

Appendix D Applicant's Letter of Intent and Preliminary Drawings (Select)



Date: April 29, 2021

To: Planning Department
New Westminster City Hall
511 Roval Ave. New Westminster. BC V3L 1H9

Project civic address: 53 Fourth St, New Westminster, BC V3L 2T

Legal Address:

Block: 16 New West District Lot: 202 Plan LMP28797 Folio: 00418000 PID: 023-476-630

Letter of Intent

The proposed project is located at 53 Fourth St, North corner of Fourth St and Carnarvon St.

The existing old building with the neighborhood of downtown and zoning commercial (C-4) is a freestanding 3-story apartment building of wood frame and load-bearing brick construction on a concrete foundation.

The building was constructed around 1927 and has had some minor renovations and upgrades.

The building is commonly referred to as "Carnarvon Court". The subject building is comprised of \pm 8,772 ft² total gross building area. The exterior is of wood frame and brick construction, and stucco cladding finishes with a flat roof.

The existing building consists of three floors on the basement story.

The building mix includes 10 rentals one-bedroom units with no parking and bicycle area.

The basement has a laundry room, an electrical, and a mechanical room.

The proposed project is a six-story building and a basement, which provides 35 rental units.

Units are a minimum of 350 sq. Ft. and all have one bedroom, one bathroom, a kitchen complete with a washer and dryer.

A large entrance lobby is located off Fourth Street and an indoor amenity room, bicycle storage, garbage and recycling room, and a utility room are designed in the basement with direct access from Carnarvon Street.

An outdoor amenity area has also been located on the roof for the enjoyment of residents.

Best regards.

Farzin Yadegari, Architect, AIBC

53 FOURTH ST. NEW WESTMINSTER

53 FOURTH STREET, NEW WESTMINSTER, BC

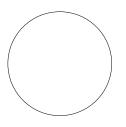
City of New Westminster - PID: 023-476-630 Parcel A Airspace, Block 16, Group 1, Plan LMP 28797

	PROPOSED
	1 KOI GOLD
LOT AREA	16.2M X 24.57M = 401 SQ.M (4316 SQ.FT)
ZONE	C-4 (MULTI-UNIT RENTAL PROPERTY)
BUILDING HEIGHT	19.74 M. 64'-9" NORTH - 22.58 M. 74'-1" SOUTH
SITE COVERAGE	250 SQ.M (2691 SQ.FT)
SETBACK (PRINCIPAL BUILDING)	FRONT SETBACK (SOUTH): 0
	INTERIOR SIDE SETBACK (EAST) : 2.61 M. 8'-7"
	EXTERIOR SIDE SETBACK (WEST): 0
	REAR SETBACK (NORTH): 2.44 M. 8'-0"
NUMBER OF UNIT	35 RENTAL UNITS



 $_{\scriptsize \scriptsize (1)}$ SOUTH WEST VIEW 4TH & CARNAVON ST.

FARZIN
YADEGARI
RCHITECT INC.



٧o.	Description	Date

53 4th N Westminster

F.Y. & -

SCALE:

DATE:

Dec - 2020

TITLE:

BUILDING DATA

DRAWING NO

A-0.0



No.	Description	Date
		-
PRO.	JECT:	

