

# Attachment 6 Applicant Submission Materials

### Proposed 6 Storey Mixed Use Development

PROJECT OWNER:

PROJECT CONTACT: Third Space Propoerties Inc 177 W 7th Ave, Vancouver, BC V5Y 1L8 Frankie Bailey 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:

CIVIC ADDRESS: 145, 149, 153, 201 & 209 E Columbia St, New Westminster, BC

143, 143, 153, 201 & CUB E COLUMB S 15, New WestImmstef, BU
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
LOT 3 OF LOT 6, SUBURBAN BLOCK 3, PLAN 2620 LEGAL DESCRIPTION:

PROJECT DESCRIPTION: 6-Storey Mixed Use Development

ZONING: Existing Zoning: Proposed Zoning: OCP Designation Development Permit Area Service (CS-1) /Community Commercial (C-2)

CD Mixed Use Low Rise East Columbia ST Commerical Corridor DPA

ISSUE: Issue 07 RZ/DP Resubmission

DATE: 2024-01-24

SITE AREA
Total 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. penhouse)	(Max 10% Site	Coverage)		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	3 m	n2/unit		3,196.80	SF	297.0 m <sup>2</sup>	
Proposed Indoor Amenity				1,348.02	SF	125.2 m <sup>2</sup>	
Proposed Outdoor Amenity	_	•		1,382.01	SF	128.4 m <sup>2</sup>	
Proposed Amenity Space Total	_	•		2,730.03	SF	253.6 m <sup>2</sup>	

17,884.24 SF

### GROSS FLOOR AREA (GFA)

Proposed Building Site Coverage 67.67%

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Floor Areas												
Level		Residential Areas	Commercial Areas		Commo	on Areas			Total Common	Total Flo	or Area	Efficiency
		SF	SF				Mechanical	/ Service	Area	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	1	120,959.02	67,093.17	1			6,915.43	i	6,915.4	194,967.62	18,113.08	96%

Unit Types	Level	Unit Areas			Number of U				Total Units			% of Units
**	20101	SF	L1	L2	L3	L4	L5	L6	TOTAL OTHER			70 01 01110
Unit B (prev A1) Studio		415.00	ł		2	2	2	2	8			8.1%
Unit B1 (prev A1.1)		415.00			2	2	2	2	8			8.1%
Studio Jnit B2 (prev A2)	_	419.10			1							
Unit B2 (prev A2) Studio	-	419.10	1		1	1	1	1	4			4.0%
studio	_						<b>-</b>		1			
Unit C (prev A3)		479.84			1	1	1	1	4			4.0%
1 Bed - Adaptable			Ī		'		'	'	*			4.076
Unit C2 (prev B1)		546.00			6	6	6	6	24			24.2%
1 Bed - Adaptable					Ů	٥	U	٥	24			24.270
Unit C3 (prev B4)		606.00			1	1	1	1	4			4.0%
1 Bed - Adaptable					<u> </u>		· ·					4.070
Unit D (prev B3)		459.85										
1 Bed + Den			i		2	2	2	2	8			8.1%
Unit D1 (pev B2)		553.33			2			_	44		1	44.40/
1 Bed + Den					2	3	3	3	11			11.1%
Unit E (prev D6)		649.42	l		1				1			1.0%
2 Bedroom	_	689.75			ļ							
Unit E1 (prev D3)	-	689.75	l		1	1	1	1	4			4.0%
2 Bedroom Unit E2 (prev D1)	+	691.49	-		-		-		<b>-</b>		-	<b>-</b>
2 Bedroom	-	031.43	ł		1				1			1.0%
Unit E3 (prev D7)		707.78							<b>+</b>			
2 Bedroom			i		1	1	1	1	4			4.0%
Unit E4 (prev D7.1)		723.63			1							
2 Bedroom			l		1	1	1	1	4			4.0%
Unit E5 (prev D4)		746.48			1							
2 Bedroom - Adaptable			1			1	1	1	3			3.0%
Unit E6 (prev D2)		800.84			1	1	1	1	4			4.0%
2 Bedroom			1		1	1	1	1	4			4.0%
Unit E7 (prev D8)		951.69			1				1			1.0%
2 Bedroom									<u>'</u>			1.0%
Jnit F (prev F2)	_	938.70	ļ		-	-	ļ	-	-			-
3 Bedroom		930.70	ł		1	1	1	1	3		1	3.0%
Unit F1 (prev F1)		1026.70	<b>-</b>			<del>                                     </del>		<del>                                     </del>	<del> </del>		<b>I</b>	t
3 Bedroom		1020.70	l			1	1	1	3		1	3.0%
o bour own	-1				<del>                                     </del>				<b>l</b>		t	t
Jnit Totals	+		0	0	24	25	25	25	99		1	100%

