

Attachment 1:
Applicant Submission Package

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

Attention: Mike Watson, RPP, MCIP, Senior Development Planner

**Re: 2342 – 2346 Marine Drive,
New Westminster, BC
Pre – Application Review**

Our File No.: 21001

Please find herewith our Pre-Application Review package for the above noted address. Our site is located immediately south of the Schara Tzedek cemetery, across Marine Drive, and is owned by the same organization.

The Schara Tzedek Cemetery has been a part of New Westminster for close to 100 years and the current Board of Directors of this non-profit organization are looking to give back to the community of New Westminster with a development consisting of dedicated affordable and market rental homes.

Location

The site is located at the furthest western edge of the City along Marine Drive and Fenwick Street, bordering on Burnaby. The site is approximately 23,500 square feet. There is an existing enclave of single family homes directly south of the site, and the cemetery to the north and east.

The site is very close to both the 22nd Street Skytrain Station and the 22nd Street Bus Loop, approximately 400m to the east, providing extremely convenient access to multiple modes of public transit, and is also adjacent to the BC Parkway and Rotary Crosstown Greenway bike routes, providing access to yet another vital transportation network.

Zoning

The lots creating our parcel are all currently zoned RS-2, which allows single family dwellings. The parcel lies just outside of the boundaries of the 22nd Street Skytrain Station Area Master Plan. The draft area plan anticipates greater density within the plan, with high density development anticipated closer to the transit node through RH and MH land use designations.

Housing

As a not for profit organization, the board is looking to create an on-going source of revenue to service the organization for years to come. The best way forward to meet their objectives, and to service the community they are in is to create a development consisting of secured market rental and affordable rental housing. To that end, 20% of the residential units are to be designated as affordable rental units, or 46 units in the proposed design. The unit mix consists of studio, one, two and three bedroom units, offering a wide range of units that will be able to accommodate family living as well.

This project also has the added benefit of providing affordable & market rental units dispersed out of the downtown core, close to transit thereby offering more family friendly, community oriented housing options. We have also partnered with a third party affordable housing consultant who will be involved in the leasing and management of the affordable housing units.

Rationale

This project will serve as a catalyst to help to start to define the guiding principles of future development in this area, while at the same time, providing much needed rental housing.

This site is particularly well suited for the proposed form of development. The site is in close proximity to the skytrain / transit station; similar in distance to the station as the earmarked MH designated properties in 20th Street in the Master Plan. Being at the western edge of the city limits, the proposed development is located such that there are virtually no shadowing issues or view concerns, with the Schara Tzedek Cemetery and the Hydro right of way making up the bulk of land use to the north and east of the site.

We are considering options for providing community amenities within this development with possibilities such as children's daycare, a place of worship or a community meeting hall. We expect to work with the Planning Department and the community to better understand the local community's needs.

The proposed development goes great lengths to help New Westminster achieve its goal of creating affordable rental family friendly housing stock through meeting the goals of the Secured Market Housing Policy (2017), the Affordable Housing Strategy (2010) and the Inclusionary Housing Policy (2019), as well as the Regional Affordable Housing Strategy (rev 2016)

We look forward to your reply and commentary.

Thank you,

collabor8 Architecture + Design (BC) Inc.



