

Attachment 2
*Rationale Letter and
Project Drawings*

508 EIGHTH ST – D.P & D.V.P - RATIONALE LETTER

January 31, 2022

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

Attention: Nazanin Esmaeili, Planning Assistant

508 Eighth St New Westminster B.C, V3M 3R9 is a 3-story apartment building with 42 existing rental units- with only 1 unit that is currently vacant. There is one floor of parking below grade, with 32 existing parking stalls. In the parkade below, there are two separate parking regions with separate entries. Currently both parking areas are separated by an existing storage room and existing laundry room in the center.

We are proposing to re-use a total of 8 existing parking stalls in the east parkade and convert this area into four additional rental units: three studio units and one – 1 bed unit. All four units are well over the recommended 350 SF & 525 SF from the BC Housing Design Guidelines & Constructions Standards. Unit #1 571.0 SF. Unit #2 395.3 SF. Unit #3 386.5 SF. Unit #4 408.2 SF. All four units will have exterior entry from the patio wells along Fifth Ave. The patio wells will have stairs coming down from grade, as well as planters stepping up to grade. The patio wells will allow for ample sunlight to shine into the principal parts of the new rental units. The patio wells cost is estimated to be around \$50,000 for all four wells.

Presently there are 32 existing parking stalls. Upon surveying residents, it was found only 9 stalls are in use by residents. One stall is in use by a non-building resident living around the neighborhood and 22 stalls remain vacant. The parking stalls that we are proposing to remove are not on tenancy agreement and are currently vacant. The garbage and recycling area will be relocated out to the exterior of the Southeast parkade entry, along the south wall. This will allow us to add two parking stalls inside the east parkade. We have also proposed two additional stalls (Compact Vehicles) at the end of the existing drive aisle, which is currently underutilized. After upgrading the parking stalls into rental housing units, the site will retain 26 parking stalls. Presently there is one existing Accessible parking stall. We have proposed the addition of 2 Accessible stalls, with a total of 3 Accessible parking stalls. There are no existing compact stalls.

Universally Accessible paths of travel identified on the proposed plan. Direct paths from the Accessible parking stalls to primary building entrances from the parkade identified. Accessible parking stalls not to be used as part of Accessible travel routes.

Residential & visitor parking stalls reductions consistent with New Westminster Seven Bold Step Program. Previously in 2019, New Westminster Council declared a climate emergency. One of the Seven

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Bold steps outlined by City is, Car Light Communities. The goal is for 60% of all trips within the City to be by sustainable modes of transportation. (Walk, Transit, Bicycle, Multi Occupant shared).

The 508 Eighth St site is on the Eighth Street Frequent Transit Network Corridor. A quick 1-minute walk will lead you to Frequent Transit Bus stops. The site is 12m from a Frequent Transit Bus stop, & 78m from another Frequent Transit Bus stop in the other direction. Most tenants in the building currently use Public Transportation as it is most beneficial for them. Most rental tenants do not own a personal vehicle. If they had their own vehicles, they would be renting parking stalls.

Approximately 28% of work commutes in New Westminster are taken by public transit every day. Integration of higher quality and more convenient transit connections can shift residents to optimize public transit over personal vehicles and result in a more balanced and sustainable transportation system. Frequent Transit Network Routes offer service every 15 minutes throughout the day, evenings, and weekends.

The site is also within a 5-minute walking distance to a variety of Markets, Restaurants, Shops & Religious Services in the Up-Town Neighbourhood.

Existing Parking stalls provided on site range from \$30 - \$50 per month fee set by building management for each tenant.

6 short term bicycle stalls proposed on the south west side of underground level of parkade. Short term Bicycle stalls will be weather protected in the covered portion of the parkade. Only Accessible for residents through screen fence door. Ample maneuvering area around for bicyclists without disturbing any parked vehicles. Short term bicycle parking to be well lit. Directional signage to be provided from principal building entrance. Short Term Bicycle stalls designed per Sec. 150.16 – 150.19 Zoning Bylaw.

5 long term Bicycle stalls proposed in storage room in centre of both parkades. Directly Accessible through the laundry room. Will be accessible to residents of the building only. Electric outlets shall be provided in all bicycle storage facilities. Long term bicycle stalls designed per Section 150 Zoning Bylaw

The proposed garbage/ recycling area to be enclosed with Architectural wood screen. Garbage bins to be placed on the interior side of the parkade, while the recycling bins are located on the exterior. An additional garbage & recycling bin to be added to accommodate additional units. Tenants will be able to exit from either side of the parkade to dispose of their waste in the bins. New tenants residing in Units #01-04 will be able to walk out their patios and down the drive aisle to dispense of any garbage/recycling waste.

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PARKING RESIDENTIAL

EXISTING 508 EIGHTH ST PARKING (NEW WESTMINSTER)		STALLS
RESIDENTIAL	9'-0" x 17'-4" (2.74m X 5.30m)	9
VISITOR	9'-0" x 17'-4" (2.74m X 5.30m)	22
ACCESSIBLE	12'-10" x 18'-1" (3.9m x 5.5m)	1
	TOTAL EXISTING STALLS	32

PARKING RESIDENTIAL

REQUIRED PARKING (NEW WESTMINSTER)		UNITS	STALLS	REFERENCE
SECURED RENTAL RESIDENTIAL UNITS	1.0 SPACE PER DWELLING UNIT	46	46	150.8.7 (a)
VISITOR	0.1 VISITOR PARKING SPACES PER DWELLING UNIT	46	5	150.8.7 (c)
TOTAL RESIDENTIAL STALLS REQUIRED			51	STALLS REQUIRED

*FOR EVERY 40 SPACES, 2 STALLS MUST BE ACCESSIBLE

*FOR EVERY 70 SPACES, 3 STALLS MUST BE ACCESSIBLE

PARKING RESIDENTIAL

PROPOSED 508 EIGHTH ST PARKING (NEW WESTMINSTER)		STALLS
RESIDENTIAL	9'-0" x 17'-4" (2.74m X 5.30m)	21
COMPACT	8'-0" x 15'-0" (2.44m X 4.57m)	2
ACCESSIBLE	12'-10" x 18'-1" (3.9m x 5.5m)	3
	TOTAL PROPOSED STALLS	26

EIGHTH ST APARTMENTS RENO

508 EIGHTH STREET NEW WESTMINSTER, B.C.

ARCHITECTURAL:

