



Attachment #5

Applicant Submission Materials

376 Keary Street - City of New Westminster Project Summary Letter

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

The new development is proposing a duplex that will replace the current single-family building with an innovative ground oriented, family friendly housing form.

The proposed development is in the Sapperton neighbourhood which is a substantial residential neighborhood with mix of land uses and housing types. The new development will provide more housing choice for the New Westminster residents by providing an appropriate scale and building form that are complementary to the existing single detached dwelling.

This development provides a duplex fronting Keary Street. The proposed development respects the OCP Development Permit Guidelines and Level 3 of the BC Energy Step Code in New Westminster by complying with the max. allowable FSR of 0.60+0.01, height restrictions regardless of the slope, building size and form by providing a unique and innovative design, discouraging the use of synthetic materials and instead providing sustainable, durable and natural materials, and includes smart environmental choices such as low maintenance, drought resisting landscaping and permeable surfacing. The proposed ownership type for this development is freehold ownership.

This development is designed to provide adequate front, rear, and side setbacks by complying with Development Permit Guidelines to ensure privacy between properties are achieved. We are supporting the continuity of the public realm design within the provided building setbacks by including softscape and hardscape.

We believe that the proposed development, with its innovative design and compatible form, engaging streetscape and landscape features, will have a positive impact on the neighbourhood.

In addition, while rezoning the property to Comprehensive Development and respecting and adhering to the neighbourhood character, the project maintains the Duplex form as outlined in the zoning and the OCP.

It would be my pleasure to address any questions you may have about this project.

Respectfully,

Robert Billard, Architect AIBC, LEED AP
Billard Architecture INC.
604-619-0529
Robert@BillardArchitecture.ca

376
KEARY STREET
 NEW WESTMINSTER, B.C.

CONSULTANTS:

ARCHITECTURAL:

BILLARD ARCHITECTURE INC.
 #701 - 625 5th Avenue
 NEW WESTMINSTER, BC, V3M 1X4
 PHONE: (604) 619-0529
 CONTACT: Robert Billard, AIBC
 EMAIL: Robert@BillardArchitecture.ca

LANDSCAPE:

C. KAVOLINAS & ASSOCIATES INC.
 2462 Jonquil Court
 ABBOTSFORD, BC, V3G 3E8
 PHONE: (604) 850-2368
 CONTACT: Clark J. Kavolinas, BCSLA, CSLA
 EMAIL: kavolinas@shaw.ca

SURVEYOR:

KEN K. WONG & ASSOCIATES
 5624 East Hastings Street
 BURNABY, BC, V5B 1R4
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 CONTACT: Steve Wong, BCSLA
 EMAIL: wong_associates@shawbiz.ca

ARCHITECTURAL:

- A0.00 COVER SHEET AND LIST OF DRAWINGS
- A0.10 PROJECT DETAILS
- A0.11 SITE CONTEXT - STREETScape
- A0.12 SITE CONTEXT - 2
- A0.13 SITE CONTEXT - 3
- A0.14 SITE CONTEXT - 4
- A1.00 SITE PLAN
- A2.20 MAIN FLOOR PLAN
- A2.30 SECOND FLOOR PLAN
- A2.40 ROOF PLAN
- A3.01 ELEVATIONS NORTH & SOUTH
- A3.02 ELEVATIONS EAST & WEST
- A4.01 SECTION A-A
- A4.02 SECTION B-B



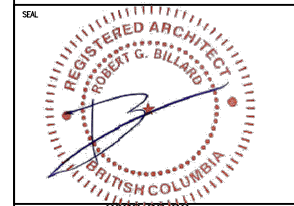
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PROJECT
**KEARY STREET
 RESIDENCE**
 376 KEARY STREET
 V3L 3L3
 NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYGAYT FIRST NATION & THE COAST SALISH PEOPLE