Chris Block, Architect AIBC, AAA, SAA, LEED®AP BD+C,



VIEW 1 - FROM WEST



VIEW 2 - FROM SOUTH



VIEW 3 - FROM EAST

--- BOUNDARY LINE BETWEEN
NEW WESTMINSTER AND BURNABY

PRINCIPALS

Christopher Block
M Arch, Architect AIBC, AAA,
SAA, OAA, LEED AP BD+C

Marcel S. Proskow
CRX, CDP

ADDRESS

a The Marine Building
180, 355 Burrard St.
Vancouver, BC Canada V6C 2G8

t +1 604 687 3390
e office@c-8.ca
s www.c-8.ca

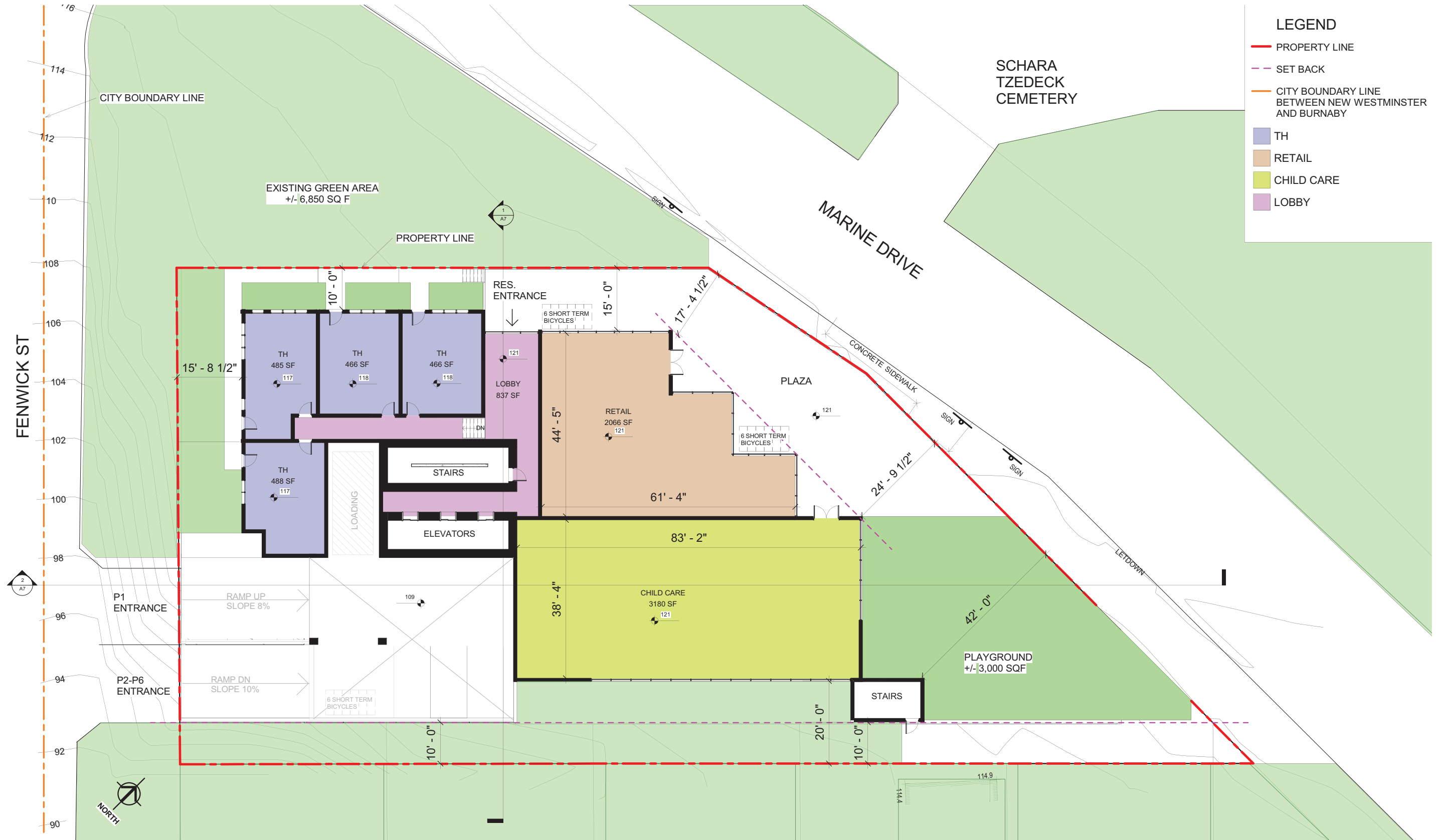
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Residential Tower

2342-2346 Marine Dr, New Westminster, BC

PROSPECTIVE VIEWS

PROJECT No: 21001
DATE: 14-04-2021
SCALE:



1 Level 1
3/32" = 1'-0"

PRINCIPALS

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SAA, OAA, LEED AP BD+C

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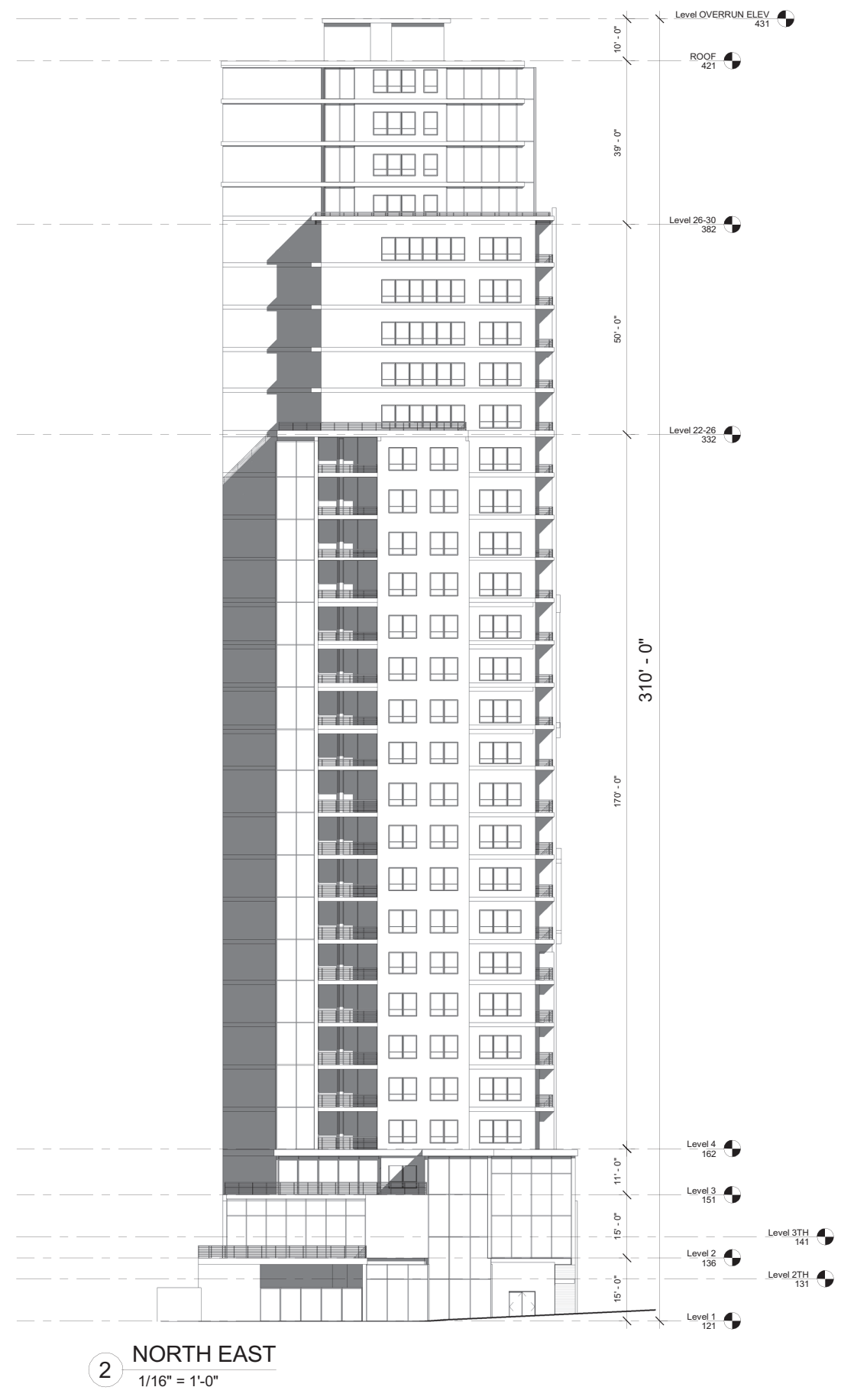
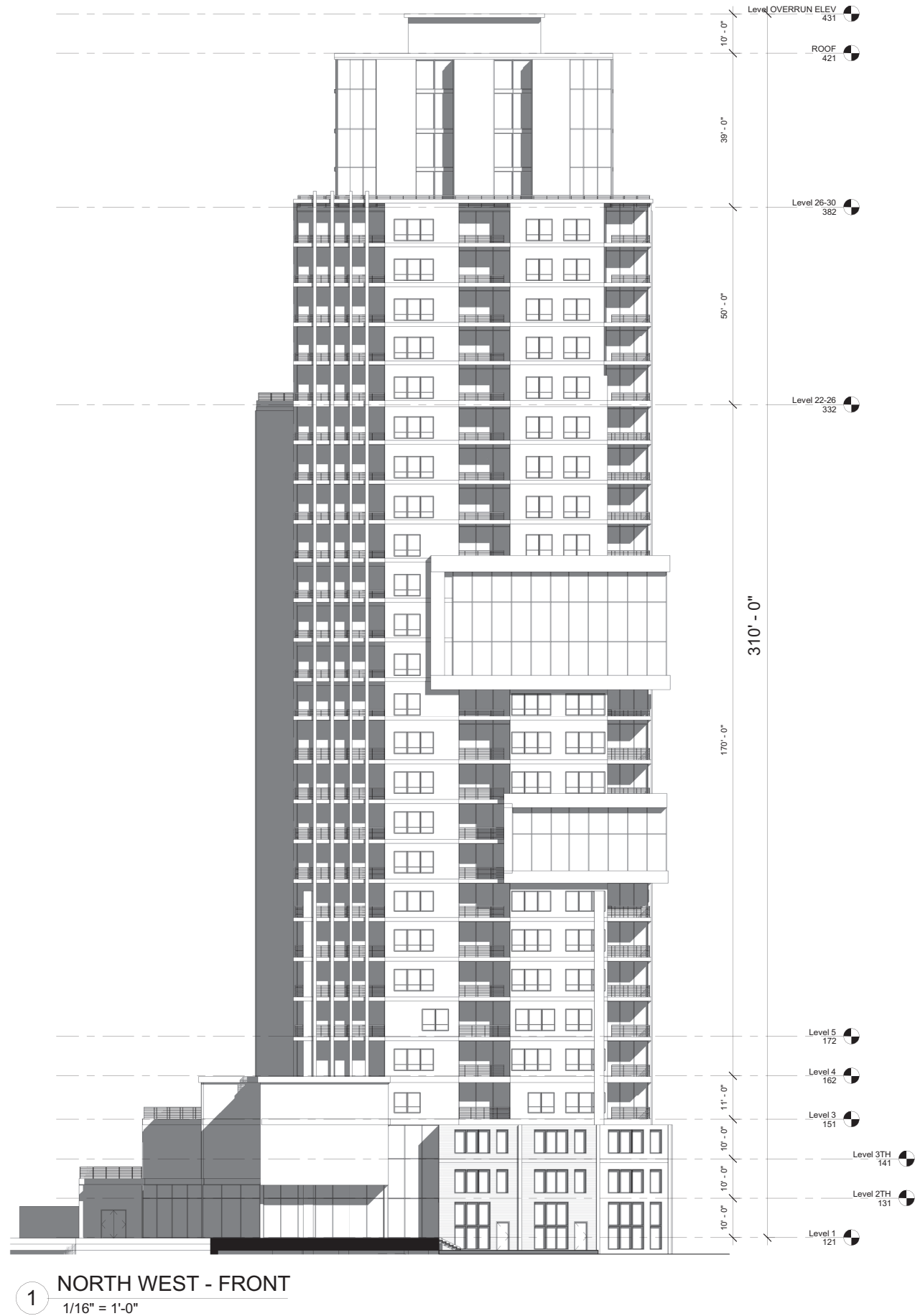
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Residential Tower