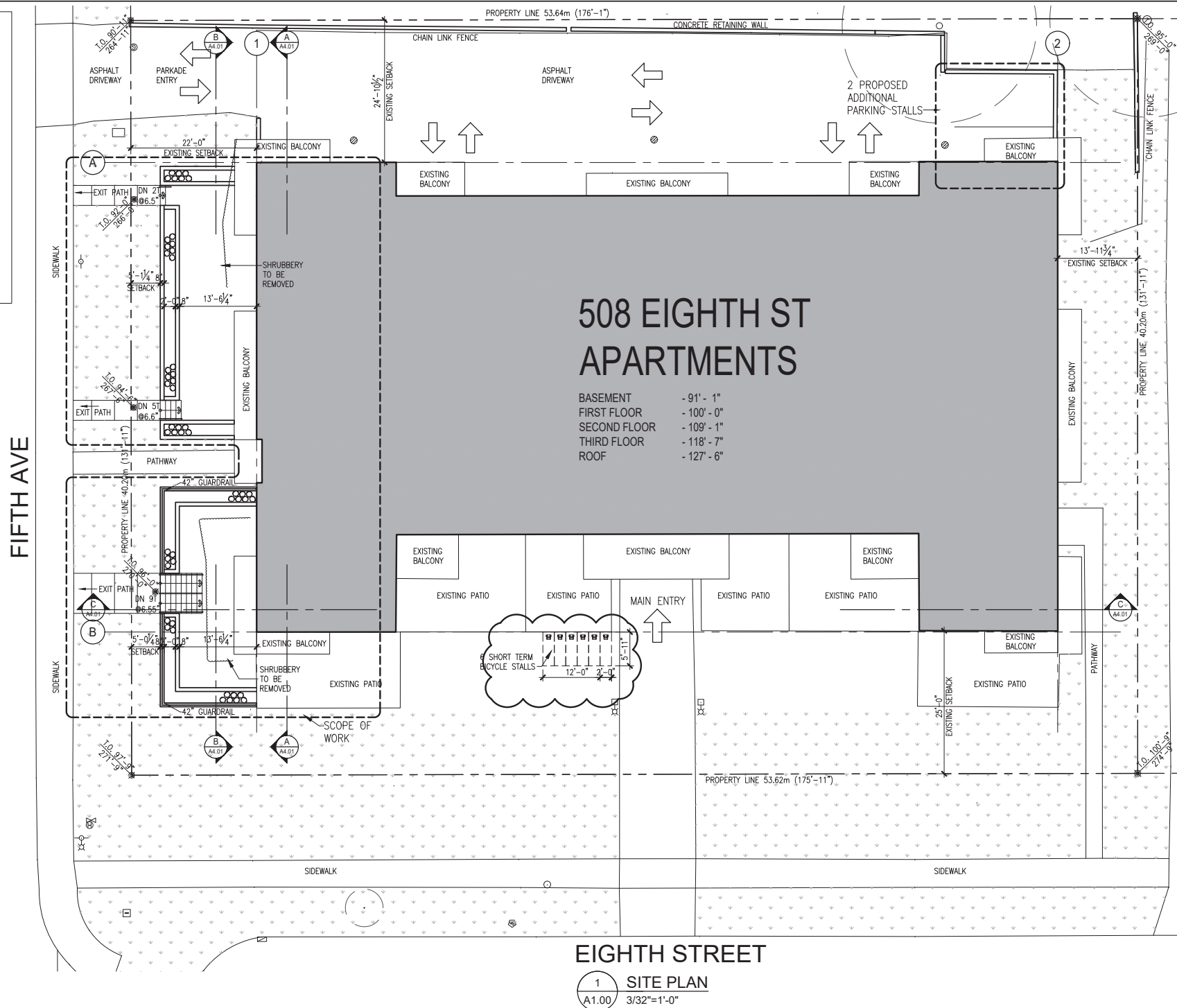
A1.00	COVER SHEET , SITE PLAN, LIST OF DRAWINGS & PROJECT INFORMATION
A1.50	DEMOLITION PLAN - BASEMENT FLOOR
A2.01	PROPOSED RENOVATED PLAN - BASEMENT FLOOR
A2.02	ENLARGED RENOVATED PLAN - BASEMENT FLOOR
A2.10	EXISTING - MAIN FLOOR PLAN
A2.20	EXISTING - SECOND & THIRD FLOOR PLAN
A2.30	PROPOSED RENO PLAN - FSR OVERLAY
A2.31	EXISTING MAIN FLOOR PLAN - FSR OVERLAY
A2.32	EXISTING SECOND & THIRD FLOOR PLAN - FSR OVERLAY
A3.01	NORTH & WEST ELEVATIONS
A3.02	SOUTH & EAST ELEVATIONS
A4.01	AA, BB & CC BUILDING SECTIONS

CODE ANALYSIS

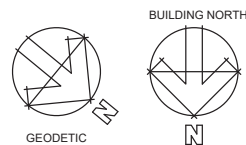
ITEM	BRITISH COLUMBIA BUILDING CODE 2018	REFERENCE
1. PROJECT DESCRIPTION	RENOVATIONS	PART 3
2. BUILDING AREA (SM)(EXISTING)	2157 SM (23,222 SF)	1.4.1.2
3. NUMBER OF STOREYS	4 STOREY	3.2.1.1.(3)
4. BUILDING HEIGHT	4 STOREY	3.2.1.1.(3)
5. NUMBER OF STREETS	2	3.2.2.10 & 3.2.5.5
6. BUILDING CLASSIFICATION	GROUP C,(UP TO 4 STOREYS) NON COMPLIANT GRANDFATHER	3.2.2.52
7. SPRINKLER SYSTEM	PARTIAL PARKADE - PROPOSED UNITS SPRINKLERED	-
8. STANDPIPE REQUIRED	NO	3.2.5.8
9. FIRE ALARM REQUIRED	YES	3.2.4.1
10. WATER SUPPLY ADEQUATE	N/A	3.2.5.7
11. HIGH BUILDING	NO	3.2.6
12. PERMITTED CONSTRUCTION	COMBUSTIBLE	-
13. EMERGENCY LIGHTING	YES, AT EXITS	3.2.7.3(i)(ii)
14. RENOVATED UNIT AREAS		-
	UNIT #1 53.1 SM (571.0 SF) UNIT #2 34.4 SM (370.8 SF) UNIT #3 35.9 SM (386.5 SF) UNIT #4 37.9 SM (408.2 SF) TOTAL 161.3 SM (1736.5 SF)	
15. EXIT WIDTH REQUIRED	800mm (ALL EXISTING)	TABLE 3.4.3.2.A
16. BARRIER-FREE DESIGN	NO	3.8
17. HAZARDOUS SUBSTANCES	NO	3.3.6
18. REQUIRED FIRE RESISTANCE RATING (FRR)		
18.1. FLOORS	45 MINUTES	3.2.2.52
18.2. LOADBEARING WALLS	45 MINUTES	3.2.2.52
18.3. ROOF	45 MINUTES	3.2.2.52
19. SEPARATION OF SUITES		
19.1. GROUP C	45 MINUTES	3.2.2.52
20. PUBLIC CORRIDOR SEPARATIONS	45 MINUTES	3.3.1.4 (2)
21. EGRESS DOORWAYS	1 EXIT REQUIRED 1 EXIT PROVIDED	3.4.2.1.(2)
22. TRAVEL DISTANCE	BASEMENT 30M (98.42FT)	3.4.2.5.1(F)

DOOR SCHEDULE					
No.	LOCATION	WIDTH	HEIGHT	THICKNESS	DESCRIPTION
D101	UNIT ENTRY	3'-0"	6'-8"	0'-1 3/4"	45 F.R.R.
D102	BATH	2'-10"	6'-8"	0'-1 3/4"	
D103	CLOSET	2'-6"	6'-8"	0'-1 3/4"	
D104	CLOSET	(2) X 2'-0"	6'-8"	0'-1 3/4"	

WINDOW SCHEDULE					
No.	LOCATION	WIDTH	HEIGHT	DESCRIPTION	FACE
G1	LIVING	4'-0"	3'-6"		EAST
G2	BED	3'-0"	3'-6"		EAST
G3	LIVING	2'-6"	3'-6"		EAST
G4	KITCHEN	1'-4"	3'-6"		EAST



CONSTRUCTION ASSEMBLIES		PARKING REQUIREMENTS		USABLE OPEN SPACE FOR EACH NEW UNIT:	
WE - EXISTING WALL		DISTRICT (NEW WEST)	REFERENCE	UNIT #1	31.1 SM (334.7 SF)
W1 - TYP. INTERIOR WALL (PARTITION WALL)		BROW OF THE HILL	150.8	UNIT #2	20.4 SM (219.8 SF)
W2 - FURRING WALL (1 HR FIRE RATED)		UNIT CALCULATION	UNITS	UNIT #3	17.9 SM (192.4 SF)
W3 - WET WALL		APARTMENT UNITS - EXISTING	42	UNIT #4	19.4 SM (208.8 SF)
W4 - TYP. EXTERIOR CONCRETE WALL		APARTMENT UNITS - PROPOSED	4	TOTAL	88.8 SM (955.7 SF)
W5 - EXTERIOR WALL (1.5HR FIRE SEPERATION)		TOTAL APARTMENT UNITS	46	NOTES	
		FSR		BUILDING 100% SECURED RENTAL RESIDENTIAL UNITS AS PER B/L 7688, 2014	
		EXISTING	1.16	PLANS & DESIGN TO BCBC 2018	
		NEW	1.24	CLIMATE ZONE 4, COMPLIANCE PATH: PRESCRIPTIVE	
		PARKING CALCULATION	STALLS	MONITORED FIRE ALARM SYSTEM	
		PARKING STALLS - EXISTING	32	ANY PENETRATIONS THROUGH REQUIRED FIRE SEPARATIONS MUST BE PROPERLY FIRE STOPPED	
		PARKING STALLS - PROPOSED	26	ALL SMOKE DETECTION AND ALARMS WILL BE PROPERLY FUNCTIONING	
		NUMBER OF ADDITIONAL PARKING STALLS	0	ALL DOORS AND EXITS IN THE PUBLIC CORRIDOR WILL BE PROPERLY LATCHING	
		RENOVATION INFORMATION		ALL REQUIRED HANDRAILS AND GUARDRAILS WILL BE SECURED IN PLACE	
		RENOVATED UNIT AREA 1736.5 SF			



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7	2022.02.14	ISSUE FOR D.P & D.V.P REVISION6
6	2022.01.31	ISSUE FOR D.P & D.V.P REVISION5
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3	2021.02.07	ISSUE FOR D.P & D.V.P REVISION2
2	2021.06.16	ISSUE FOR D.P & D.V.P REVISION1
1	2021.04.12	ISSUE FOR D.P & D.V.P

