

Attachment 2

*Project Summary Letter and Preliminary
Drawing Package*

27 September 2021

Development Services, Planning
#216 – 2630 Croydon Drive,
City of New Westminster. BC V3L 1H9

Attention: **Hardev Gill, MCIP RPP**
Planning Technician

Re: **Townhouse Development Proposal Pre-Application Review – 203 Pembina Street**

Please find attached the following documentation in support of our request for a Pre-Application Review the Proposed Townhouse Development for the property noted above including a digital copy of design drawing package, a survey and arborists Report.

The subject site is located on the northeast corner of the intersection of Salter and Pembina. The property is currently zoned RQ1 Single Family Residential. There are single family homes on the adjacent properties to the north, south and west. East side of the property is bounded by an unopened lane and open space that provides a buffer from Derwent Way. The dominant feature on the property is an existing large Oak tree that may well be the most significant tree in Queensborough.

The proposal is to protect the existing specimen tree through a Heritage Revitalization Agreement, ensuring its survival well into the future. The existing home would be demolished and replaced with a new single family home site to the north of the tree and a 5-unit townhome building sited on the east side of the property. Shared vehicular access to the site would be from Salter Street. Residential parking would be provided in garages on the entry level of the units.

The site is 11,550 sf and the proposal is for 6 new residential units of +/- 1400 sf for a floor space ration of .74 and a site coverage of 34.7%. The property owner would enter into a Heritage Revitalization Agreement with the City of New Westminster, to save the specimen tree going forward, in return for the bonus density. The project would require an Official Community Plan Amendment, Rezoning from RQ1 to a Comprehensive Development and a Development Permit.

This OCP revision and re-zoning will continue the high standard of development established within the Queensborough community over recent years. The increased density provided through the HRA will afford a greater variety of housing choices for first time buyers, young families, and empty nesters alike. The development is within walking distance to neighborhood amenities, commercial, business and entertainment areas of the community. The proposed development is within an established transportation network.

Through the Heritage Revitalization Agreement a specimen tree will be saved and together with the new landscaping will represent a significant increase in the urban forest. The scale and character of the development will be in keeping with that of existing residential developments within the immediate and larger neighborhoods. The street edge and open space provided will benefit the residents and the public at large, enhancing this very livable community. The scale of this development is in keeping with recent developments in Queensborough and with the existing townhouse

development on the southwest corner of the Salter and Pembina intersection. It is a responsible development alternative to the existing land use identified within the Queensborough Official Community Plan and is consistent with the sustainable goals of the City of New Westminster.

