   |                               |  |  |  |      |                 |  |  |  |  |
|---|---|-------------------------------|--|--|--|------|-----------------|--|--|--|--|
| Commercial Loading Required   | 1 | Spaces for < 1800m2 (19375SF) |  |  |  | 2.00 | Spaces Required |  |  |  |  |
| Residential Loading Required  |   |                               |  |  |  | 1.00 | Spaces Required |  |  |  |  |
| Class A Residential Loading Space   |   |                               |  |  |  |      |                 |  |  |  |  |
| Class A Commercial Loading Space  |   |                               |  |  |  |      |                 |  |  |  |  |
| *Commercial and residential loading can be shared within mixed use dwelling |   |                               |  |  |  |      |                 |  |  |  |  |

|                           |   |  |  |  |  |  |  |  |  |  |  |
|---------------------------|---|--|--|--|--|--|--|--|--|--|--|
| Electric Vehicle Charging | EV Level 2 Required for all residential and car share vehicles (provided) |  |  |  |  |  |  |  |  |  |  |
| Scooters                  | 10 Sq. Meter required for plug in and charging area (provided)            |  |  |  |  |  |  |  |  |  |  |

| Parking Space Dimensions         |   |
|----------------------------------|---|
|                                  | Required (width x length x height)  |
| Standard Space                   | 2.7m (8.86 FT) x 5.3m (18.37 FT) x 2.0m (6.56 FT) x 6.6M (21.65') drive aisle |
| Small Car                        | 2.44m (8.01' FT) x 4.57m (15 FT) x 2.0m (6.56 FT) x 6.7M (21.98') drive aisle |
| Accessible Space                 | 5.5m (18.04 FT) x 3.9m (12.80 FT) x 2.3m (6.56 FT)                            |
| Van Accessible Space             | 7.6m (24.94 FT) x 4.8m (15.75 FT) x 2.3m (6.56 FT)                            |
| Loading                          | 3.0m (9.8 FT) x 9.0m (29.53 FT) x 3.5m (11.48 FT) (To be confirmed )          |
|                                  |   |
| Min. Distance to Continuous Wall | 0.3m (0.98 FT) (1'-0")  |
| Min. Drive Aisle Width           | 5.49m (18'-0" FT)   |
| Min. Maneuvering Aisle Width     | 6.7m (21.98 FT) (22'-0")  |
| Min Overhead clearance           | 2.0m (6.56 FT)  |

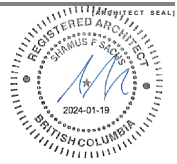
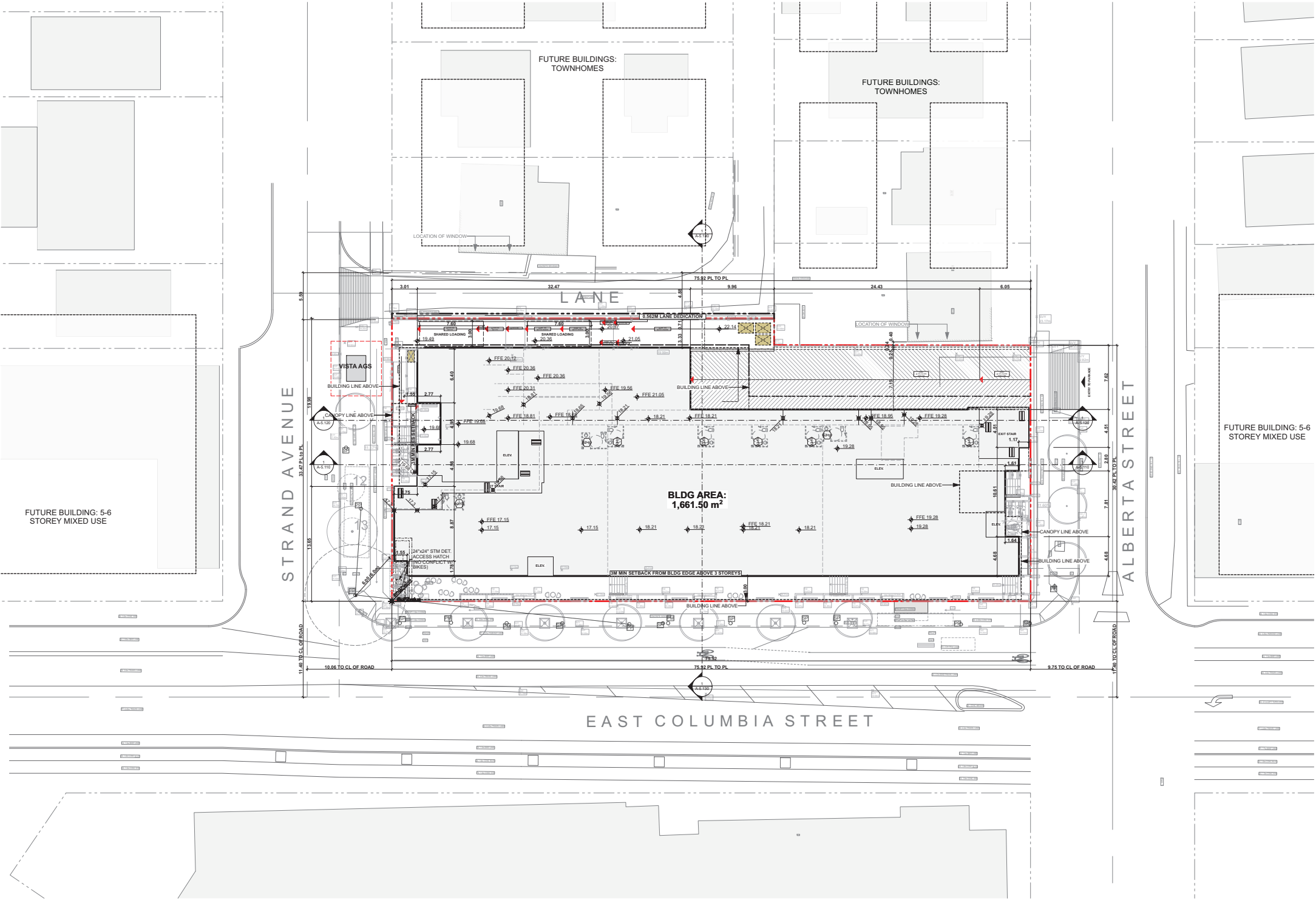


