

REPORT

Climate Action, Planning and Development

To: New Westminster Design Panel **Date:** December 13, 2022

From: Dilys Huang, Development Planner **File:** REZ00198

Item #: 2022-755

Subject: 1135 Salter Street: Official Community Plan Amendment, Rezoning,
Development Variance Permit, and Development Permit for
Townhouse Development

RECOMMENDATION

THAT the New Westminster Design Panel review the design submission and provide comments for applicant and staff consideration; and

THAT the New Westminster Design Panel consider a motion of support or non-support for the proposed development project.

PURPOSE

Official Community Plan Amendment, Rezoning, Development Variance Permit, and Development Permit applications have been received for 1135 Salter Street. The proposed development includes 45 townhouse units organized into eight buildings with an overall floor space ratio of 0.715. The development includes 92 parking spaces, and approximately 10% of the site area is proposed as dedicated park space.

The purpose of this report is to provide information to the New Westminster Design Panel in regards to the overall project design and to receive comments from the Panel, with special consideration of the items noted in the Design Considerations section of this report.

GUIDING POLICY AND REGULATIONS

Queensborough Community Plan Land Use Designation

The site is designated (RL) Residential – Low Density in the Queensborough Community Plan. As this land use designation envisions low density residential uses such as single detached dwellings and duplexes, the site would need to be redesignated to (RM) Residential – Multiple Unit Buildings to allow for townhouses.

Development Permit Area

As the subject property is not currently located in a development permit area, an amendment to the QCP map would be required to include the site as part of the Ewen Avenue Multi-Family Development Permit Area (DPA) to regulate the form and character of the proposed townhouse development. The proposed development would also have to comply with the Flood Hazard DPA guidelines.

The Development Permit Area guidelines can be accessed via the following links:

- [Ewen Avenue Multi-Family DPA](#)
- [Flood Hazard DPA](#)

Zoning Bylaw

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and the intent of this district is to allow single detached dwellings in the Queensborough neighbourhood. The RQ-1 district does not allow for townhouses; therefore, the applicant is proposing to rezone the site to a Queensborough Townhouse District (RT-3 or RT-3A) to facilitate the proposed development.

Family Friendly Housing Policy

As per the City's Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three bedrooms or more. Based on the information provided by the applicant, all of the proposed units would contain two bedrooms (33%) or three bedrooms (67%).

BACKGROUND INFORMATION

Site Characteristics and Context

The subject site is located midway between Gifford and Jardine Streets with frontage on Salter Street in the Queensborough neighbourhood. It is situated within a neighbourhood block of 14 properties ranging in size and land use. This block of properties is also captured within the Advance Street Plan Area #2 of the

Queensborough Community Plan (see subsection below). The currently vacant property has an approximate gross area of 9,348.33 sq. m. (100,625 sq. ft.).

Surrounding uses include mixed-use commercial/residential and townhouse developments to the north, single detached dwellings to the east and across Salter Street to the south, and a farm property to the west designated (RL) Residential – Low Density.

The site is subject to floodplain constraints on the amount of floor space at grade and the use of that floor space. No storage or habitable floor space is allowed below the flood construction level of 3.53 m. (11.58 ft.) Geodetic Survey of Canada (GSC). The underside of the floor system for habitable space must be at or above this level. A site context map is provided below (Figure 1).



Figure 1. Site Context Map

Advance Street Plan

The subject property is identified as being within the Advance Street Plan (ASP) Area #2 (Figure 2). The ASP is intended to guide future development where there are large parcels that could potentially be subdivided and/or where there are whole blocks made up of larger parcels where development decisions remain to be made such as in the case of this proposal. The ASP also provides a degree of certainty for landowners and developers regarding the future development of the community, including a general understanding of future road dedication and off-site servicing requirements.

The ASP Area #2 was created with the understanding that the properties located within this neighbourhood block would be redeveloped in accordance with current Queensborough Community Plan land use designations. Through the ASP review, it was anticipated that the properties to the east and the property to the west would be redeveloped to low density residential uses, which include detached dwellings and duplexes.