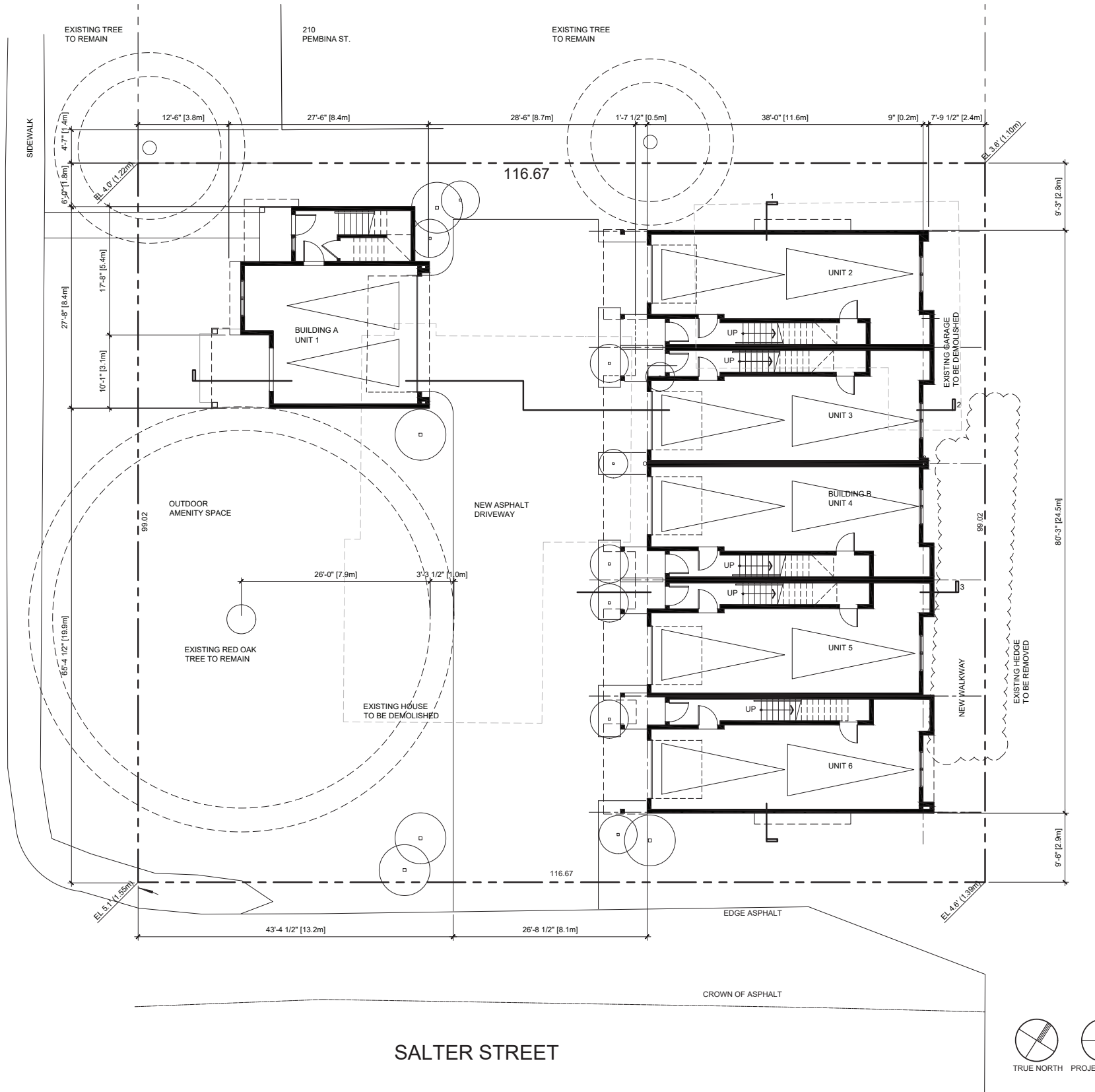
Bernard Decosse, Architect AIBC

A handwritten signature in black ink, consisting of a stylized 'B' and 'D' followed by a period.

Dated at Vancouver, B.C., this 27th day of September 2021.

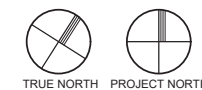
PEMBINA STREET

CROWN OF ASPHALT



PROJECT DATA

CIVIC ADDRESS:	203 PEMBINA STREET, NEW WESTMINSTER, BC.
LEGAL DESCRIPTION:	LOT 1, DL 757, GROUP 1, NWD 2586
LOT AREA:	11,550.72sf (1 073sm)
LOT COVERAGE:	BUILDINGS: (4,005.00sf/ 11550.72sf)100 = 34.7%
FLOOR SPACE RATIO:	8,513sf/ 11550sf = .74c
ZONING:	CURRENT - SINGLE FAMILY RESIDENTIAL RQ-1 PROPOSED - COMPREHENSIVE DEVELOPMENT DISTRICT (RT-3A)
SETBACKS:	
NORTH:	8.71 FT (2.7m)
EAST:	9.5 FT (2.9m)
WEST:	5.25 FT (1.6m)
SOUTH:	19.79 FT (6.03m)
FLOOR AREA:	UNIT 1: 1,427sf (132.3sm) UNIT 2: 1,428sf (132.7sm) UNIT 3: 1,404sf (130.4sm) UNIT 4: 1,404sf (130.4sm) UNIT 5: 1,404sf (130.4sm) UNIT 6: 1,446sf (134.3sm)
TOTAL BUILDING AREA:	8,513sf (789.9sm)
RESIDENT PARKING:	2.0 SPACES/ UNIT



BERNARD DECOSSE
ARCHITECT INC.