Commercial Unit Areas					
Unit Types	Level	Floor Areas			

Unit Types	Level	FIOOT	Areas				Total	Number of	Total U	nit Area	% of Units
Offic Types	Level	SF	CRU Elev.	Subtotal			Total	Units	SF	m <sup>2</sup>	% OF OTHES
CRU	L1	14,829.20	133.60	14,962.80			14,962.80	8	14,962.80	1,390.09	38.1
	L1 -Mezz	1,233.77		1,233.77			1,233.77		1,233.77	114.62	
OFFICE	L2	20,767.73		20,767.73			20,767.73	13	20,767.73	1,929.39	61.9
Total							36,964.30	21	36,964.30	3,434.10	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	Z	oning ByLaw		
Residential Parking (Market rental)	1.0 Spaces per dwelling unit	99.00 Spaces Required	Total Reg'd	99 Spaces Provided
Visitor Parking	0.1 Spaces Per Unit	10.00 Spaces Required	109	10 Spaces Provided
Disabled Parking	4 Spaces per 70-100 required spaces (inclusive)	4.00 Spaces Required	109	4 Spaces Provided
Disabled Parking	1 Space for addtl 30 required spaces in excess of 100 (inclusive)	1.00 Spaces Required		1 Spaces of Provided
Van Accessible Parking	1 Van Space for every 3 Accessible Parking Stalls (inclusive)	2.00 Spaces Required		2 Spaces of Provided
Max. Small Cars Allowed (residential)	30% of Required Spaces	29.70 Spaces Max.		34 Spaces Provided
Extra Stalls Converted to Small Stalls	Total Extra stalls	0.00 Small Spaces Max (E	xtra)	0 Spaces Provided
Car Wash Stall	0 Space per 100 Units	0.00 Spaces Required		Spaces Provided
Commercial Parking				
Commercial Parking (CRU)	1.0 Spaces for each 50 m2 (538.2 SF)	31.00 Spaces Required	Total Req'd	84 Spaces Provided
	*5% with more than 30 commerical spaces to be reserved for car o	r van pool use with signage	89	
Commercial Parking (Medical Office)	1.0 Spaces for each 33.33 m2	58.00 Spaces Required	89	
*5% with more than 30 office spaces t	o be reserved for car or van pool use with signage (inclusive)	3.00 Spaces Required		3 Spaces of Provided
Max. Commercial Parking Allowed	1.0 Spaces for each 33.33 m2+1.0 Space for each 25 m2	123.00 Spaces Max		
Disabled Parking (CRU)	1 Space per 1-25 required spaces (inclusive)	1.00 Spaces Required		1 Spaces Provided (shared
Disabled Parking (Medical Office)	10% of all required off-street parking spaces	6.00 Spaces Required		6 Spaces Provided (shared
Van Accessible Parking	1 Van Space for every 3 Accessible Parking Stalls	3.00 Spaces Required		3 Spaces of Provided
Max. Small Cars Allowed (commercial)	30% of Required Spaces	26.70 Spaces Max.		23 Spaces Provided
Extra Stalls Converted to Small Stalls	-5 Total Extra stalls	-5.00 Small Spaces Max (E	xtra)	11 Spaces Provided
·		·	<del></del>	34 Spaces Provided