2342-2346 Marine Dr, New Westminster, BC

SITE PLAN

PROJECT No: 21001
DATE: 14-04-2021
SCALE: 3/32" = 1'-0"



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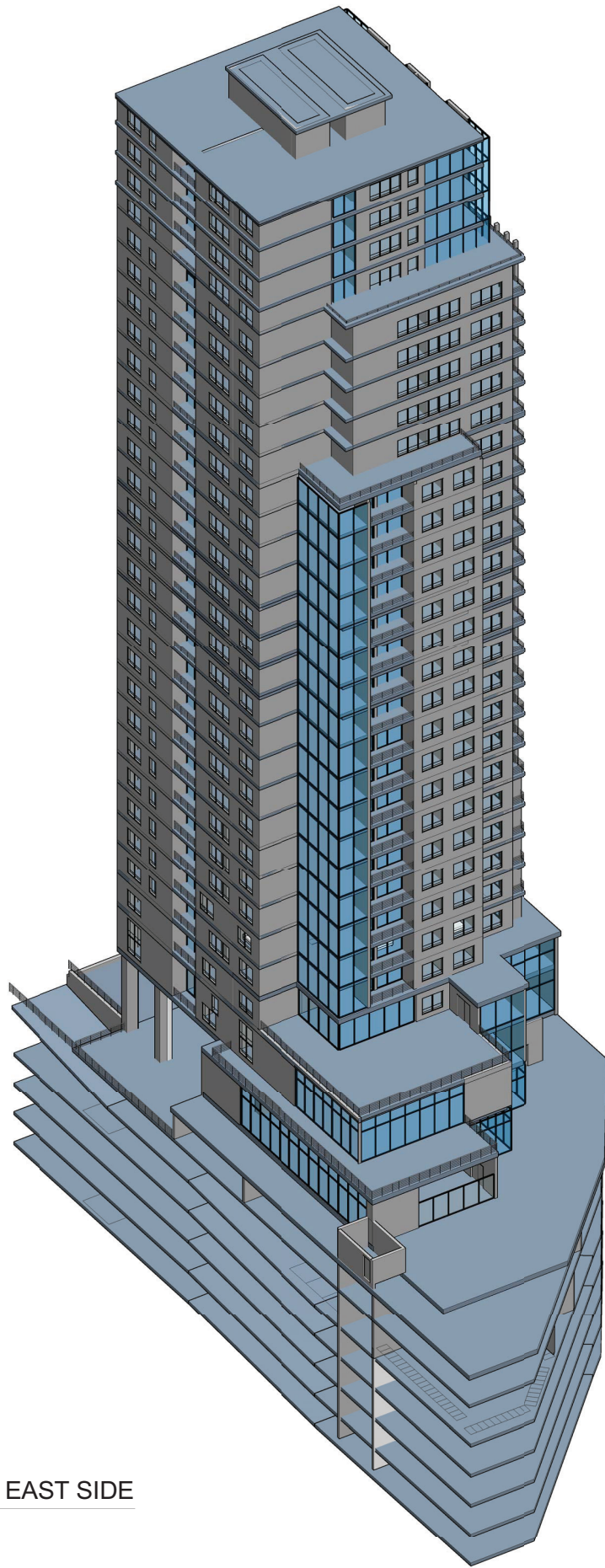
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Residential Tower