258 East Braemar Road, North Vancouver, BC, V7N 1R1
Tel 604 619 6559

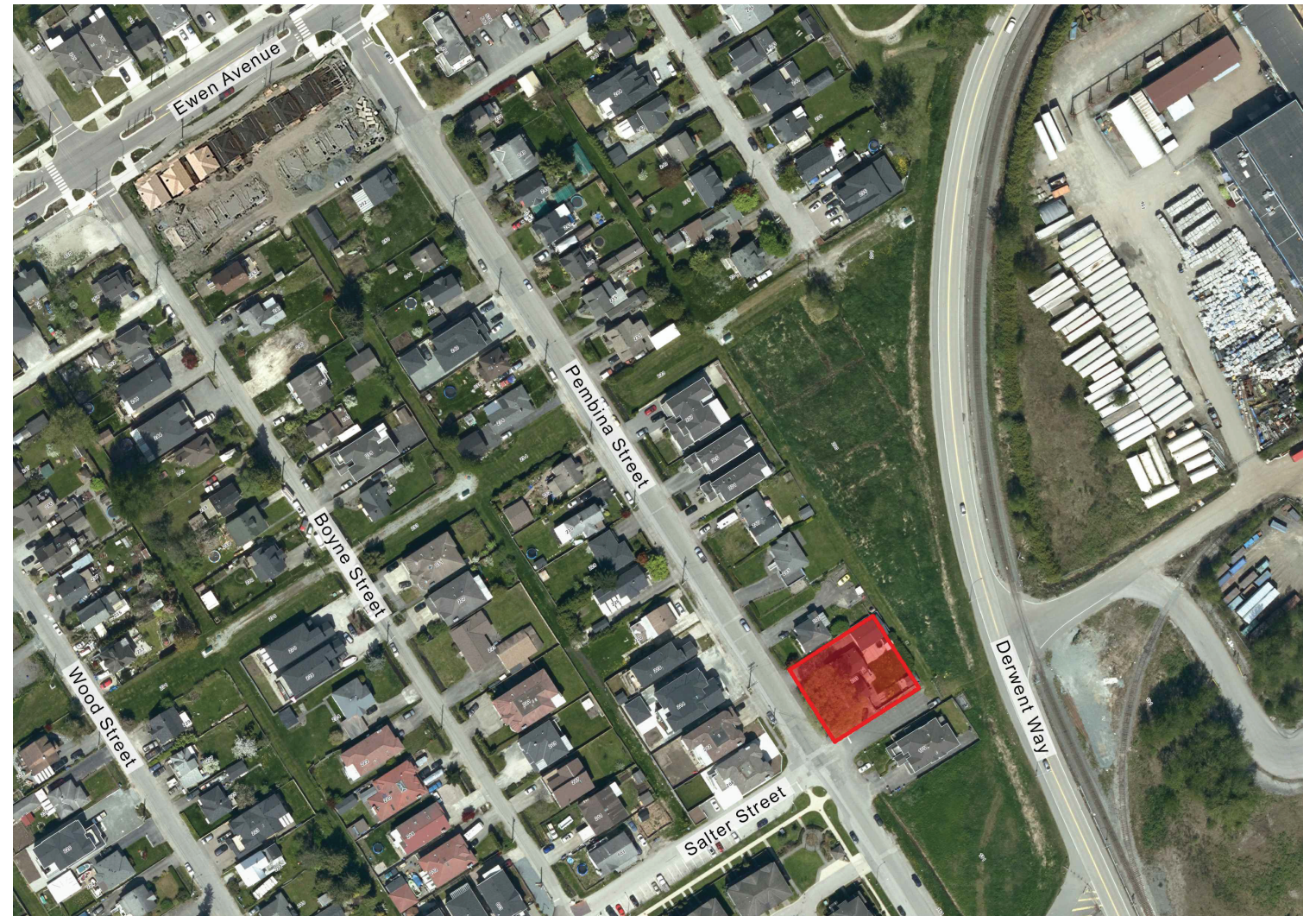
PEMBINA STREET TOWNHOMES

203 PEMBINA STREET
NEW WESTMINSTER, B.C.

SITE PLAN
PROJECT DATA

A-1.0

24/09/21





BUILDING A SOUTH ELEVATION - BUILDING B SECTION 3



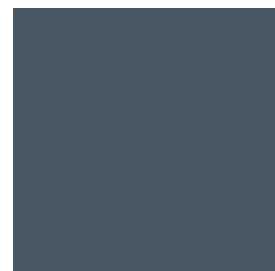
BUILDING A WEST ELEVATION



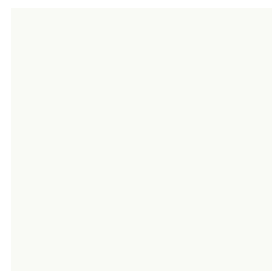
BUILDING B SOUTH ELEVATION



BUILDING B WEST ELEVATION



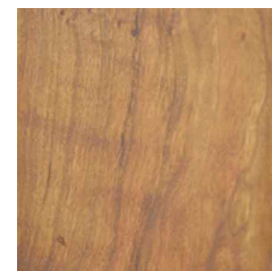
① FIBER-CEMENT BOARD
HORIZONTAL SIDING - PAINTED
(4" EXPOSURE) W/ PAINTED
CORNER BOARDS TO MATCH
- KRIMSON LAKE (90BG 08/075)