# Integra

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THIRD SPACE  
PROPERTIES INC

E COLUMBIA ST  
MIXED USE  
145 - 209 E Columbia St  
New Westminster, BC

## Site Plan

22599  
1:200  
Friday, January 19, 2024  
07 - DPRZ Resubmission

A-1.100



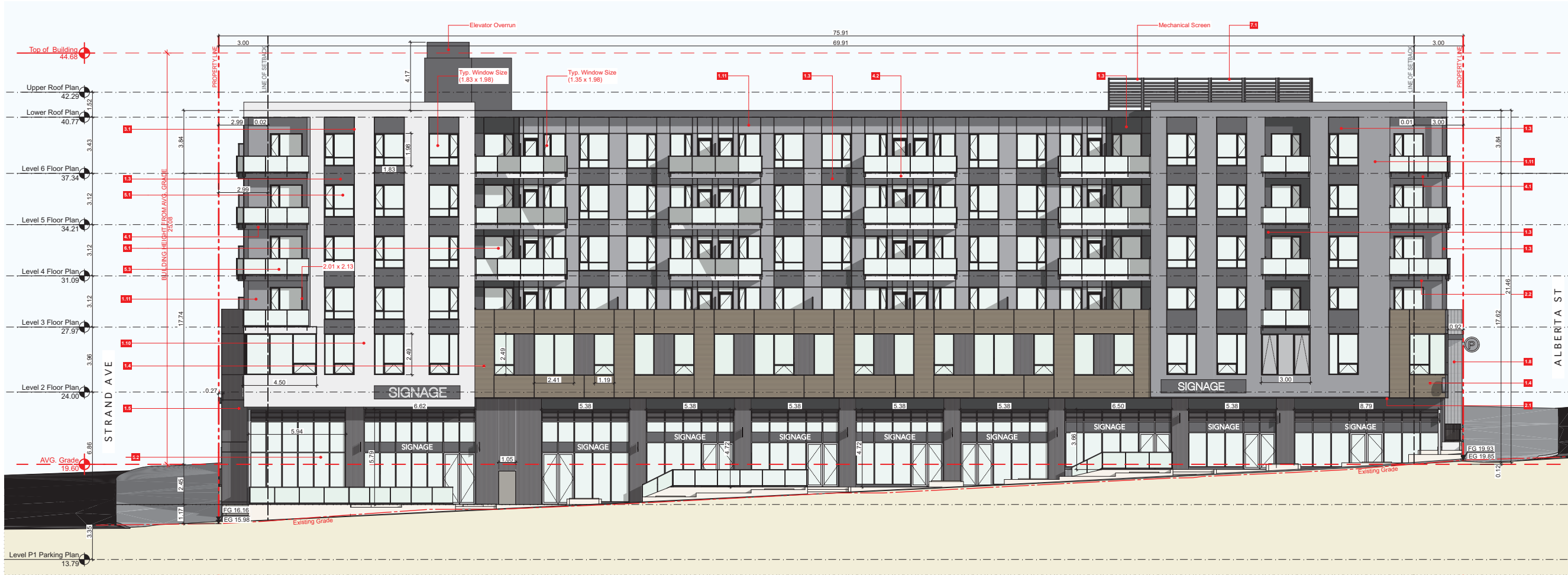
**3.** <sup>TM</sup>

[illegible]