53 4th N Westminster

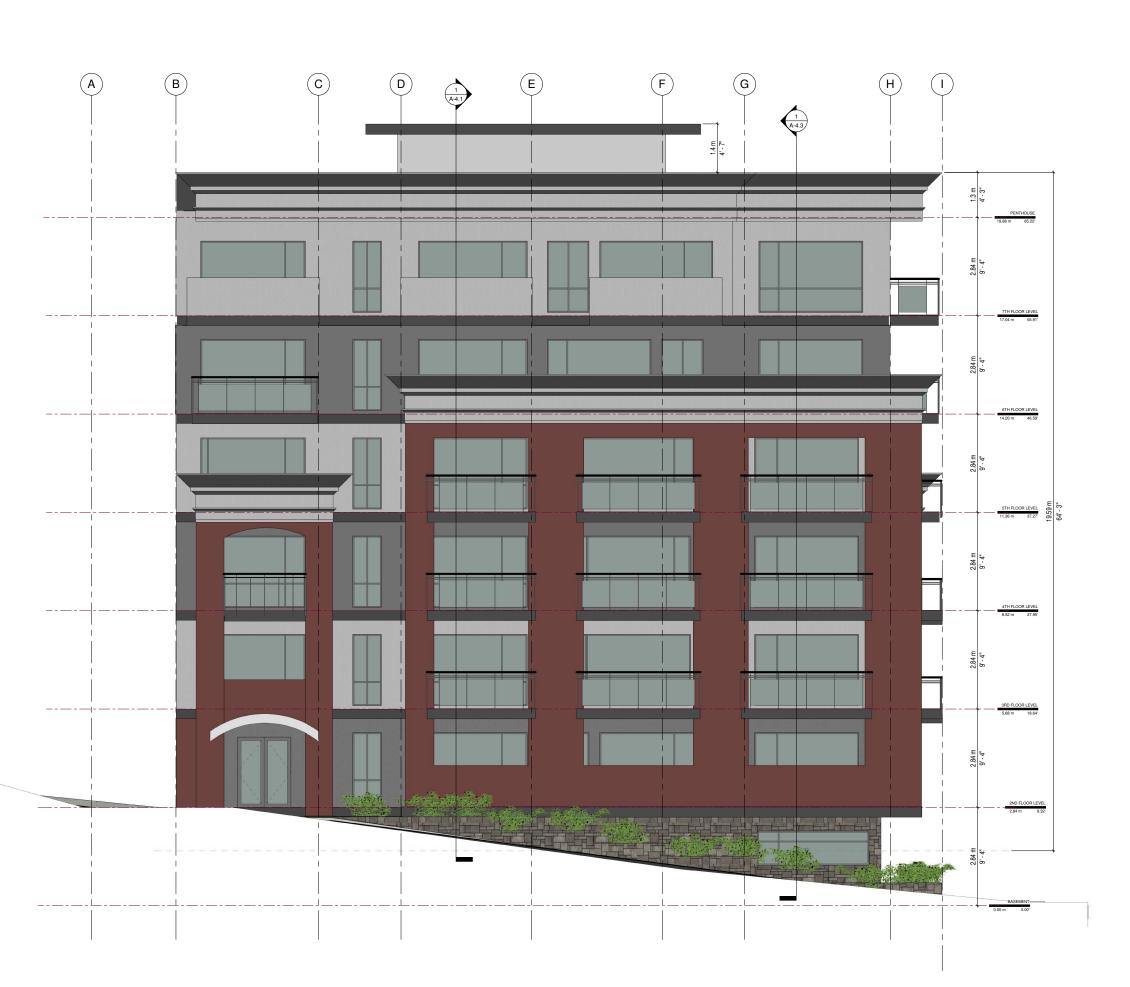
As indicated

Dec - 2020

SITE PLAN

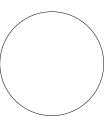
NOTE THIS DRAWING IS FOR COORDINATIONAND/OR REVIEW ONLY AND NOT FOR CONSTRUCTION . ALL RIGHTS RESERVED: THIS DRAWING AND ALL THE DESIGN THERE IN ANY MEDIA FORMAT ARE THE

A-1.0





300 2240 CHIPPENDALE ROAD WEST VANCOUVER, B.0 V7S 3J5 T 778 340 4142 WWW.FYARCH.CA



No.	Description	Date
DD0	IFOT	

53 4th N Westminster

DRAWN BY:

F.Y. & -

1:50

Dec - 2020

NOTE THIS DRAWING IS FOR COORDINATIONAND/OR REVIEW ONLY AND NOT FOR CONSTRUCTION . ALL RIGHTS RESERVED: THIS DRAWING AND ALL THE DESIGN THERE IN ANY MEDIA FORMAT ARE THE

TITLE:

WEST ELEVATION 4TH St.

DRAWING

A-3.1

(17) (12) (11) FARZIN
YADEGARI
RCHITECTINC.

WWW.FYARCH.GA

No.	Description	Date	
	BP Submission	NOV.2019	
PRO	JECT:		

53 4th N Westminster

DRAWN BY:

F.Y. & -

SCALE:

1:50

Dec - 2020

NOTE THIS DRAWING IS FOR COORDINATIONAND/OR REVIEW ONLY AND NOT FOR CONSTRUCTION . ALL RIGHTS RESERVED: THIS DRAWING AND ALL THE DESIGN THERE IN ANY MEDIA FORMAT ARE THE

TITLE:

NORTH ELEVATION

DDAWING NO

A-3.2

PROJECT: 53 4th N Westminster DRAWN BY: F.Y. & -SCALE: 1:50 NOTE THIS DRAWING IS FOR COORDINATIONAND/OR REVIEW ONLY AND NOT FOR CONSTRUCTION . ALL RIGHTS RESERVED: THIS DRAWING AND ALL THE DESIGN THERE IN ANY MEDIA FORMAT ARE THE Dec - 2020 TITLE: EAST ELEVATION A-3.3 1 EAST ELEVATION 1:50



No.	Description	Date	
_			
_			
_			
_			
RO	JECT:		

53 4th N Westminster

DRAWN BY: F.Y. & -

SCALE:

1:50

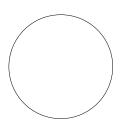
Dec - 2020

NOTE THIS DRAWING IS FOR COORDINATIONAND/OR REVIEW ONLY AND NOT FOR CONSTRUCTION . ALL RIGHTS RESERVED: THIS DRAWING AND ALL THE DESIGN THERE IN ANY MEDIA FORMAT ARE THE

SOUTH ELEVATION CARNAVON St.

A-3.4





No.	Description	Date
-		

PROJECT:

53 4th N Westminster

DRAWN BY: F.Y. & -

SCALE:

DATE:

Dec - 2020

TITLE:

PERSPECTIVE

DRAWING NO.

DRAWING NO.

A-5.1





• VIEW FROM 4TH & CARNOVON ST.	
(1) VIEW THOW THE COUNTY OF	