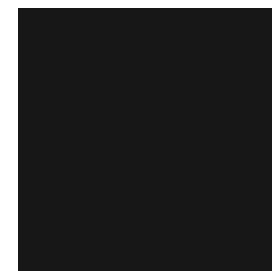
② FIBER CEMENT BOARD &
BATTENS - PAINTED W/
PAINTED CORNER BOARDS &
BATTENS TO MATCH - SWISS
WHITE (30BG 72/017)



③ ASPHALT ROOF SHINGLES:
IKO CAMBRIDGE
WEATHERWOOD



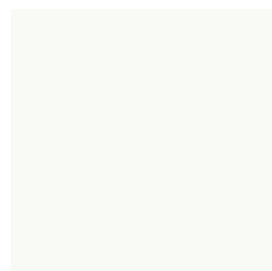
④ SOLID CORE WOOD DOOR:
STAINED - NATURAL
TRANSLUCENT STAIN



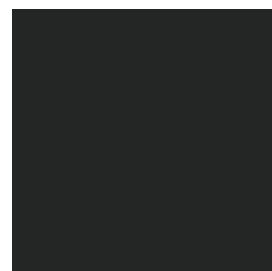
⑤ DOUBLE-GLAZED VINYL
FRAMED WINDOWS:
MANUFACTURER'S BLACK
W/ WOOD TRIM



⑥ DOUBLE-GLAZED VINYL
FRAMED SLIDING DOORS:
MANUFACTURER'S BLACK
W/ WOOD TRIM



⑦ WOOD FASCIAS, WOOD TRIMS,
WOOD BARGEBOARDS, WOOD
CLAD POSTS - PAINTED
- SWISS WHITE (30BG 72/017)