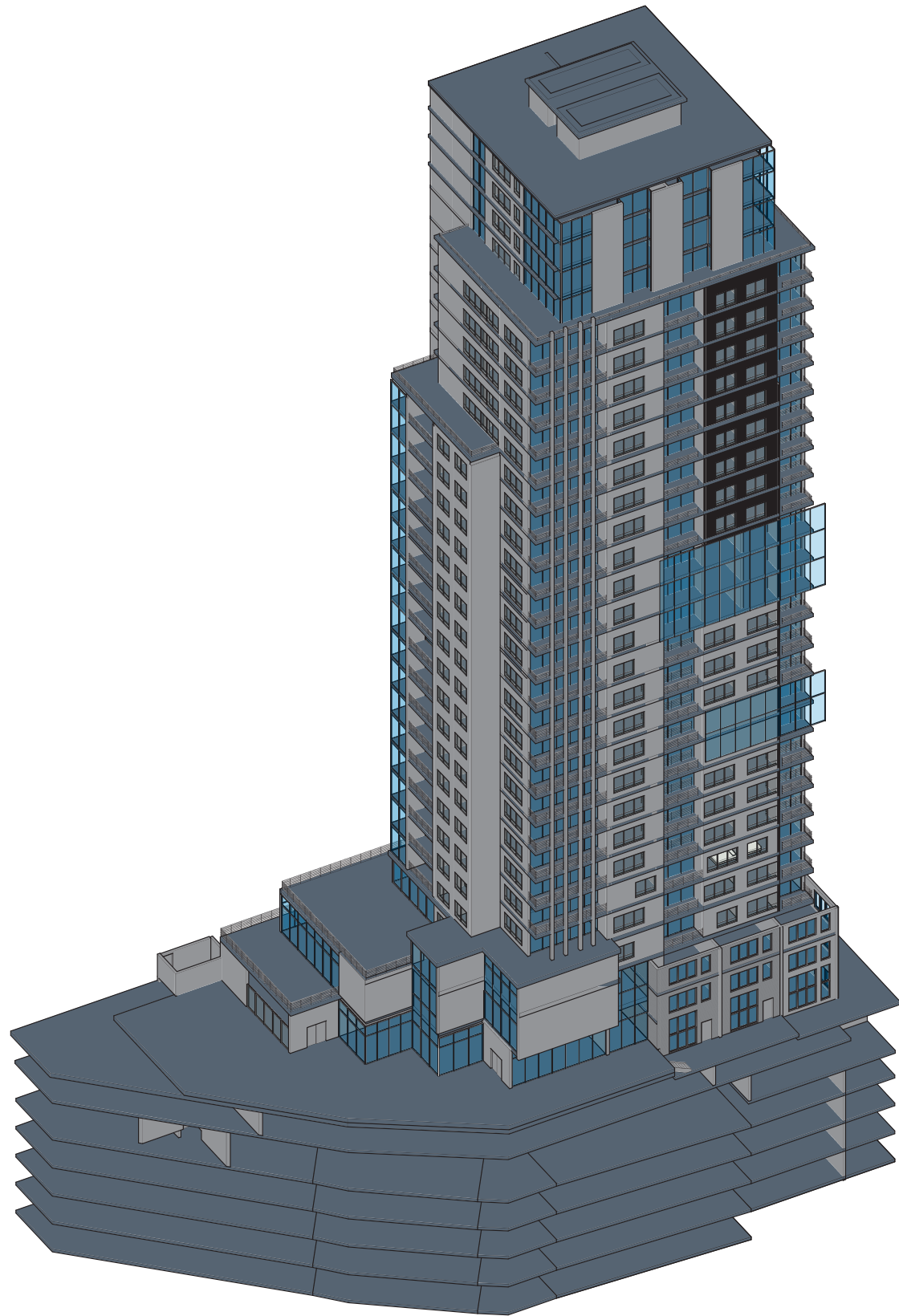
2342-2346 Marine Dr, New Westminster, BC

ELEVATIONS

PROJECT No: 21001
DATE: 14-04-2021
SCALE: 1/16" = 1'-0"