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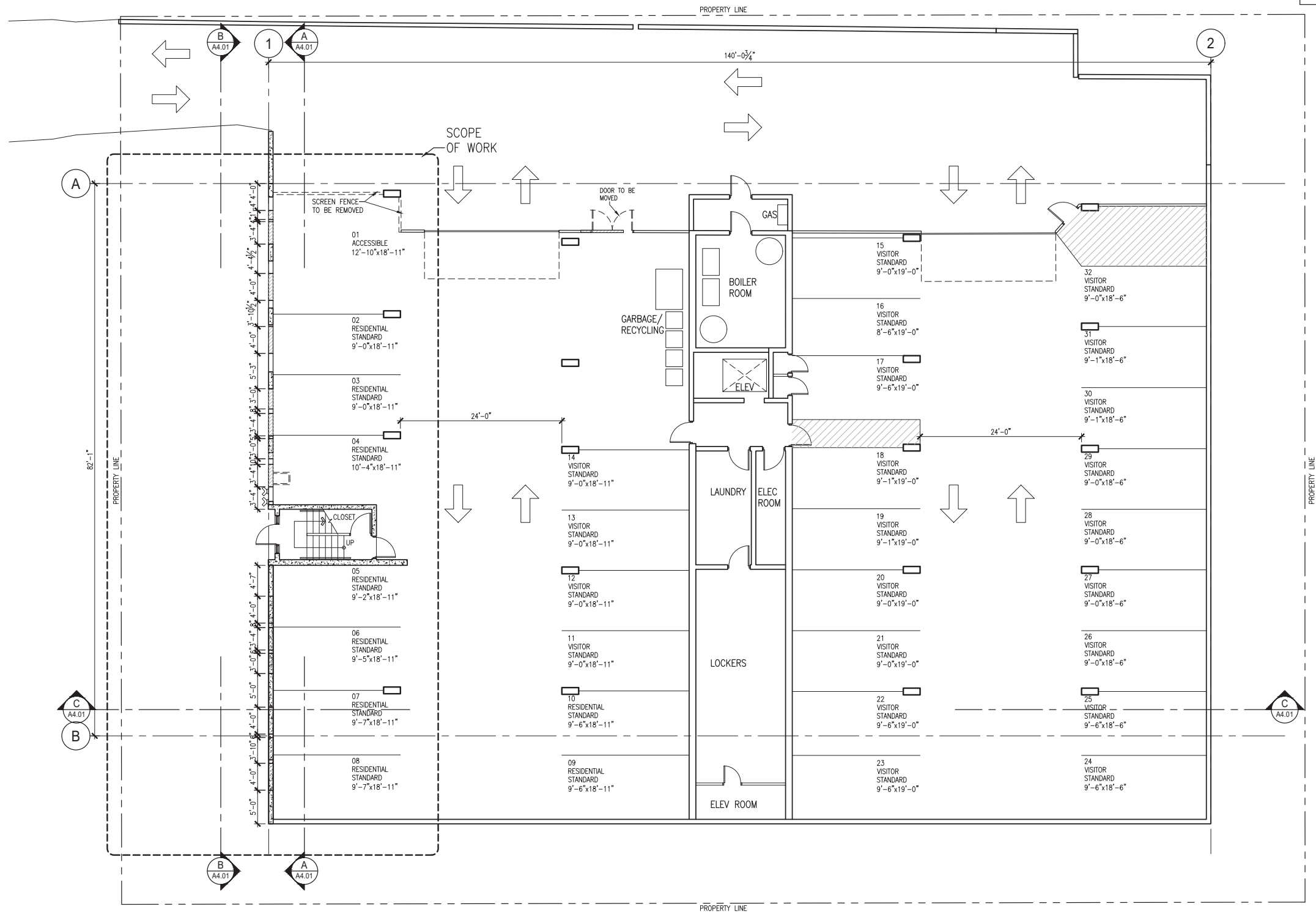
SEAL

PROJECT
**508 - EIGHT ST
RENOVATION**
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION AND THE COAST SALISH PEOPLE

SHEET TITLE
**COVER SHEET &
SITE PLAN**

SCALE: 3/32"=1'-0"	SHEET NO. A1.00
DRAWN BY: SHITZ	PROJECT NO: 20BA10
CHECKED BY: RB	FILE: 20BA10



WALL LEGEND:

--- - WALLS TO BE DEMOLISHED
AND DOORS TO BE
REPLACED. MAKE GOOD
BEFORE NEW CONSTRUCTION

--- -NEW DOOR OPENING

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NO. DATE REVISION

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THE COAST SALISH PEOPLE

SHEET TITLE

DEMOLITION PLAN /
EXISTING PARKING
PLAN

SCALE: 1/8"=1'-0"

DRAWN BY: SHITZ

CHECKED BY: RB

SHEET NO. A1.50

PROJECT NO: 20BA10

1 DEMO / EXISTING PARKING PLAN
1/8"=1'-0"



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SHEET TITLE

PROPOSED
RENOVATION
FLOOR PLAN

SCALE:

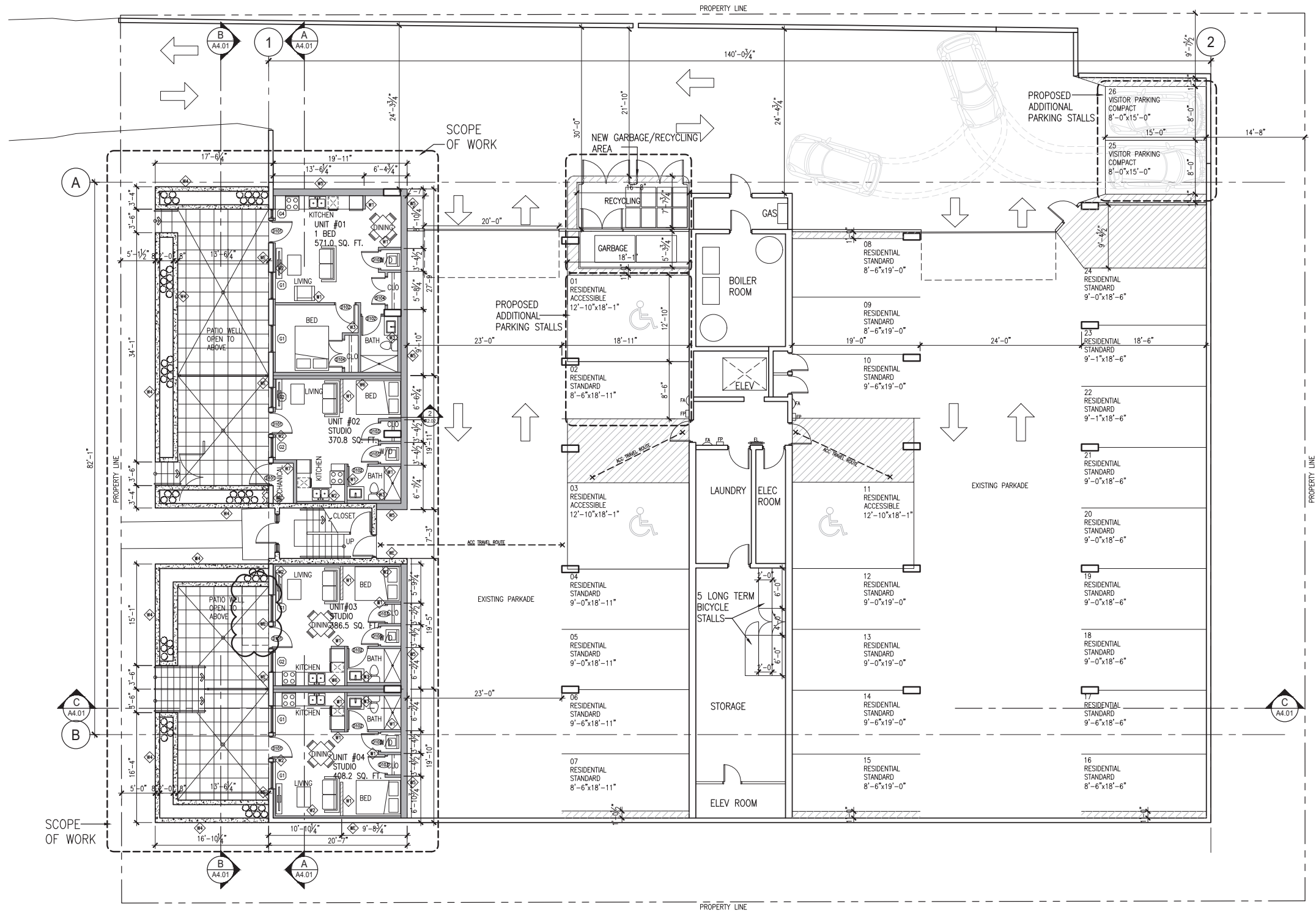
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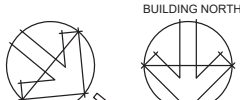
A2.01