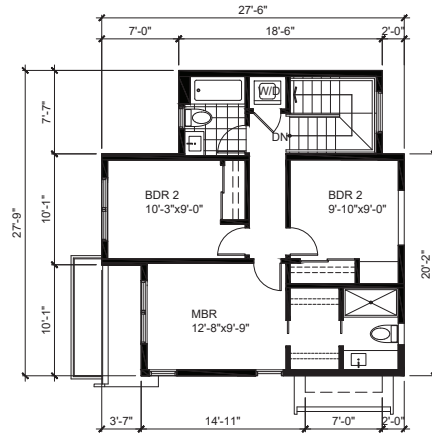
⑧ PREFINISHED METAL
GUARDRAIL W/ SAFETY
GLASS: POWDER COATED -
BLACK



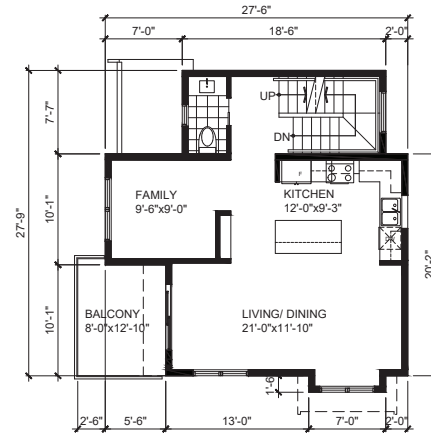
⑨ PREFINISHED OVERHEAD
GARAGE DOOR - PAINTED -
KRIMSON LAKE (90BG 08/075)



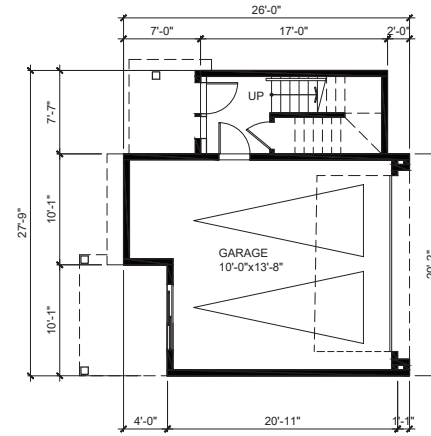
⑩ PREFINISHED ALUMINUM
GUTTERS & RAIN WATER
LEADERS - COLOUR TO
MATCH FIELD COLOUR