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	and discount	D -

Commercial Loading Require	d 1 Spaces for < 1800m2 (19375SF)	2.00 Spaces Required
Residential Loading Require	d	1.00 Spaces Required
Class A Residential Loading	Space	
Class A Commercial Loading	Space	
	*Commerical and residential loading can be shared with	in miyed use dwelling

Electric Vehicle Charging EV Level 2 Required for all residential and car share vehicles (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 Cars	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)

BICYCLE STALLS					
Long Term Parking (Class A)					
Residential Bicycle Spaces Required	1.50 Bicycle Stalls Per Unit			149 Stalls Required	
Residential Bicycle Spaces Provided	0.0 Bicycle Stalls Per Unit	Vertical (50% max)	74.00 spaces max	57 Stalls Provided	
		Horizontal		92 Stalls Provided	
Commercial Bicycle Spaces Required	1.0 Bicycle Stalls Per 500 sq.metres.			7 Stalls Required	
Commercial Bicycle Spaces Provided	1.6 Bicycle Stalls Per Unit	Vertical		7 Stalls Provided	
		Horizontal		Stalls Provided	
			Total	156 Stalls Required	

Short Term Parking (Class B)				
Residential Spaces Required	9.0 Bicycle Spaces		9 Spaces Required	
Residential Spaces Provided	0.1 Bicycle Spaces Per Unit	Racks	6 Spaces Provided	
Commercial (CRU+Office) Spaces Require	ed 6 Bicycle Spaces for a Building of 1	1,000 sq. metres net floor area	6 Spaces Required	
Commercial (CRU+Office) Spaces Provided	d		12 Spaces Provided	
		Total	18 Spaces Provided	
Bicycle Room Lockers Mi	inimum 20% long term bicycles shall be bicyc	rcle lockers		

Bicycle Room Locker size Minimum 1.3M(l)x 1.2M(l)x 1.2M Asise Width Bicycle Spaces ( Verifical) Minimum .6M(W)x 1.3M (L)x 1.2M Asise Width SOLID WASTE & RECYCLING - Metro Vancouver

## Residential Garbage Total Waste & Recycling Area

Total Waste & Recycling Area				Provided	537 SF	49.89 m2	
Recyclable Materials Carts	99 units @	3 360L Bins /	12 units	24.75 360	L Bins	25.00 360 Litre Bins	(36"x30"x43")
Food Scraps Carts	99 units @	1 240L Bins /	49 units	2.02 240	L Bins	3.00 240 Litre Bins	(36"x30"x43")
Total Recyling Containers Required				26.77 tote	s	28.00 totes (360 liters)	(36"x30"x43")
Cardboard	99 units @	1 bin/	100 units	0.99 bin		1.00 bin (5'x7')	or 5 compactor bin

Commercial Garbage Total Waste & Recycling Area - RETAIL

Temporary Storage Area	50% of Storage Area	Provided	604 SF	27.69 m2
PROPOSED SETBACKS				
E Columbia St	0.0 m			
Alberta St	0.0 m			
Strand Avenue	0.0 m			
Lane	3.0 m			
Side Yard	3.0 m			

596 SF

55.37 m2

BUILDING HEIGHT EXCLUSIONS			
Total Main Building Roof Area	18495.76 SF		
Proposed Building Height Exlusions:			

Mechanical Penthouse	Proposed Area:	760.00 SF	4.1%
Total Area		922.72 SF	5.0% of total main building roof area
			<10%: these areas may be excluded from the Building Height