1 EAST SIDE



2 NORTH SIDE

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3D VIEWS

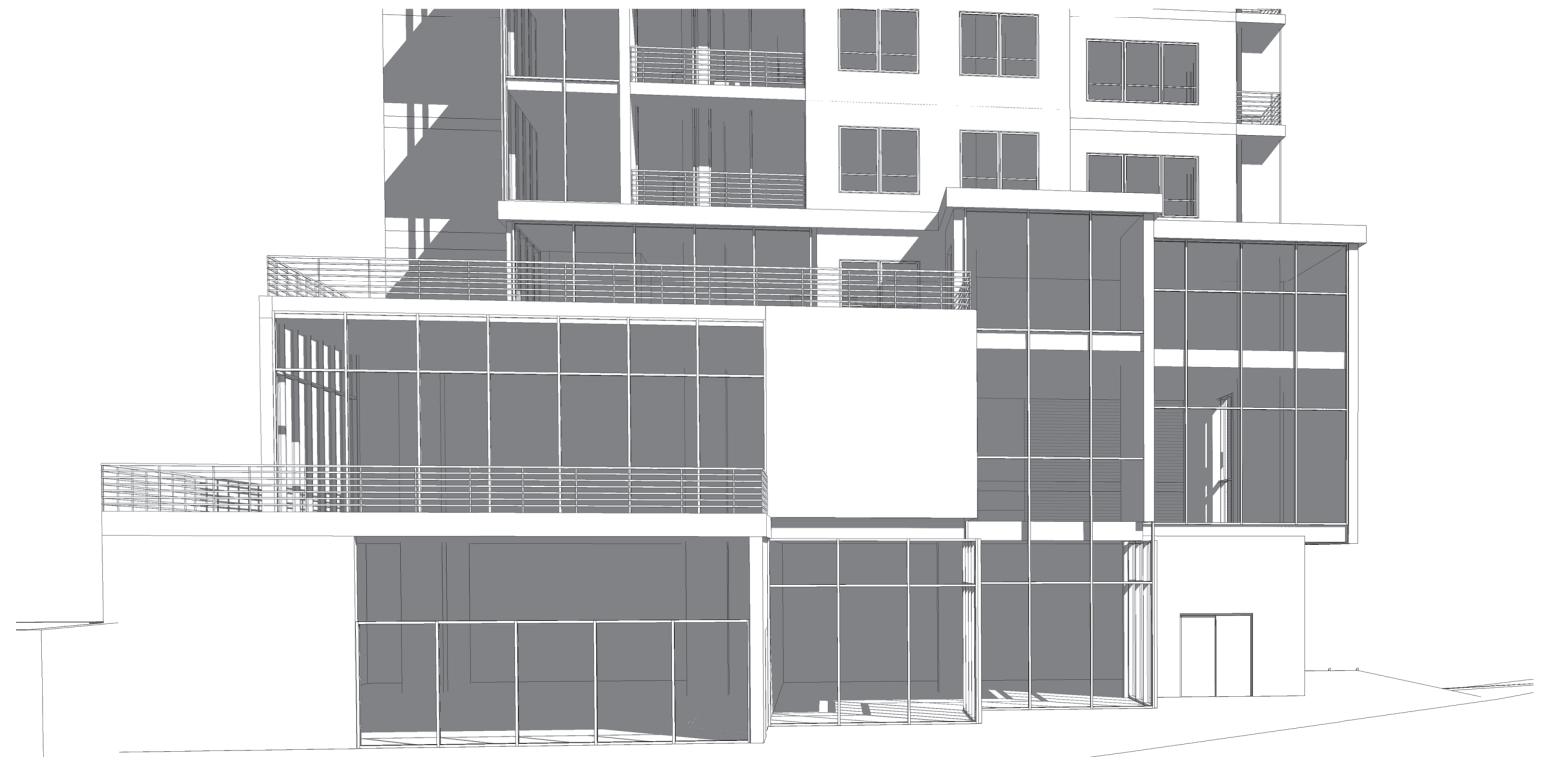
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DATE: 14-04-2021
SCALE:



1 VIEW ON MARINE DR



2 FROM NORTH



3 FROM EAST

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Residential Tower

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PROSPECTIVE VIEWS

PROJECT No: 21001
DATE: 14-04-2021
SCALE:

SITE STATISTICS

LOT AREA	23,500 sqf
SITE COVERAGE	46%
GROSS FLOOR AREA	205,106 sqf
F.S.R.	8.7

GROSS FLOOR AREA

LEVEL 1	9,460 sqf
LEVEL 2	9,933 sqf
LEVEL 2 TOWN HOUSES	2,443 sqf
LEVEL 3	7,588 sqf
LEVELS 4-21	6,852 x 18 = 123,336 sqf
LEVELS 22-26	6,386 x 5 = 31,930 sqf
LEVELS 27-30	5,104 x 4 = 20,416 sqf
TOTAL AREA sqf	205,106 sqf

COMMERCIAL/AMENITIES

	NET AREA	GROSS AREA
RETAIL	2,066 sqf	2,127 sqf
CHILDCARE	3,180 sqf	3,335 sqf
COMMUNITY AMENITY	4,574 sqf	4,740 sqf
TENANTS AMENITY	2,329 sqf	2,429 sqf
TOTAL COMM. AREA sqf	12,149 sqf	12,631 sqf

RESIDENTIAL

	NET AREA	GROSS AREA	
LOBBY,STAIRS, ELEVATORS AND CORRIDORS	-	35,735 sqf	
TOWNHOUSES	6,329 sqf	7,054 sqf	4 units
RESIDENTIAL UNITS			
2ND FLOOR	1,419 sqf	1,560 sqf	2 units
3RD FLOOR	3,612 sqf	3,967 sqf	6 units
FROM 4TH TO 21ST LEVEL X 18 LEVELS	92,808 sqf	101,664 sqf	162 units
FROM 22ND TO 26TH LEVEL X 5 LEVELS	23,970 sqf	26,395 sqf	40 units
FROM 27TH TO 30TH LEVEL X 4 LEVELS	14,836 sqf	16,100 sqf	16 units
TOTAL RESIDENTIAL AREA sqf	142,974 sqf	192,475 sqf	
TOTAL NUMBER OF UNITS			230 units
AFFORDABLE UNITS 20% OF 230			46 units