LEVEL 3
1/8"=1'-0"
AREA 659sf

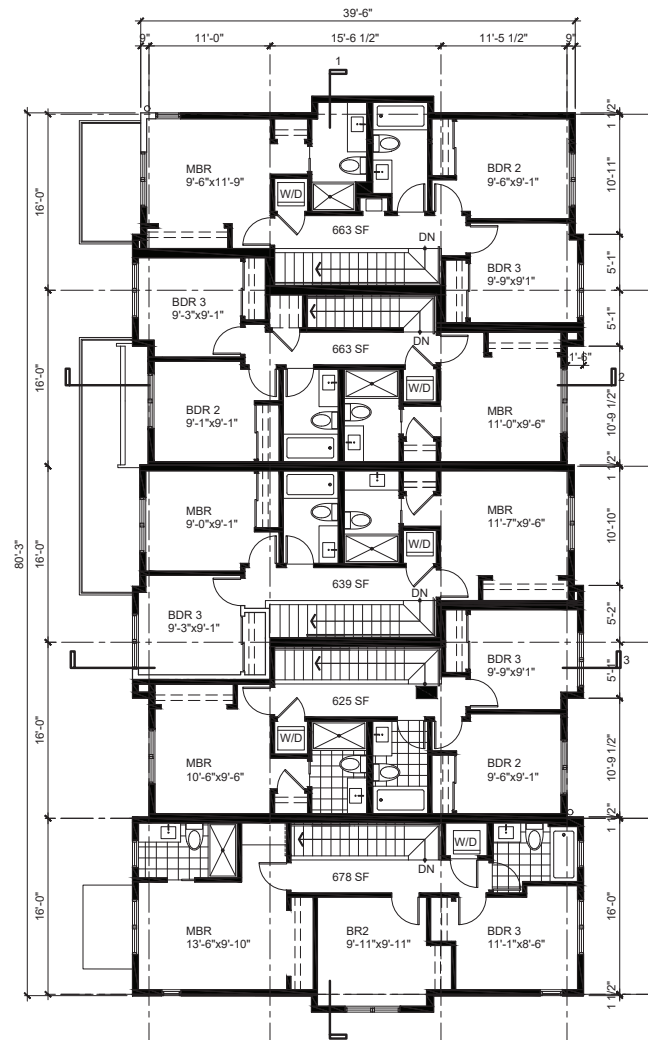


LEVEL 2
1/8"=1'-0"
AREA 650sf
UNIT AREA 1427sf

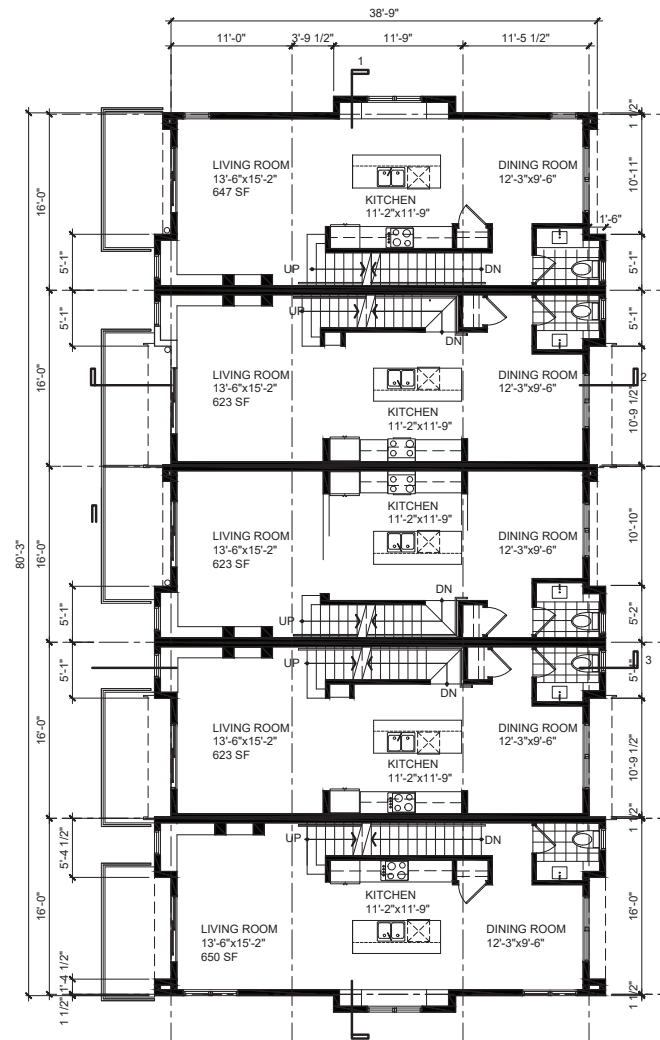


LEVEL 1
1/8"=1'-0"
HABITABLE AREA 118sf