## Integra ARCHITECTURE INC.

2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220



THIRD SPACE PROPERTIES INC

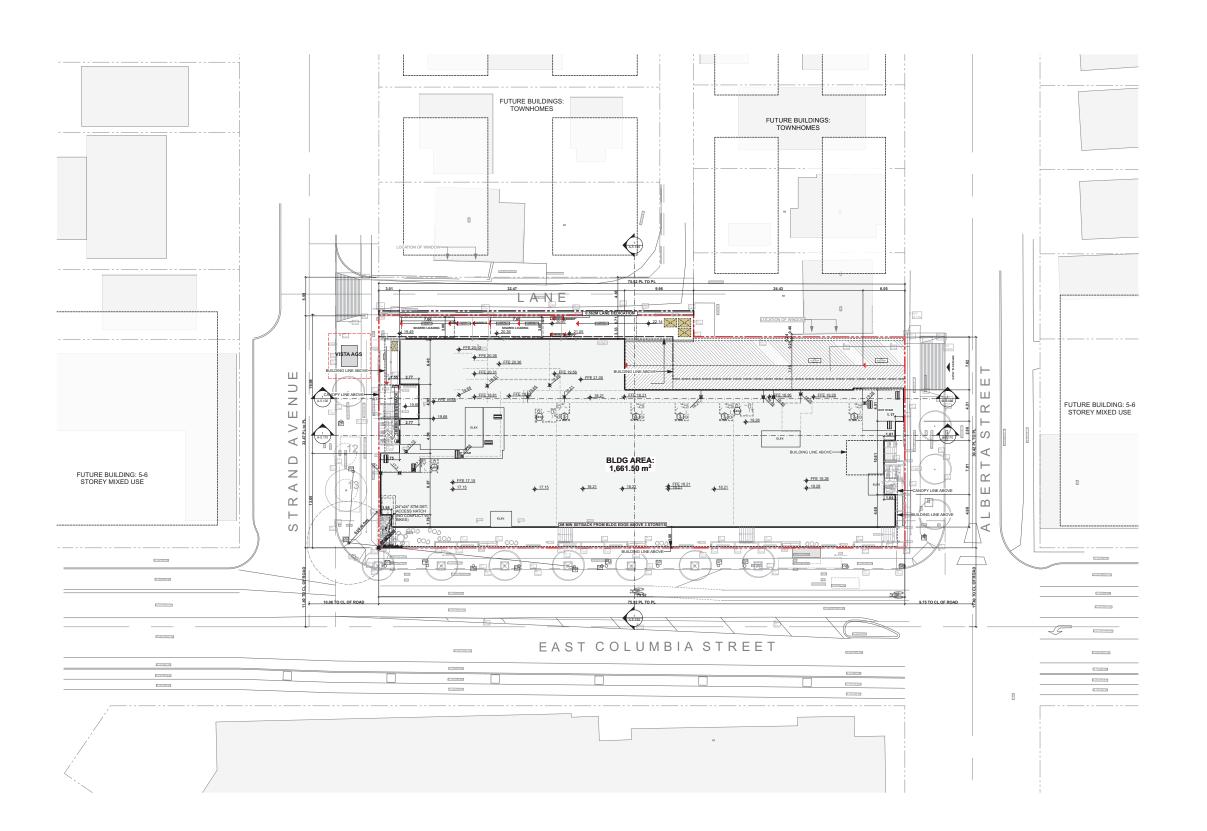
E COLUMBIA ST MIXED USE 145 - 209 E Columbia St New Westminster, BC

## Statistics

22599	[PROJECT]
	[SCALE]
Wednesday, Ja	nuary 24, 2024
07 DD/D7 D	

07 - DP/RZ Resubmission [ISSUE]

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# Integra ARCHITECTURE INC.

2330-200 Granville Street Vancouver, BC, V6C 1S4 www.integra-arch.com Telephone: 604 688 4220







THIRD SPACE PROPERTIES INC

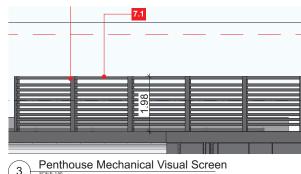
E COLUMBIA ST MIXED USE 145 - 209 E Columbia St New Westminster, BC