DRAWN BY:

SH/T7



1 PROPOSED RENOVATION PLAN
A2.01 1/8"=1'-0"



- WALL LEGEND:
- NEW FULL HEIGHT WALLS TO BE CONSTRUCTED
 - NEW LOW WALLS 48" HEIGHT TO BE CONSTRUCTED
 - NEW CONCRETE WALLS TO BE CONSTRUCTED

- SYMBOL LEGEND:
- SMOKE ALARM/CARBON MONOXIDE DETECTOR
 - EXHAUST FAN
 - FIRE ALARM PULL STATION
 - FIRE ALARM
 - SMOKE DETECTOR
 - EMERGENCY LIGHTING AS PER 3.2.7.3

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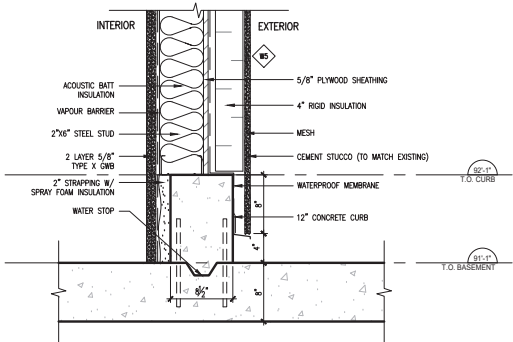
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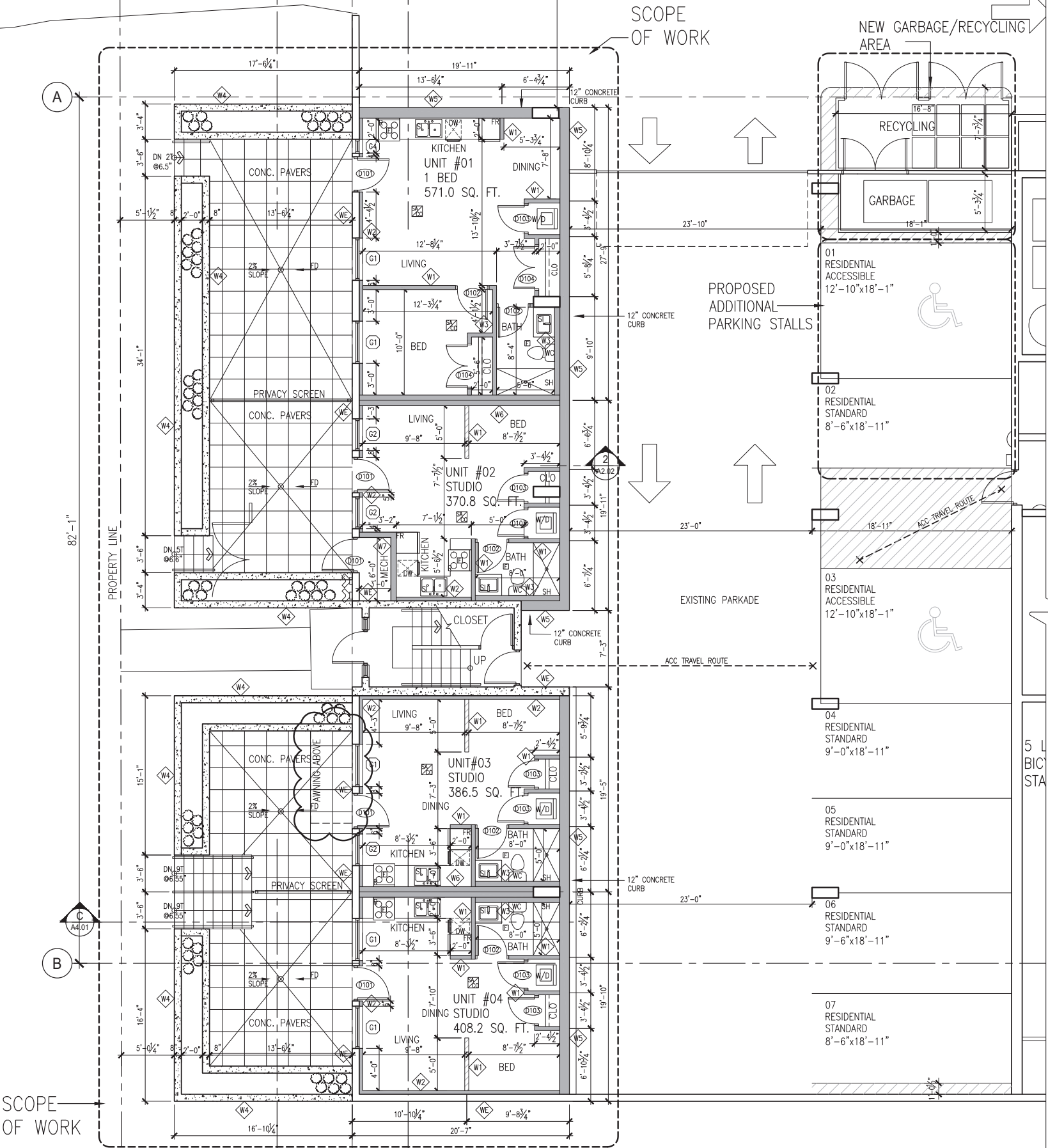
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SHEET TITLE
ENLARGED
RENOVATION
FLOOR PLAN &
EXTERIOR WALL
CURB DETAIL

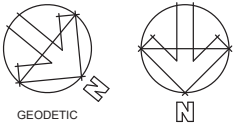
SCALE: 3/16"=1'-0"
DRAWN BY: SHITZ
CHECKED BY: RB
SHEET NO. A2.02
PROJECT NO: 20BA10
FILE: 20BA10



2 EXTERIOR WALL CURB DETAIL
1"=1'-0"



1 ENLARGED RENOVATION FLOOR PLAN
3/16"=1'-0"



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PROJECT

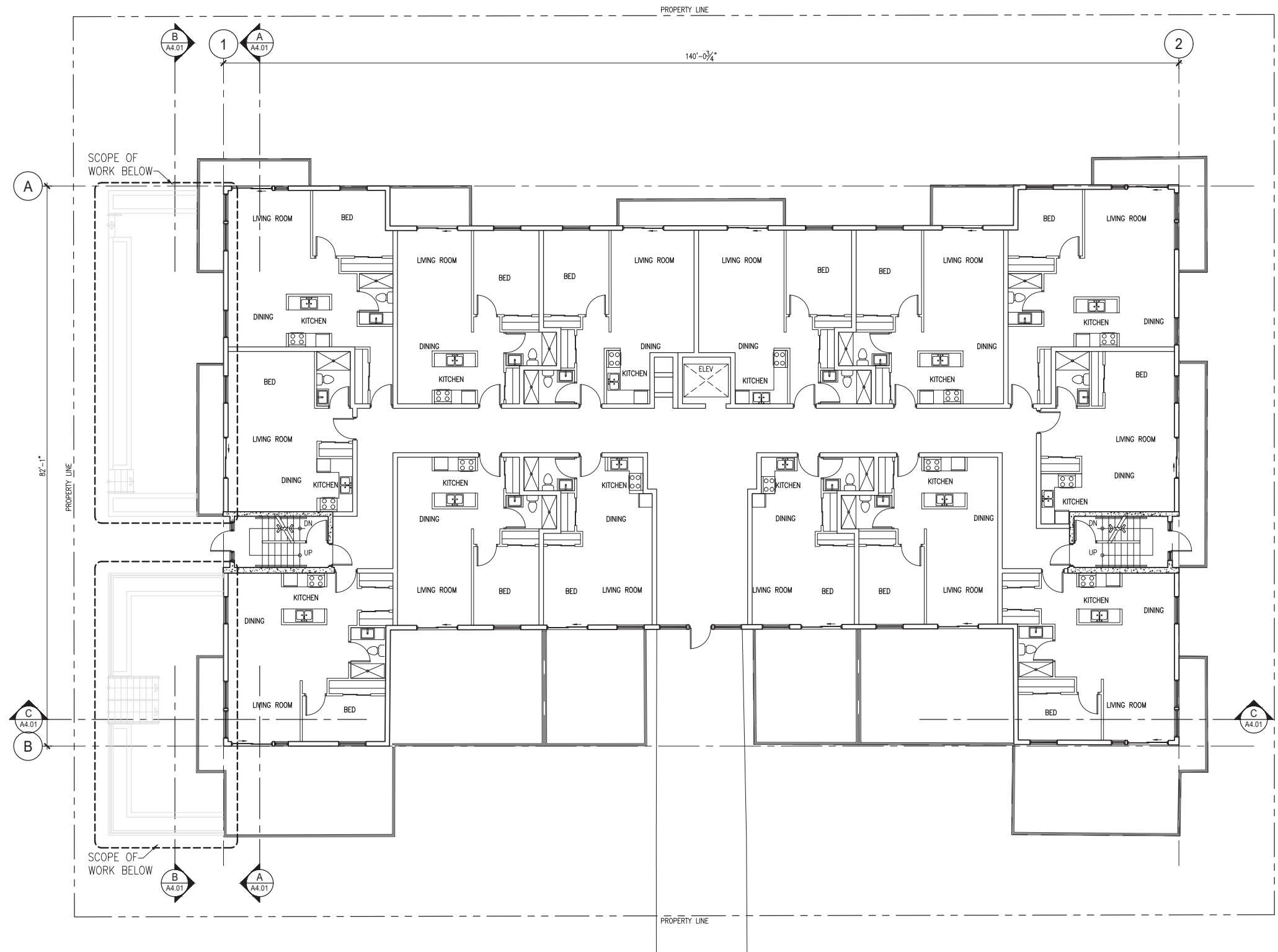
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NEW WESTMINSTER, BC