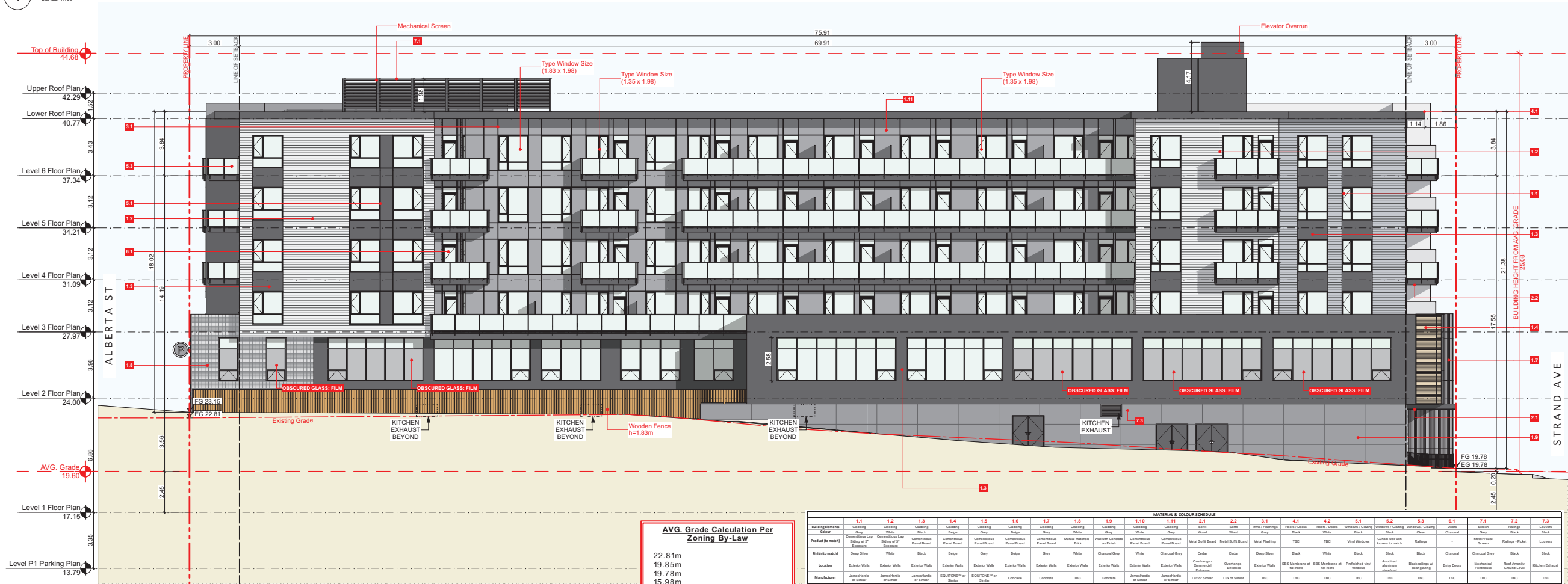
$$\begin{array}{r} \text{AVG. Grade Calculation Per} \\ \text{Zoning By-Law} \\ 22.81\text{m} \\ 19.85\text{m} \\ 19.78\text{m} \\ \hline 15.98\text{m} \\ 4 \\ \hline \text{AVG. Grade} = 19.60\text{m} \end{array}$$



