



Attachment #3

Select Project Renderings

26-UNITS TOWNHOUSES DEVELOPMENT

317,319 HOWES STREET, NEW WESTMINSTER B.C.



PROJECT TYPE: 26-UNIT SLAB ON GRADE TOWNHOUSE DEVELOPMENT		
CIVIC ADDRESS: 317,319 HOWES STREET, NEW WESTMINSTER, B.C.		
LEGAL DESCRIPTION: LOT 71/72 DISTRICT LOT 757 NWD PL NWP45010 GROUP 1 PID 005-839-645/005-839-670		
LAND USES:	EXISTING RESIDENTIAL MEDIUM/LOW DENSITY	PROPOSED RESIDENTIAL MEDIUM DENSITY
ZONING:	RQ-1	RT-3A
SETBACKS:	ALLOWED	PROVIDED
FRONT YARD: SE (HOWES ST)	4.57m (15.0')	4.57m (15.0') TO BLDG FACE
SIDE YARD: (NORTHEAST)	4.57m (15.0')	4.57m (15.0') TO BLDG FACE
SIDE YARD: (NORTHWEST)	4.57m (15.0')	4.57m (15.0') TO BLDG FACE
REAR YARD: (SOUTHWEST)	4.57m (15.0')	4.57m (15.0') TO BLDG FACE
HEIGHT METERS	418.13 10.7m (35.0')	10.7m (35.0')
EXISTING LOT AREA:	50,436.74sf (4,685.73sm)(1.15acre)	
LOT COVERAGE:	418.17	17,890.25(23%)
DENSITY:	22.60 UNITS/ACRE	
NUMBER OF UNITS:	26 UNITS	
FLOOR AREA:	418.21	40,594.73sf
FLOOR AREA RATIO:	0.9 (56,040.82 sf)	C.80(40,594.78sf)
OFF-STREET PARKING	ALLOWED	PROVIDED
RESIDENT PER 140.9	1.5/UNIT x 26 UNITS=39	52
VISITOR PER 140.9	0.2/UNIT x 26 UNITS=5.2	8
TOTAL:	44.2	60
ACCESSIBLE PARKING 145.4	2 SPACE/ 16-39 UNITS	2
PARKING CONFIGURATION:	PARKING: SIDE BY SIDE/SINGLE: 30 SPACES (15 UNITS) TANDEM PARKING: 22 SPACES (11 UNITS)	
OFF-STREET BIKE PARKING 6/20 D.U. SHORT TERM PARKING	150.3	6



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3021
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REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

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Consultants

Project Title

26 UNITS TOWNHOUSE DEVELOPMENT

317,319 HOWES STREET, NEW WESTMINSTER B.C.

Sheet Title

COVER PAGE

Drawn: RN

Checked: MC

Scale:

Project Number:

Revision Date:

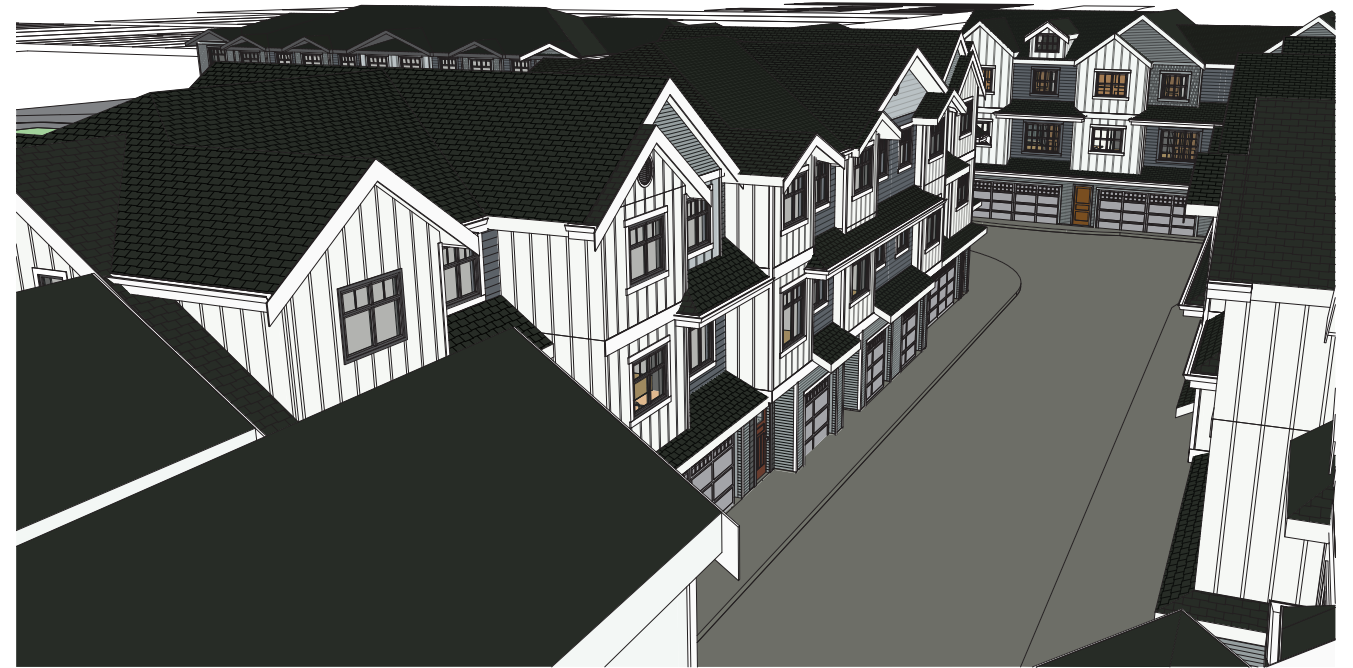
Print Date:
08/14/19

Dwg. No.:

A0.00



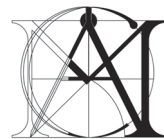
3D VIEW AT DRIVE AISLE



3D VIEW AT DRIVE AISLE



3D VIEW AT AMENITY



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Project Title

**26 UNITS
TOWNHOUSE
DEVELOPMENT**

317.319 HOWES STREET, NEW
WESTMINSTER B.C.

Sheet Title

3D VIEWS

Drawn: **Author**

Checked: **Checker**

Scale:

Project Number:

Revision Date:

Print Date:
03/07/22

Dwg. No.:

A0.03



STREETSCAPE EAST ELEVATION
 (HOWES ST.)
 ①
 1" = 12'-6"



STREETSCAPE NORTH ELEVATION
 (HWY 91)
 ②
 1" = 12'-6"



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Project Title

**26 UNITS
 TOWNHOUSE
 DEVELOPMENT**

317.319 HOWES STREET, NEW
 WESTMINSTER B.C.

Sheet Title

STREETSCAPE

Drawn: Author

Checked: Checker

Scale: 1" = 12'-6"

Project Number:

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