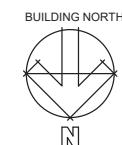
SHEET TITLE

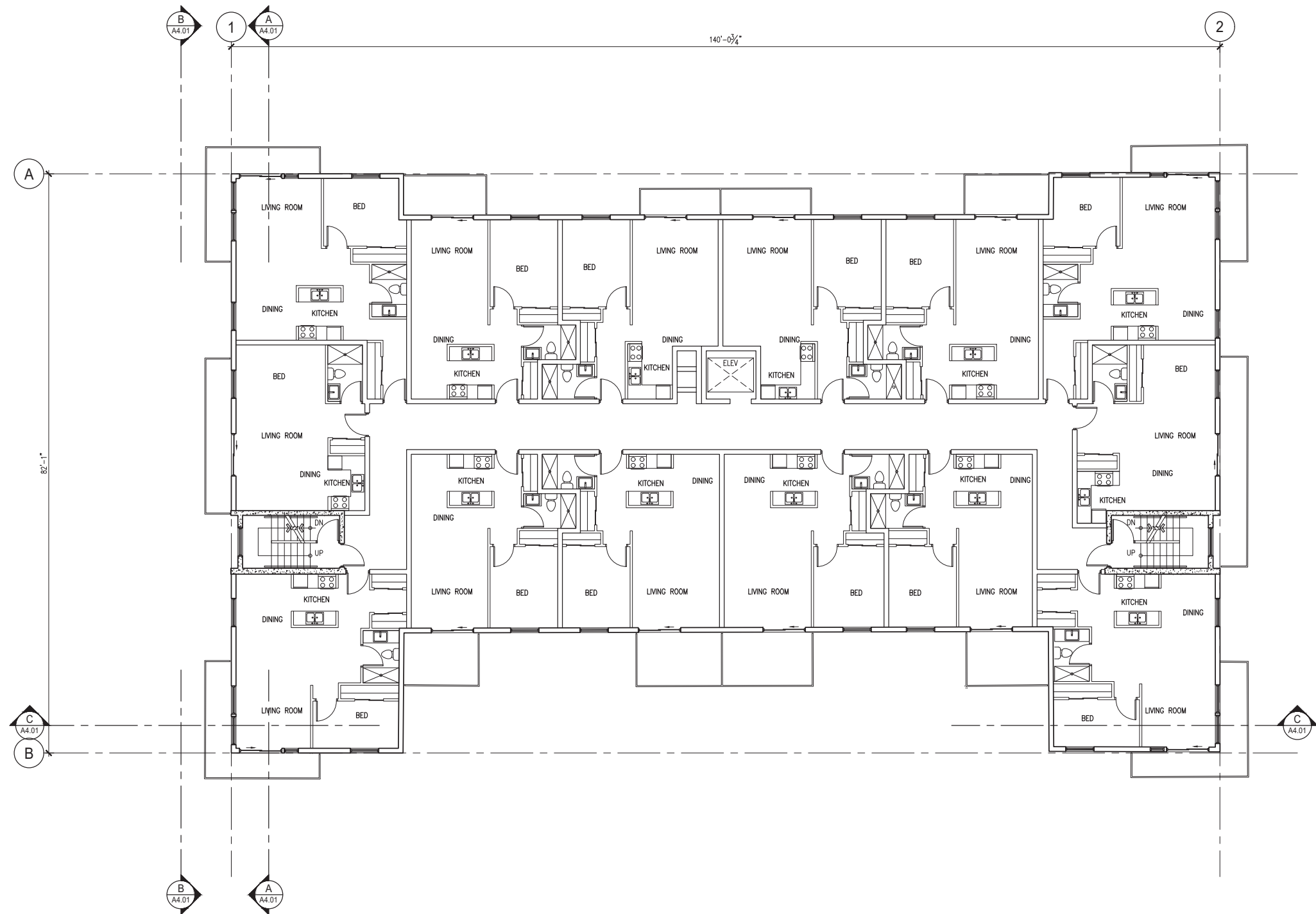
EXISTING MAIN
FLOOR PLAN

SCALE: 1/8"=1'-0"	SHEET NO. A2.10
DRAWN BY: SH/TZ	
CHECKED BY: RB	PROJECT NO: FILE: 20BA10



1 EXISTING MAIN FLOOR PLAN (NO WORK)
A2.10 1/8"=1'-0"





1 EXISTING SECOND & THIRD FLOOR PLAN (NO WORK)
A2.20 1/8"=1'-0"



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(604) 619-0529

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www.billardarchitecture.ca

SEAL

PROJECT

508 - EIGHT ST
RENOVATION

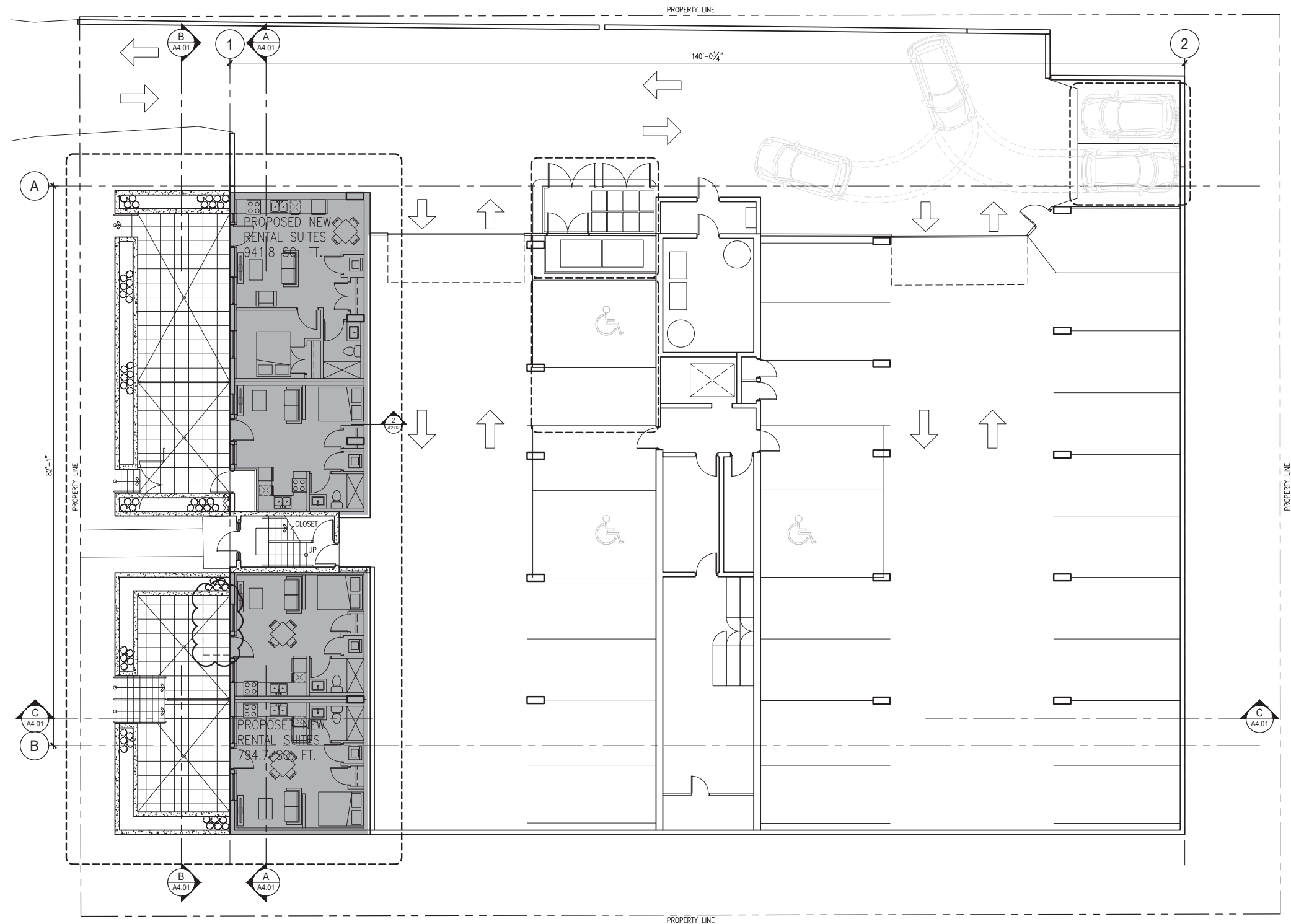
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL
TERRITORY OF THE QAYQAYT FIRST NATION AND
THE COAST SALISH PEOPLE

