

Attachment 3

Applicant's Submission Materials

PROJECT / ZONING DATA												
PROJECT DESCRIPTION / USE			23 UNITS OF THREE STOREY TOWNHOUSES IN EIGHT CLUSTERS & ONE COMMERICAL BUILDING WITH GRADE PARKING, INCLUDING ASSOCIATED LANDSCAPE & CIVIC WORK									
LEGAL DESCRIPTION			PART OF THAT PORTION OF DISTRICT LOT 757 GROUP 1 NWD SHOWN AS CLOSED ROAD ON PLAN BCP 41510 - UPDATE WHEN NEW SURVEY RECEIVED									
CIVIC ADDRESS PRESENT			1005 EWEN AVENUE, QUEENSBOROUGH NEIGHBORHOOD									
CIVIC ADDRESS FUTURE			TBD									
LOT AREA (SF)			55,116	SF	5,120.4	SM	1.27	ACRES	0.51	HECTARE	TO BE CONFIRMED BY SURVEYOR	
LOT DIMENSIONS (APPROXIMATE)					FT	M						
			(IRREGULAR)									
			NORTH		428.58	130.63						
			EAST		104.17	31.75						
			SOUTH		420.67	128.22						
			WEST		148.58	45.29						
OCP / AREA DESIGN GUIDELINES			QUEENSBOROUGH MAIN STREET (MS) AS PER QUEENSBOROUGH COMMUNITY PLAN									
ZONING PRESENT			LOCAL COMMERCIAL DISTRICT (C-1)									
ZONING FUTURE PROPOSED			CD ZONE									
COMPONENT			REQUIRED / ALLOWED				PROPOSED					NOTES
					SF	SM			SF	SM		
DENSITY / FAR / GFA			FAR	0.90	49,604	4,608	FAR	0.70	38,314	3,559		
LOT COVERAGE								34%	18,544	1,723		
UNIT PER ACRE								18.2				
HEIGHT BUILDING (COMMERCIAL BUILDING)			31.5	FT	9.6	M	31.5	FT	9.6	M	GEODETIC	REFER TO TABLE FOR BUILDING HEIGHTS & ELEVATIONS FOR GEODETIC DATA
HEIGHT BUILDING (RESIDENTIAL BUILDING)			42.0	FT	12.8	M	VARIES				GEODETIC	
NUMBER OF STOREY							3					
DISTANCES BETWEEN BUILDINGS							VARIES					VARIES FROM 12.0' TO 34.4'
OFF-STREET PARKING					SUB-TOT	TOTAL			SUB-TOT	TOTAL		
RESIDENTIAL - 23 UNITS												
13 UNITS-1.5 SPACES/3 BDRM/4-5 UNITS BLDG			STANDARD		20		STANDARD		26			
10 UNITS - 1 SPACE / DUPLEX UNITS			STANDARD		10		STANDARD		20			
TOTAL					30				46			
0.2 VISITOR SPACES PER DWELLING			VISITOR		5		VISITOR		5			INCLUDING DISABLE STALLS
			DISABLE		1		DISABLE		2			
COMMERCIAL - 332 SM (3569 SF)												
1 SPACE / 50SM (538.21SF)			VISITOR		7		VISITOR		6			INCLUDING DISABLE STALLS
			DISABLE		1		DISABLE		1			COMMERCIAL STALL#6 ASSIGNED TO STAFF
						7				6		
LOADING			NO LOADING REQUIREMENT FOR UNDER 278.70SM (3000SF)				COMBINED LOADING/ DISABLE SPACE					
BICYCLE PARKING			SHORT TERM		LONG TERM		SHORT TERM		LONG TERM			
RESIDENTIAL - 23 UNITS												
			6		29		6		46			
COMMERCIAL - 332 SM (3570 SF)												
			0		0		5		0			
NOTE: ALL AREAS & CALCULATIONS ARE APPROXIMATE												

BUILDING SITTING / SETBACK																
	REQUIRED / ALLOWED								PROPOSED							
	NORTH		EAST		SOUTH		WEST		NORTH		EAST		SOUTH		WEST	
	FT	M	FT	M	FT	M	FT	M	FT	M	FT	M	FT	M	FT	M
COMMERICAL																
BUILDING 1	10.0	3.0	0.7	0.2					13.0	4.0	2.7	0.8				
RESIDENTIAL																
BUILDING 2	10.0	3.0							11.4	3.5						
BUILDING 3	10.0	3.0							11.3	3.4						
BUILDING 4	10.0	3.0					10.0	3.0	10.5	3.2				11.7	3.6	
BUILDING 5					4.9	1.5	10.0	3.0					4.9	1.5	85.5	26.1
BUILDING 6					4.9	1.5							5.8	1.8		
BUILDING 7					4.9	1.5							7.2	2.2		
BUILDING 8					4.9	1.5							5.1	1.6		
BUILDING 9			0.7	0.2	4.9	1.5					51.0	15.5	4.9	1.5		

