## Appendix D

Applicant's Letter of Intent and Preliminary Drawings (Select) YADEGARI
ARCHITECTINc. 3002240 CHIPPENDALE ROAD WEST VANCOUVER B.C. V7S $3 J 5$ T 7783404142 E FARZIN@FYARCH.CA

Date: April 29, 2021

To: Planning Department<br>New Westminster City Hall<br>511 Royal Ave, New Westminster, BC V3L 1H9<br>Project civic address:<br>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 $\pm 8,772 \mathrm{ft}^{2}$ 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 |
| :---: | :---: |
| 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 <br> (PRINCIPAL BUILDING) | FRONT SETBACK (SOUTH) : 0 |
|  | INTERIOR SIDE SETBACK (EAST) : $2.61 \mathrm{M} .88^{\prime}-7^{\prime \prime}$ |
|  | EXTERIOR SIDE SETBACK (WEST) : 0 |
|  | REAR SETBACK (NORTH) : 2.44 M. 8'0' |
| NUMBER OF UNIT | 35 RENTAL UNITS |



SOUTH WEST VIEW 4TH \& CARNAVON ST.