SHEET TITLE

EXISTING SECOND
& THIRD FLOOR
PLAN

SCALE:	1/8"=1'-0"	SHEET NO.	A2.20
DRAWN BY:	SHITZ	PROJECT NO:	FILE: 20BA10
CHECKED BY:	RB		



1 PROPOSED RENOVATION FLOOR PLAN - FSR OVERLAY
A2.30 1/8"=1'-0"

PROPOSED P1 PARKADE
NEW RENTAL SUITES
1736.5 GROSS FLOOR AREA



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3	2021.02.07	ISSUE FOR D.P. & D.V.P. REVISION2
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PROJECT

508 - EIGHT ST
RENOVATION
NEW WESTMINSTER, BC

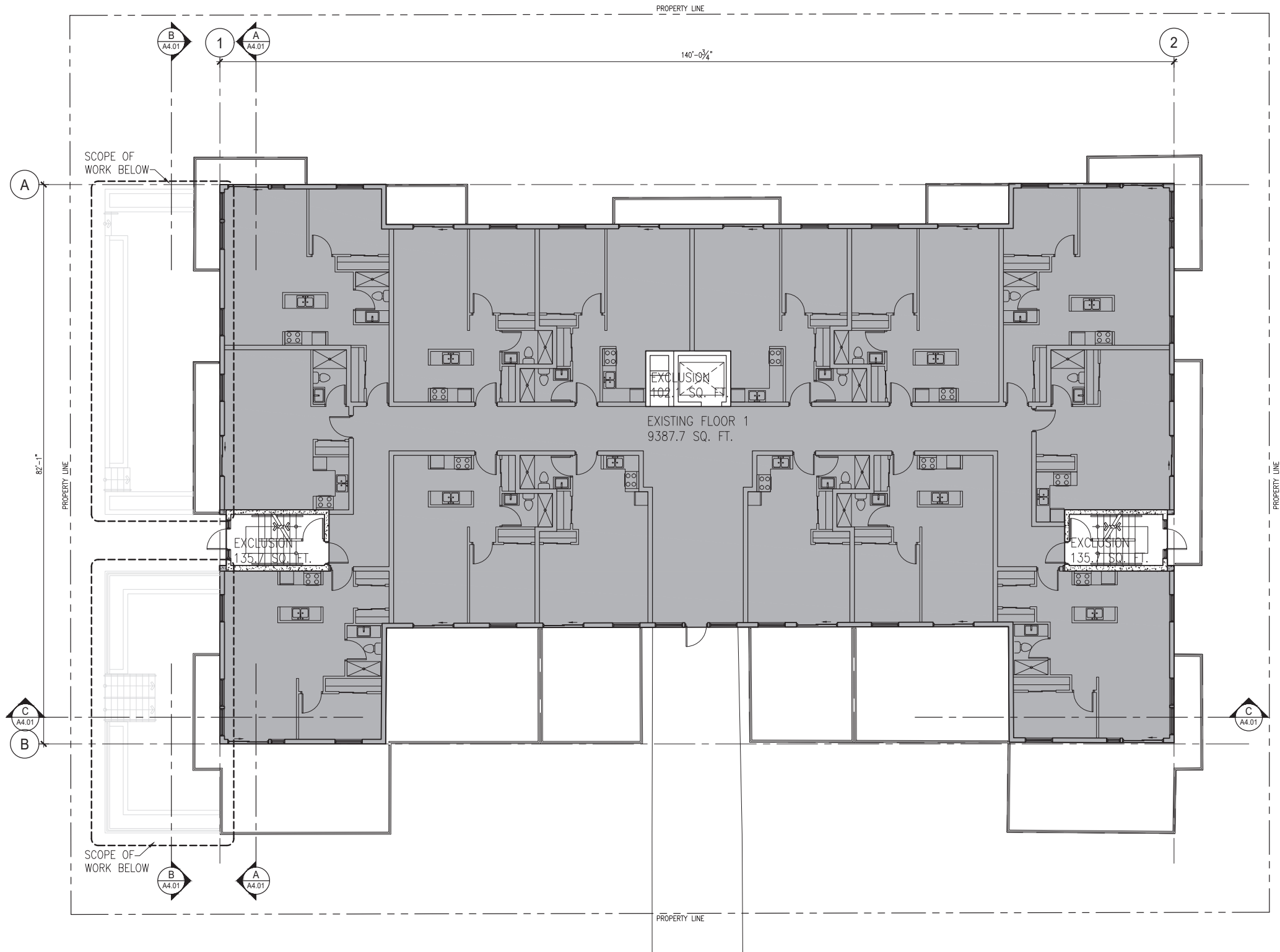
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SHEET TITLE

PROPOSED
RENOVATION
FLOOR PLAN - FSR
OVERLAY

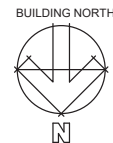
SCALE:
1/8"=1'-0"
DRAWN BY:
SHITZ
CHECKED BY:
RB

SHEET NO.
A2.30
PROJECT NO:
FILE: 20BA10



EXISTING FLOOR 1
9387.7 SQ. FT.
EXCLUSIONS – 373.5 SF
9014.2 GROSS FLOOR AREA

1 EXISTING MAIN FLOOR PLAN - FSR OVERLAY
A2.31 1/8"=1'-0"



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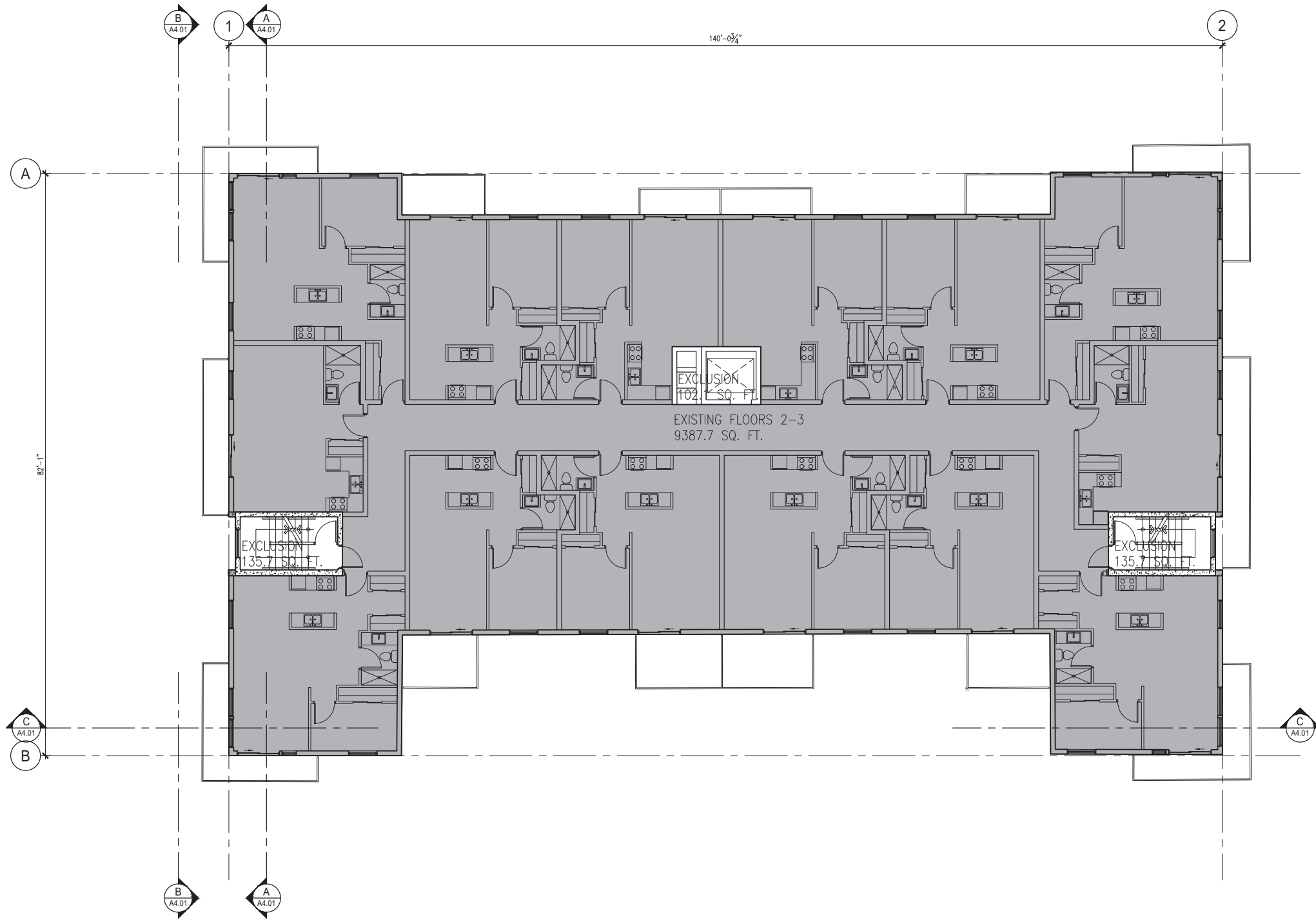
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PROJECT
508 - EIGHT ST
RENOVATION
NEW WESTMINSTER, BC