GARAGE AREA 421sf

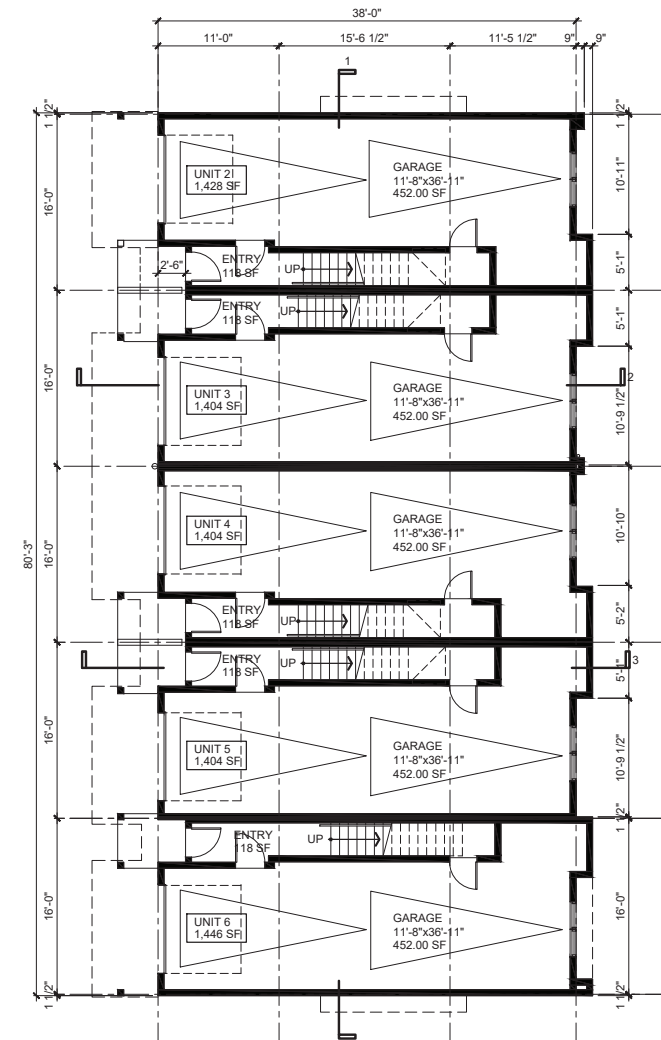
BUILDING A



LEVEL 3
1/8"=1'-0"

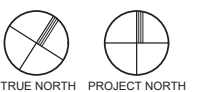


LEVEL 2
1/8"=1'-0"



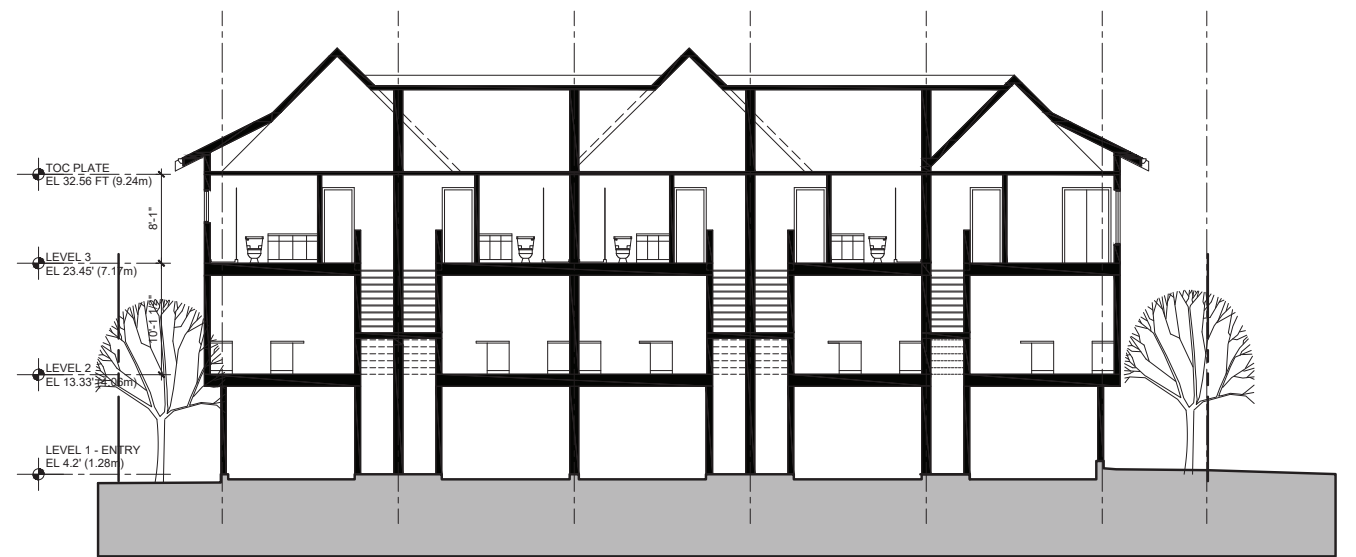
LEVEL 3
1/8"=1'-0"