FAR, BCBC BUILDING AREAS & BUILDING HEIGHT CALCULATIONS								
	Level 1	Level 2	Level 3	Exclusions (Garages & Entry Foyers)	FSR Area	Building Areas		Building Height
COMMERCIAL	SF	SF	SF		SF	SF	SM	FT
BUILDING 1	1,812	1,758	0	0	3,570	1,812	168	31.50
RESIDENTIAL								
BUILDING 2	2,854	2,636	2,854	2,280	6,064	2,854	265	37.75
BUILDING 3	2,854	2,636	2,854	2,280	6,064	2,854	265	37.17
BUILDING 4	3,743	3,591	3,867	2,850	8,351	3,867	359	36.67
BUILDING 5	1,425	1,460	1,390	1,114	3,161	1,486	138	35.92
BUILDING 6	1,338	1,338	1,390	1,114	2,952	1,390	129	35.92
BUILDING 7	1,338	1,338	1,390	1,114	2,952	1,390	129	36.92
BUILDING 8	1,425	1,460	1,390	1,114	3,161	1,486	138	36.92
BUILDING 9	957	948	1,010	876	2,039	1,010	94	36.92
RESIDENTIAL Sub-Total	15,934	15,407	16,145	12,742	34,744	18,149	1,686	SEE NOTE 3
	SF	SM						
SITE AREA	55,116	5,120.4						
MAX. FSR	49,604	4,608	0.900					
FSR (COMMERCIAL)	3,570	332	0.65					
FSR (RESIDENTIAL)	34,744	3,228	0.630					
FSR (TOTAL)	38,314	3,559	0.695					
SITE COVERAGE	18,544	1,723	34%					

UNIT SIZES SF				
TYPE	# OF UNIT	BDRM	FSR AREA	TOTAL GROSS AREA
A	2	2	1,020	1,458
C1 / C1A	6	3	1,476	2,033
C1B	2	3	1,687	2,244
C2 / C2A	11	3	1,499	2,069
C3	1	4	2,026	2,596
C4	1	3	1,796	2,366

GARBAGE & RECYCLING AREA CALCULATION						
RESIDENTIAL - 23 UNITS			REQUIRED		PROVIDED	
MINIMUM SIZE OF THE RECYCLING STORAGE -5 SM (53.8 SF)			SF	SM	SF	SM
RECYCLING AREA: 0.19 SM (2.05 SF) / DWELLING = 47 SF			54	5		
FLEX SPACE: 50% OF THE RECYCLING STORAGE			27	2.5		
TOTAL			81	7.5	136	12.6
COMMERCIAL - 3569 SF (332 SM)						
INTERIOR AREA PROVIDED					135	13
EXTERIOR AREA PROVIDED					248	23
TOTAL AREA PROVIDED					383	36



VIEW FROM HOWES STREET



VIEW FROM WEST

3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS

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ECO-REGIONAL ARCHITECTURE + INTERIOR DESIGN
600 - 355 Burrard Street Vancouver, BC V6C 2G8
www.bfastudioarchitects.com

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PRELIMINARY REZONING & DP
2	RE-ISSUED FOR PRELIM. REZONING & DP
3	ISSUED FOR NW DESIGN PANEL
4	RE-ISSUED FOR NW DESIGN PANEL
5	RE-ISSUED FOR DEVELOPMENT APPROVAL
6	RE-ISSUED FOR DEVELOPMENT APPROVAL
7	RE-ISSUED FOR DEVELOPMENT APPROVAL
8	RE-ISSUED FOR DEVELOPMENT APPROVAL
9	RE-ISSUED FOR DEVELOPMENT APPROVAL
10	RE-ISSUED FOR DEVELOPMENT APPROVAL
11	RE-ISSUED FOR DEVELOPMENT APPROVAL
12	RE-ISSUED FOR REZONING & DP

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CLIENT
GULZAR
INVESTMENTS

PROJECT NO.
22509
PROJECT
Townhouse & Commercial
Development
1005 Ewen Avenue,
New Westminster, BC

DRAWING TITLE
3D PERSPECTIVES

SEAL
REGISTERED ARCHITECT
ALEX BISHOP
BRITISH COLUMBIA
2024-05-03

DRAWING NO.
A001
DATE
APR 2023
SCALE
NTS
DRAWN
CHECKED



AERIAL VIEW



VIEW FROM EWEN AVENUE

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1	ISSUED FOR PRELIMINARY REZONING & DP	19 MAR 15
2	RE-ISSUED FOR PRELIM, REZONING & DP	01 APR 15
3	ISSUED FOR NW DESIGN PANEL	07 FEB 17
4	RE-ISSUED FOR NW DESIGN PANEL	04 APR 17
5	REISSUED FOR DEVELOPMENT APPROVAL	12 AUG 21
6	REISSUED FOR DEVELOPMENT APPROVAL	25 APR 23
7	REISSUED FOR DEVELOPMENT APPROVAL	15 JUN 23
8	REISSUED FOR DEVELOPMENT APPROVAL	04 JUL 23
9	REISSUED FOR DEVELOPMENT APPROVAL	22 DEC 23
10	REISSUED FOR DEVELOPMENT APPROVAL	11 JAN 24
11	REISSUED FOR REZONING & DP	30 APR 24

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GULZAR
INVESTMENTS

PROJECT NO.

22509

PROJECT

Townhouse & Commercial
Development
1005 Ewen Avenue,
New Westminster, BC

DRAWING TITLE

3D PERSPECTIVES

SCALE



DRAWING NO.

A002

DATE

APR 2023

SCALE

NTS

CHECKED



VIEW FROM EWEN AVENUE & HOWES STREET INTERSECTION



VIEW FROM HOWES STREET

3D PERSPECTIVES ARE APPROXIMATE ILLUSTRATION OF BUILDINGS, REFER TO DETAILED DRAWINGS

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VIEW FROM NORTH



VIEW FROM HOWES STREET

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