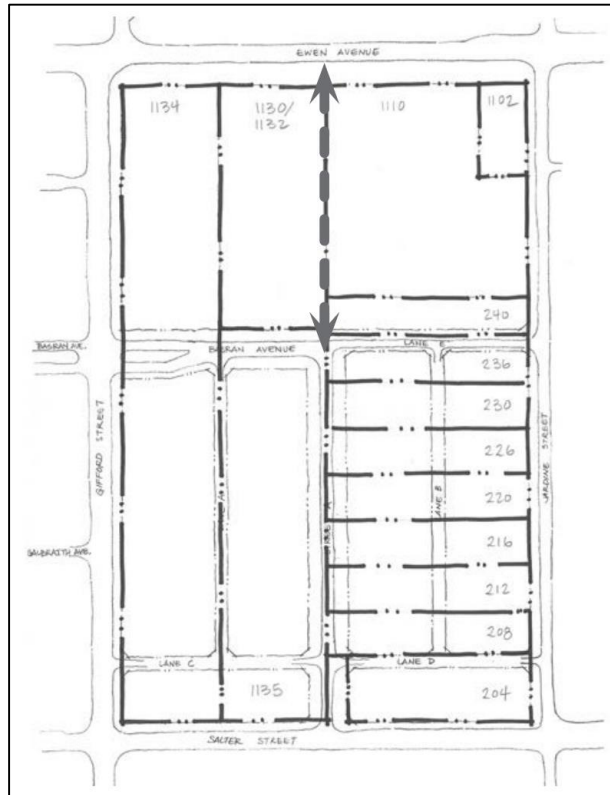


Figure 2. Advance Street Plan Area #2 (existing property lines shown in heavy black, while future property lines shown in light black)

Proposal

The proposal consists of a 45 unit ground-oriented townhouse development organized into eight separate buildings along a central drive aisle with an overall floor space ratio of 0.715 (net after land dedications). Seven of the proposed buildings would orient toward future roadways identified in the Advance Street Plan, while Building 8 would face a proposed public park.

The applicant is proposing a dedication of approximately 957.62 sq.m. (10,307.7 sq.ft.) for parkland, which equates to approximately 10% of the gross site area. This parkspace would be located at the south end of the site along Salter Street. In addition to a few smaller seating areas, a privately-owned central common amenity space is proposed between Buildings 3 and 4.

The development proposes a total of 92 parking spaces, consisting of 51 standard spaces allowing vehicles to park side by side in garages, 32 tandem garage spaces (35% of total spaces or 43% of required spaces) for the narrower units in Buildings 1 through 4, and nine surface visitor spaces. All of the resident stalls and a couple of the visitor stalls would include energized level 2 outlets for EV charging. A total of 90 long term bicycle storage spaces and six short term bicycle spaces for visitors would also be provided.

Vehicular access would be from two access points – one from a new proposed north-south road dedication along the east property line off of Salter Street and the other, from the future Basran Avenue road dedication at the north end of the site. Internal pedestrian walkways, including mid-site connections, are also proposed.

Due to flood hazard considerations, the applicant is proposing external stairs to access electrical rooms on the sides of Buildings 3, 5, and 8. These currently project into a couple of the required building separation distances and the side yard setback, which would be explored as part of a Development Variance Permit.

Project Statistics

	Permitted/Required under RT-3 / RT-3A	Proposed
Site Details		
Site Area (Gross)	--	9,348.33 sq. m. (100,625 sq. ft.)
Site Area (Net)	--	5,824.87 sq. m. (62,698.37 sq. ft.)
Site Coverage	40%	37.32%
Floor Space Ratio	0.8 / 0.9	0.715
Units	--	45
2-Bed (33%)	79 sq. m. (850 sq. ft.) <i>(*excluding flood control area)</i>	85.76 sq. m. – 87.68 sq. m. (923.11 sq. ft. – 943.78 sq. ft.)
3-Bed (67%)	79 sq. m. (850 sq. ft.)*	86.31 sq. m. – 99.79 sq. m. (929.03 sq. ft. – 1,074.13 sq. ft.)
Building Height	10.7 m. (35 ft.)	10.022 m. (32.88 ft.)
Building Setbacks		
Front (North)	3.05 m. (10 ft.)	3.05 m. (10 ft.)
Rear (South)	4.57 m. (15 ft.)	4.57 m. (15 ft.)
Side <i>(Potential variance for electrical room access stair projection)</i>	4.57 m. (15 ft.)	4.57 m. (15 ft.)
Distance Between Buildings		
Between Two Side Walls <i>(Potential variance for electrical room access stair projections)</i>	4.27 m. (14 ft.)	4.27 m. (14 ft.)
Between Front and Rear	11.232 m. (36.85 ft.)	11.26 m. (36.94 ft.)