PARKING SPACE REQUIREMENTS

COMMERCIAL

RETAIL	1 PER 538 SQ FT	4
CHILD CARE	(NO REQUIREMENTS IN RESIDENTIAL BUILDING)	-
COMMUNITY AMENITY	1 PER 200 SQ FT	24
TOTAL		28

RESIDENTIAL

AFFORDABLE UNITS	0.2 PER UNIT	10
RENTALS UNITS	1 PER UNIT	184
VISITORS	0.1 PER UNIT	23
TOTAL		217

TOTAL REQUESTED (RES. + COMM)	245
ACCESSIBLE SPACE	9
FULL SIZE SPACE	163
COMPACT SIZE SPACE (30% OF 245)	74
TOTAL PROVIDED (RES + COMM)	246

BICYCLE SPACE REQUIREMENTS

COMMERCIAL		LONG TERM	SHORT TERM
RETAIL	1 PER 8,073 SQ FT	1	6
CHILD CARE		-	-
COMMUNITY AMENITY	1 PER 5,382 SQ FT	1	6
RESIDENTIAL	1.25 PER UNIT	288	6
TOTAL		290	18

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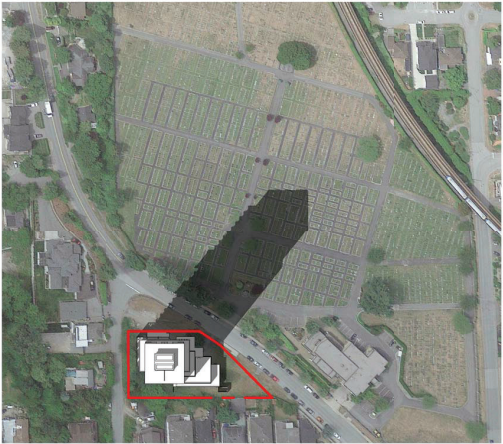
SITE STATISTICS

PROJECT No: 21001
DATE: 14-04-2021
SCALE:

MARCH 20TH



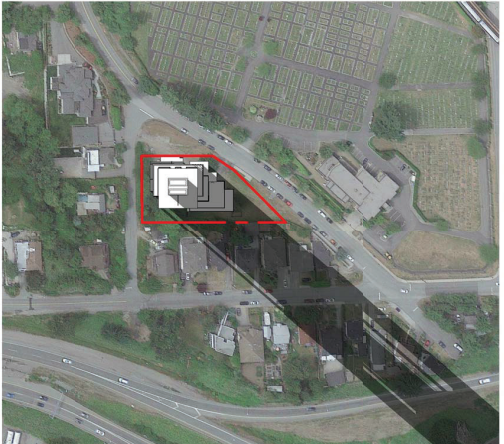
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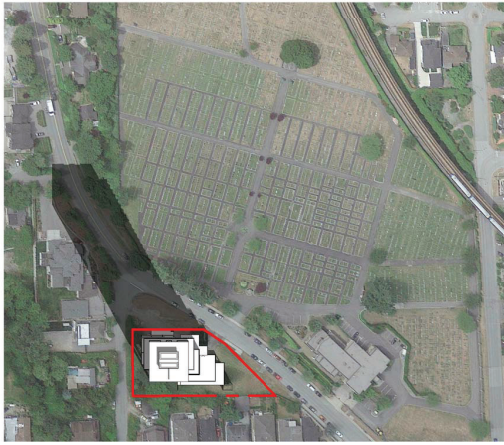


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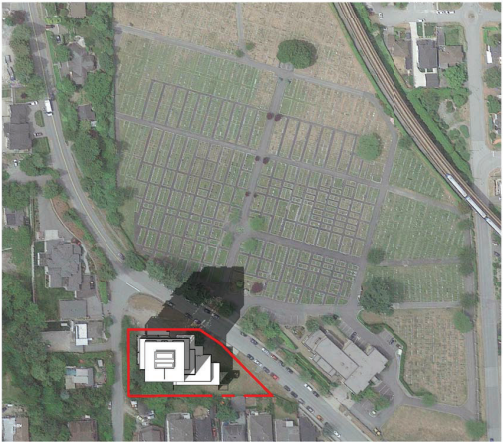