## A-4.100



1 Building Elevation - East  
SCALE: 1/100



2 Building Elevation - West  
SCALE: 1/100



**Integra**  
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(PROJECT TEAM)

3.™



THIRD SPACE  
PROPERTIES INC

**E COLUMBIA ST  
MIXED USE**  
145 - 209 E Columbia St  
New Westminster, BC

**Building  
Elevations**

22599

1:100

Friday, January 19, 2024

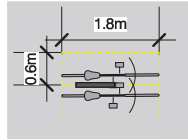
07 - DPRZ Resubmission

**A-4.200**

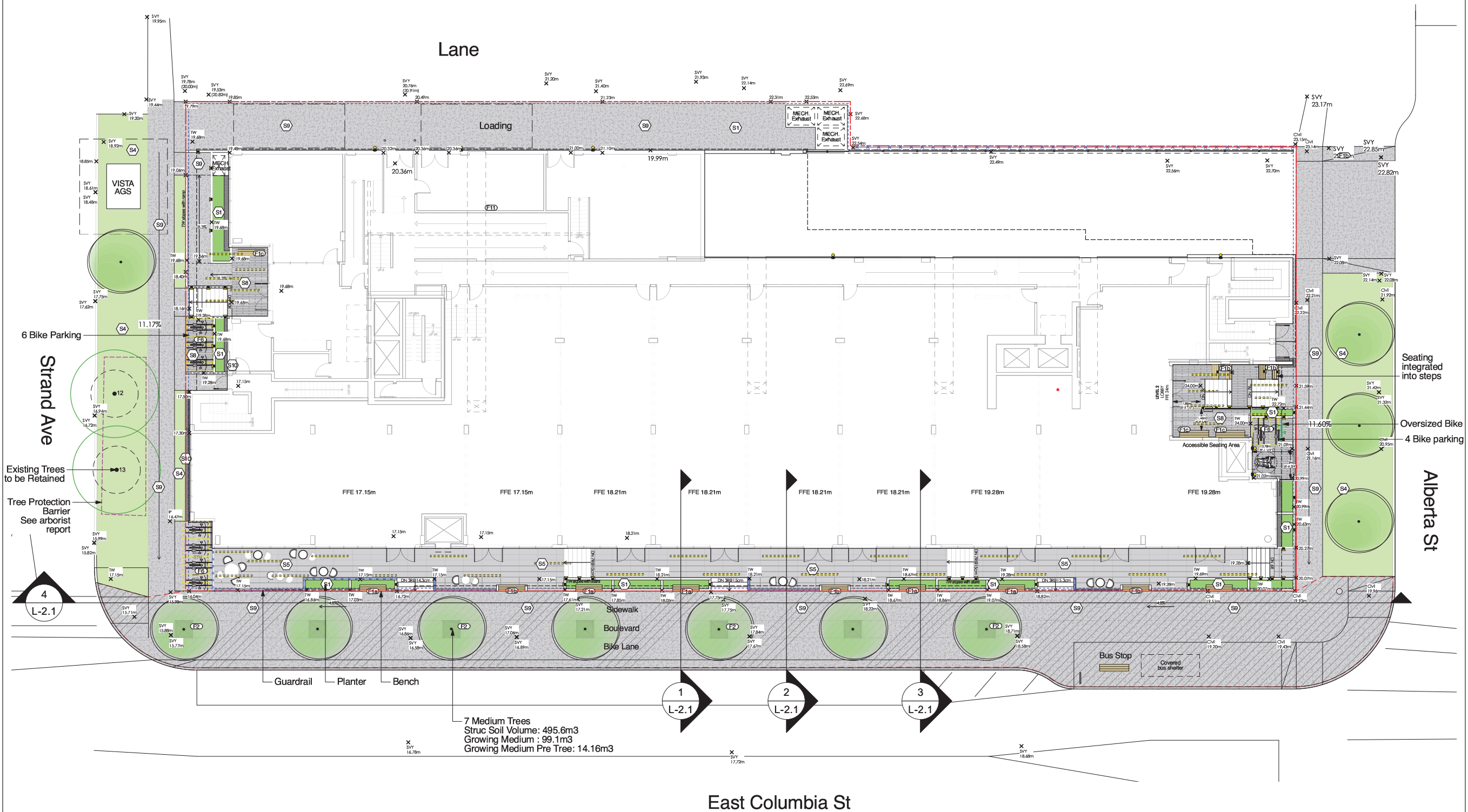








1  
L-1.1  
Bike Parking Spacing  
Scale: 3/16" = 1'-0"



|   |            |                      |    |
|---|------------|----------------------|----|
| D | 2024-01-18 | For DP Re-Submission | JC |
| C | 2023-10-25 | For DP Re-Submission | JC |
| B | 2023-08-31 | For DP Re-Submission | JC |
| A | 2023-03-03 | For DP               | JC |

no.:    date:    item:    by:

Revisions:

Stamp:

**dk**  
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Client:

Project:  
**E Columbia St,  
MIXED USE**  
  
**145 - 209 E Columbia St New  
Westminster, BC**

|                |               |
|----------------|---------------|
| Drawn by:      | JC            |
| Checked by:    | PK            |
| Date:          | 2024-01-18    |
| Scale:         | 3/32" = 1'-0" |
| Drawing Title: |               |

**Ground Level  
Materials & Grading  
Plan**

Project No.:  
22035  
Sheet No.:

**L-1.1**