BUILDING B





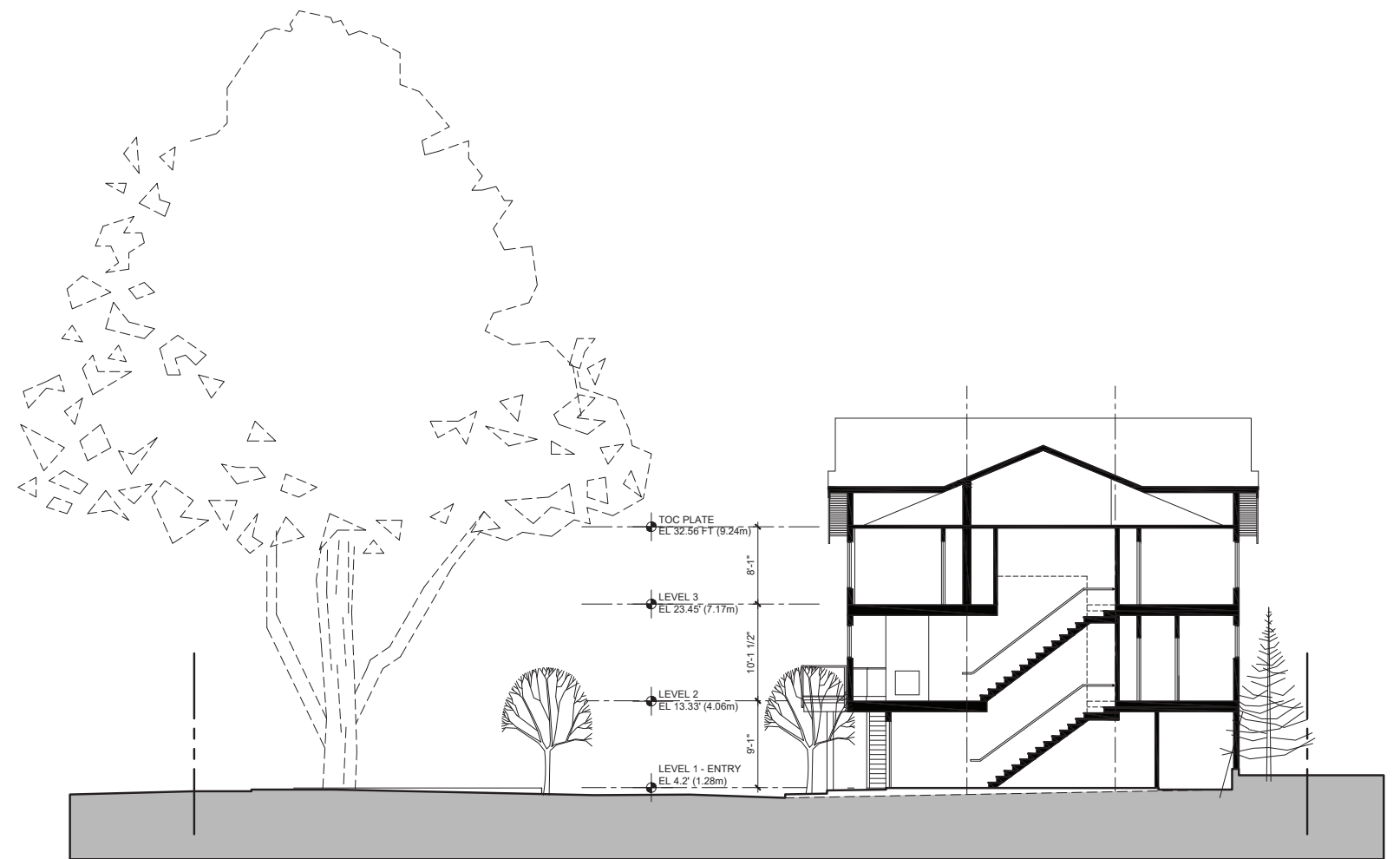
SECTION 2
1/8"=1'-0"



SECTION 1
1/8"=1'-0"



BUILDING A WEST ELEVATION
1/8"=1'-0"



BUILDING A SOUTH ELEVATION
1/8"=1'-0"

BUILDING B SECTION 3
1/8"=1'-0"