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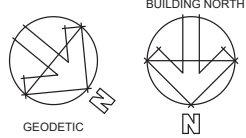
SHEET TITLE
EXISTING MAIN
FLOOR PLAN - FSR
OVERLAY

SCALE: 1/8"=1'-0"	SHEET NO. A2.31
DRAWN BY: SHITZ	PROJECT NO: FILE: 20BA10
CHECKED BY: RB	



EXISTING FLOORS 2-3
9387.7 SQ. FT.
EXCLUSIONS - 373.5 SF
9014.2 GROSS FLOOR AREA

1 EXISTING SECOND & THIRD FLOOR PLAN - FSR OVERLAY
A2.32 1/8"=1'-0"



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SEAL

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**508 - EIGHT ST
RENOVATION**

NEW WESTMINSTER, BC

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SHEET TITLE

**EXISTING SECOND
& THIRD FLOOR
PLAN - FSR
OVERLAY**

SCALE: 1/8"=1'-0"	SHEET NO. A2.32
DRAWN BY: SHITZ	PROJECT NO: FILE: 20BA10
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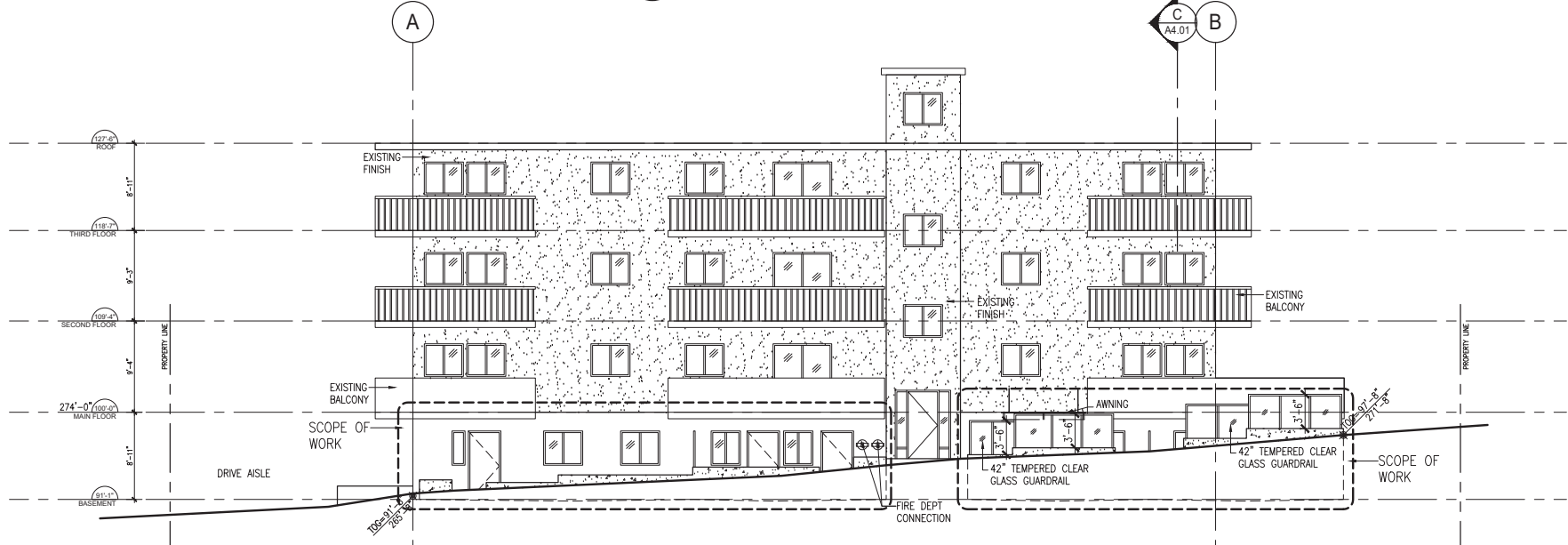
SHEET TITLE

NORTH & EAST
ELEVATIONS

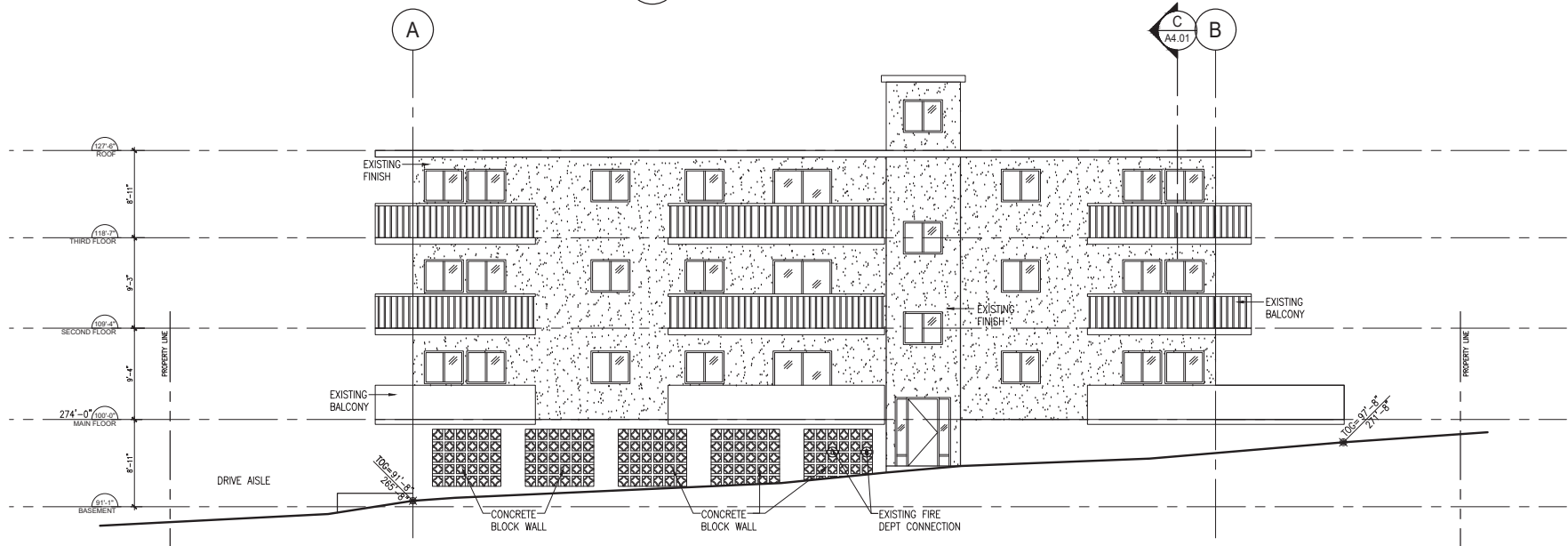
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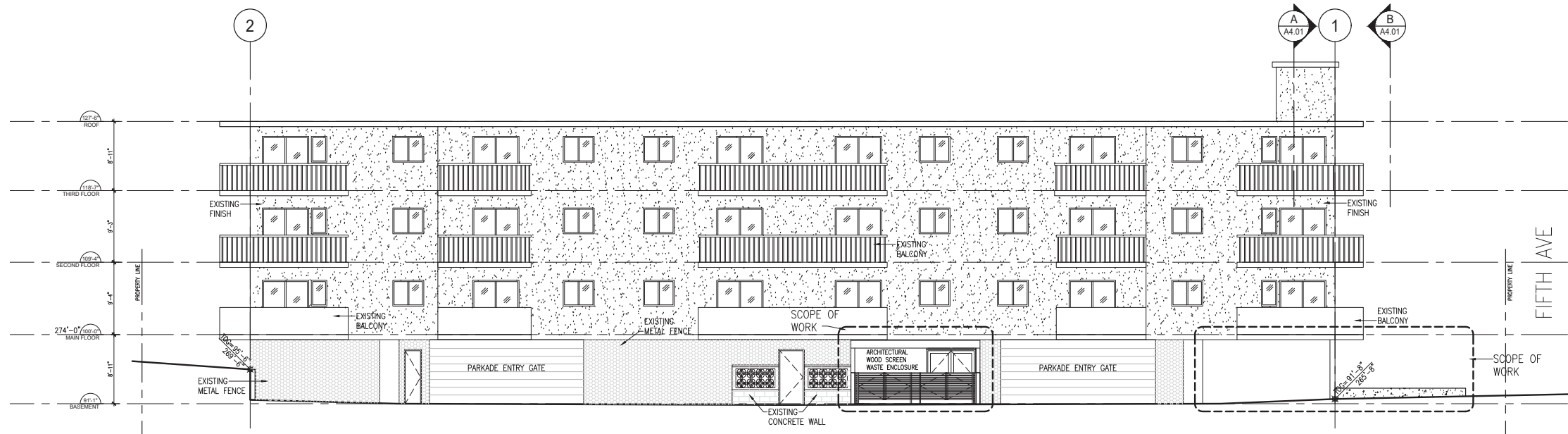
1 PROPOSED NORTH ELEVATION
1/8"=1'-0"