Site Plan

22599	[PROJECT
1:200	[ SCALE
Friday, January 19, 20	24 [DATE



Building Elevation - North









AVG. Grade Calculation Per Zoning By-Law

22.81m 19.85m 19.78m 15.98m 4

AVG. Grade = 19.60m

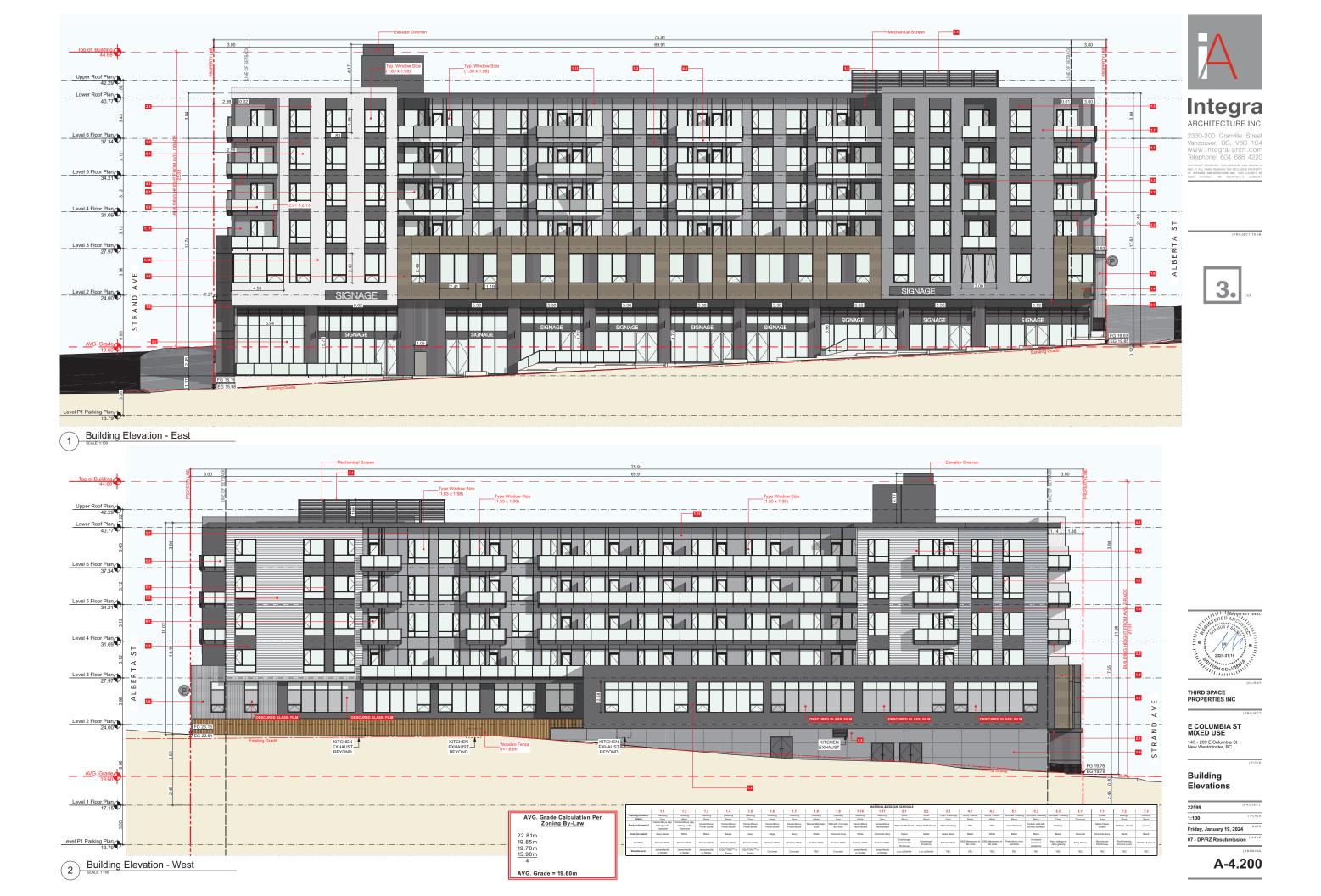
Building

Elevations

THIRD SPACE PROPERTIES INC

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

22599 1:100, 1:50 Friday, January 19, 2024