	Permitted/Required under RT-3 / RT-3A	Proposed
Parking (Vehicle)		
Residential	66	83 (including 32 tandem spaces)
Visitor	9	9
Parking (Bicycle)		
Long Term	66	90
Short Term	6	6

* Note: grey highlighted text indicates proposed variances

DESIGN CONSIDERATIONS

The applicant's design rationale and architectural and landscape drawings are included as Appendix A. Staff would appreciate comments from the New Westminster Design Panel (NWDP) on the proposed development, including how it responds to the Ewen Avenue Multi-Family Development Permit Area (DPA) guidelines. Some items identified by staff for consideration by the Panel are as follows:

Streetscape and Transition to Adjacent Properties

Based on the DPA guidelines, building siting is to contribute to a pedestrian scale neighbourhood character, which takes into account orienting and designing buildings to address all frontages, including public and internal streets. Most of the proposed dwelling units would orient toward the future north-south road to the east and toward a proposed sidewalk running along the existing abutting property to the west, while the units within Building 8 would front onto the park dedication area to the south. The end units of Buildings 4, 5, and 8 are proposed to be rotated perpendicularly to face future roadways. The applicant has included some sections to help illustrate the proposed interface with adjacent sites, including based on potential future scenarios (sheet L1.06).

Building Materials and Colours

The DPA guidelines call for the use of a cohesive material and colour palette that is consistently applied and contributes to the overall quality of the community. High quality materials, such as wood, stone, brick, or acceptable alternatives, should be used. Colours should be natural and muted (e.g. Benjamin Moore's Historical Vancouver True Colours), while accent colours should be harmonious with the main colour and material palette and to highlight architectural details. Matte finishes or finishes with a low level of reflectivity should be used.

The applicant has provided a material and colour palette that includes horizontal Hardie siding in grey, green, red, and tan tones; corrugated metal siding with galvanized finish; acrylic stucco; Endicott thin brick; milled finish hemlock beams and brackets; and powder coated railings with tempered frosted glass.

Open Space

The DPA guidelines call for landscaping elements including shade trees, shrubs, and understorey vegetation. Developments are to integrate semi-private outdoor common space (e.g. hard and soft landscaped areas, seating options, common gardens, natural play elements), well-defined private open space (at-grade patios, balconies), and pedestrian circulation between buildings and shared amenities/streets.

A primary common amenity area consisting of seating and children's timber play structures is proposed between Buildings 3 and 4. A few smaller areas with seating are proposed to be interspersed through the development near the site entrances and between buildings. Open space for individual dwelling units is provided through private patios and balconies.

Questions for the Design Panel's Consideration

In addition to seeking general comments from the NWDP in regard to the overall design of the proposed development and the above-mentioned design considerations, staff has identified the following aspects for the NWDP to provide specific input on:

1. The project design, including the selection of building materials and colour scheme, and how the proposed development addresses the Ewen Avenue Multi-Family Development Permit Area guidelines;
2. The overall scale and massing of the proposed buildings;
3. The proposed streetscape, articulation of the street-fronting end units, transition between the proposed development and adjacent properties/future roadways, and how the project fits within the surrounding neighbourhood context;
4. The proposed site layout, including the pedestrian walkways and siting of the common areas; and
5. The proposed outdoor common amenity areas, private open space, and other landscaping features.

ATTACHMENTS

Appendix A: Applicant Submission Package (Design Rationale and Architectural/
Landscape Drawings)

This report was prepared by:
Dilys Huang, Development Planner

This report was reviewed by:
Demian Rueter, Manager, Development Planning