

Attachment #3

Applicant's Design Rationale

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

September 15, 2022

RE: 902 First Street - Project Proposed Duplex Dwelling

The intent of this rezoning application is to allow for a duplex dwelling in the Glenbrooke North neighborhood. The property is walking distance to a shopping center, Terry Hughes park and Queen's park and a bus stop. It also falls into the school catchment for Glenbrook Middle School, Herbert Spencer Elementary and New West Secondary.

The current property has been reviewed by the heritage group and it was found to have no heritage value. The neighborhood consists of significantly older homes with some newer homes built from the 1990's and onwards.

The proposed duplex is on a corner property with a shared driveway for parking. This shared parking allows for more green space and less hard surfaces. The carports will have a permeable surface to help reduce the amount of water that gets diverted to the City. The front of each proposed unit faces two different roads; one towards First Street and the other towards Sinclair Avenue. This aids in the aesthetic look of the homes, making them less noticeable as duplexes but more importantly, making them look less alike as a typical duplex would. The general architecture is craftsman which contributes to our City. The main indoor and outdoor living space is on the main level of the home with the bedrooms above. The basement will be used for recreational purposes.

The proposed design compliments the current streetscape as there is a multi 4-plex across the street, and the new building will continue with the traditional craftsman style look. Landscaping includes retaining 5 large trees on Sinclair Avenue as shown in the included landscaping plan, which will enhance the corner property.

The proposed project would provide a more friendly accessible family housing as there are only a couple of steps to enter the building, which is an important City goal. The duplex dwelling offers a more affordable housing option as opposed to one larger home which would be more costly. This duplex also adds to the much needed single family home inventory.

Thank you,

Raj Gill on behalf of the property Owner
Versa Developments Ltd.
438 Oak Street, New Westminster, BC, V3L 2T5