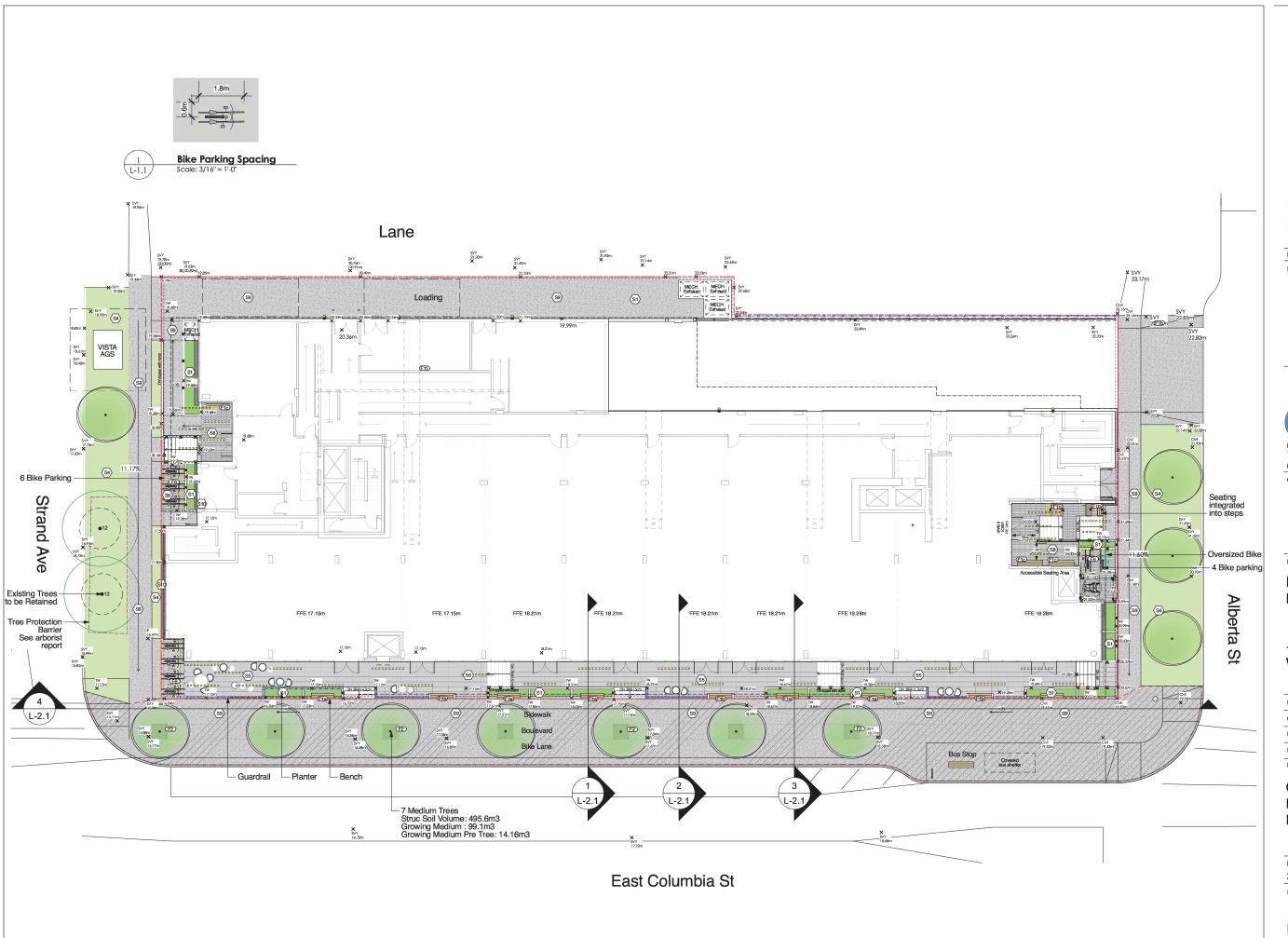














D	2024-01-18	For DP Re-Submission	JC
С	2023-10-25	For DP Re-Submission	JC
В	2023-08-31	For DP Re-Submission	JC
Α	2023-03-03	For DP	JC
no.:	date:	item:	by:

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DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
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Client:

Projec

# 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