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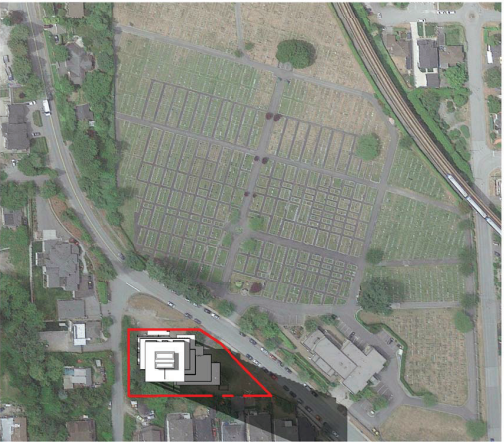
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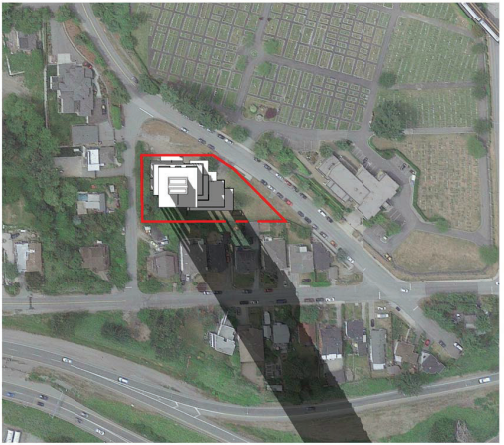
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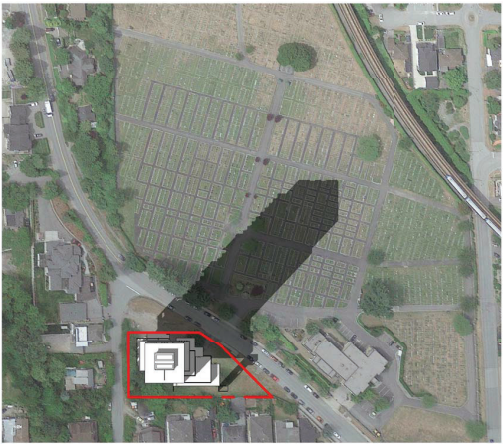


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SEPT. 20TH



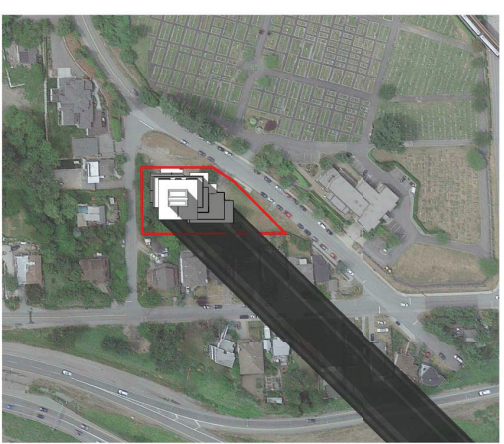
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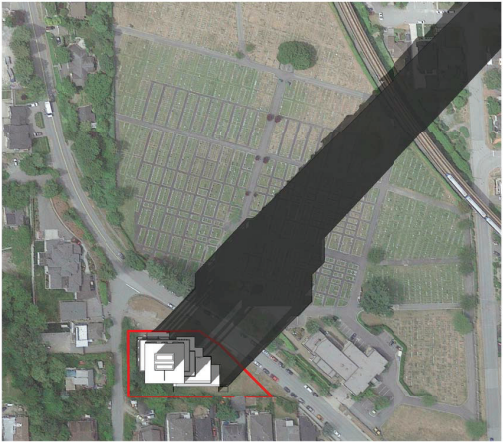


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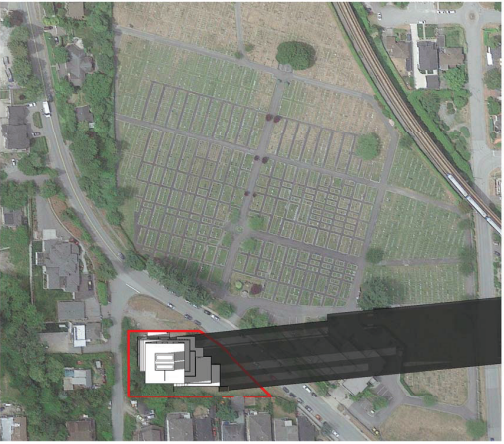
DECEM. 20TH



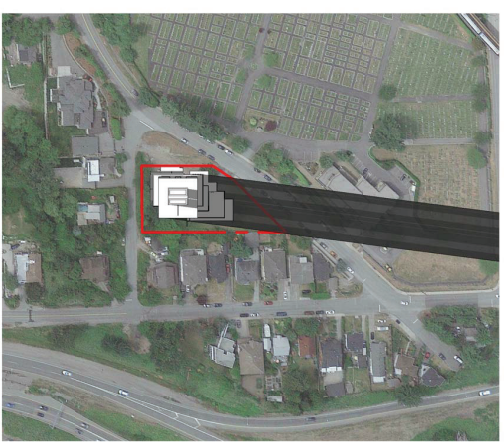
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SHADOW ANALYSIS

PROJECT No: 21001
DATE: 14-04-2021
SCALE: 1" = 160'-0"