2 PROPOSED EAST ELEVATION
1/8"=1'-0"



3 EXISTING EAST ELEVATION
1/8"=1'-0"



1
A3.02
PROPOSED SOUTH ELEVATION
1/8"=1'-0"



2
A3.02
WEST ELEVATION (NO WORK)
1/8"=1'-0"

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PROJECT

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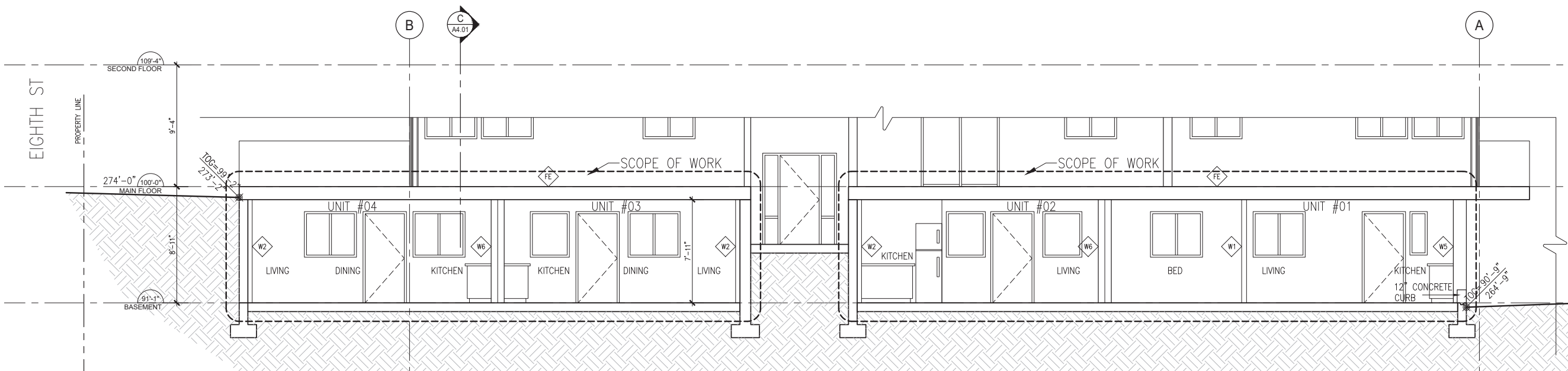
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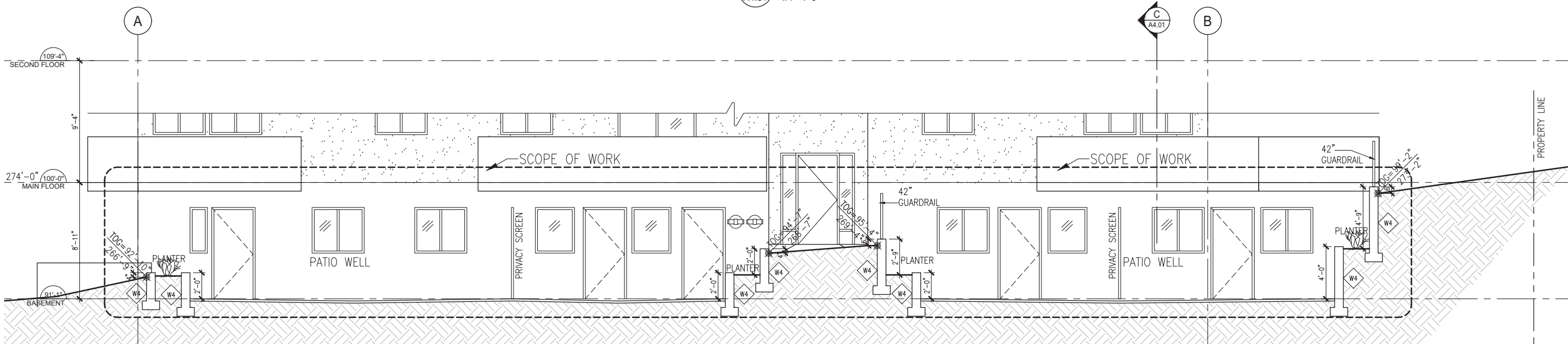
SHEET TITLE

SOUTH & WEST
ELEVATIONS

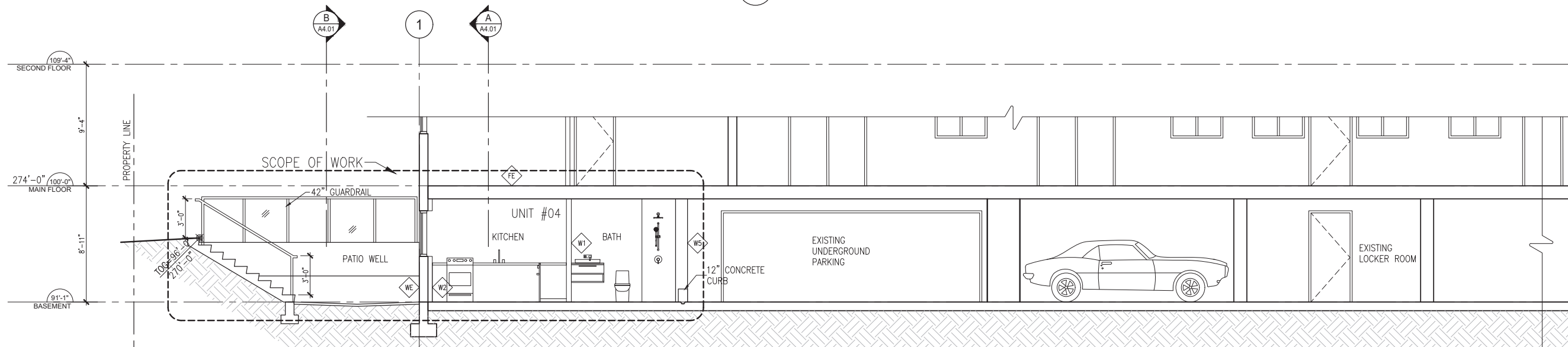
SCALE: 1/8"=1'-0"	SHEET NO. A3.02
DRAWN BY: SHITZ	PROJECT NO: FILE: 20BA10
CHECKED BY: RB	



AA
A4.01
BUILDING SECTION
1/4"=1'-0"



BB
A4.01
BUILDING SECTION
1/4"=1'-0"



CC
A4.01
BUILDING SECTION
1/4"=1'-0"

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SHEET TITLE

AA, BB & CC
BUILDING
SECTIONS

SCALE:

1/4"=1'-0"

SHEET NO.

DRAWN BY:

SHITZ

CHECKED BY:

RB

PROJECT NO:

FILE: 20BA10

A4.01