SHEET TITLE
**COVER SHEET &
 LIST OF DRAWINGS**

SCALE: 1/4"=1'-0"
 SHEET NO.: **A0.00**
 DRAWN BY: NS, JP
 CHECKED BY: RB
 PROJECT NO.: FILE: 21BA14

AREAS	GROSS AREA		EXCLUSION	
	SQ M	SQ FT	SQ M	SQ FT
FLOOR				
MAIN FLOOR	212.30	2285.13	0.00	0.00
SECOND FLOOR	158.07	1701.43	0.00	0.00
ROOF	0.00	0.00	0.00	0.00
TOTAL	370.36	3986.56	0.00	0.00

SETBACKS		
	REQUIRED	COMMENT
FRONT (NORTH)	19 ft (5.79m)	KEARY STREET
REAR (SOUTH)	25 ft (7.62m)	LANE
INTERIOR (EAST)	5 ft (1.52m)	ADJ. SITE
EXTERIOR (WEST)	5 ft (1.52m)	ADJ. SITE

SITE & ZONING INFO		
	SQ M	SQ FT
SITE AREA (BEFORE ROW)	609.60	6559.29
SITE AREA (AFTER ROW)	603.49	6493.57
PROPOSED STEP CODE LEVEL	LEVEL 3	
ZONING EXISTING	RS-1	
ZONING PROPO.	CD	

FLOOR AREAS		
	SQ M	SQ FT
BUILDING GROSS	370.36	3986.56
TOTAL EXCLUSIONS	0.00	0.00
AREA FOR FSR	370.36	3986.56
FSR	0.61	

PEAK HEIGHT		
	ALLOWED	PROPOSED
BUILDING HEIGHT	7.62m(25 ft)	7.25m(24 ft)
ROOF PEAK	10.67m(35 ft)	8.47m (27.8 ft)

BUILDING HEIGHT CALCULATION		
	PEAK (FT)	UNDERSIDE OF EAVES (FT)
	218.2	210.7
MIDPOINT (PEAK - UNDERSIDE OF EAVES)	3.75	
BUILDING HEIGHT GEODETIC ELEVATION	214.45	
AVG. GRADE	190.42	
BUILDING HEIGHT	24.03	

LOT COVERAGE		
	SQM	SQ FT
FOOTPRINT	212.30	2285.13
	ALLOWED	PROPOSED
MAIN BUILDING	35%	35%

ATTACHED ACCESSORY STRUCTURE BREAKDOWN		
USE	SQ FT	SQ M
FRONT PORCH	220.68	20.50
REAR PORCH	429.52	39.90
TOTAL	650.20	60.40
PERCENTAGE FROM LOT AREA	9.9%	

WASTE RESIDENTIAL WASTE REQUIREMENTS				
NUMBER OF RESIDENTIAL UNITS	RECYCLING	GARBAGE	COMPOST	REFERENCE
	240 LITER CART	240L CART		GARBAGE AND RECYCLING SUPPLEMENT
2 UNITS	2	2	2	SOLID WASTE REGULATION BYLAW 4.4 b)

FLOOR	UNIT #	GROSS AREA (SQ M)	GROSS AREA (SQ FT)
1	Unit 1	106.19	1142.57
	Unit 2	106.19	1142.57
TOTAL	2	212.37	2285.13

FLOOR	UNIT #	GROSS AREA (SQ M)	GROSS AREA (SQ FT)
2	Unit 1	79.06	850.72
	Unit 2	79.06	850.72
TOTAL	2	158.13	1701.43

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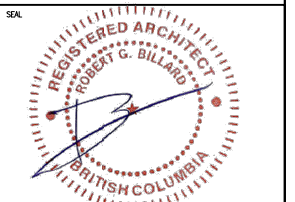
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SHEET TITLE
PROJECT DETAILS

SCALE: _____ SHEET NO.
A0.10

DRAWN BY: NS, JP
CHECKED BY: RB PROJECT NO. FILE: 21BA14

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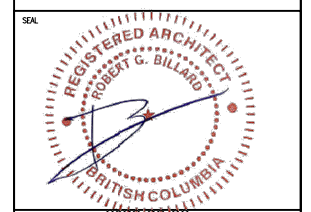
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1 **STREETSCAPE ELEVATION**
 A0.11 SCALE: - 3/16"=1'-0"



PROJECT

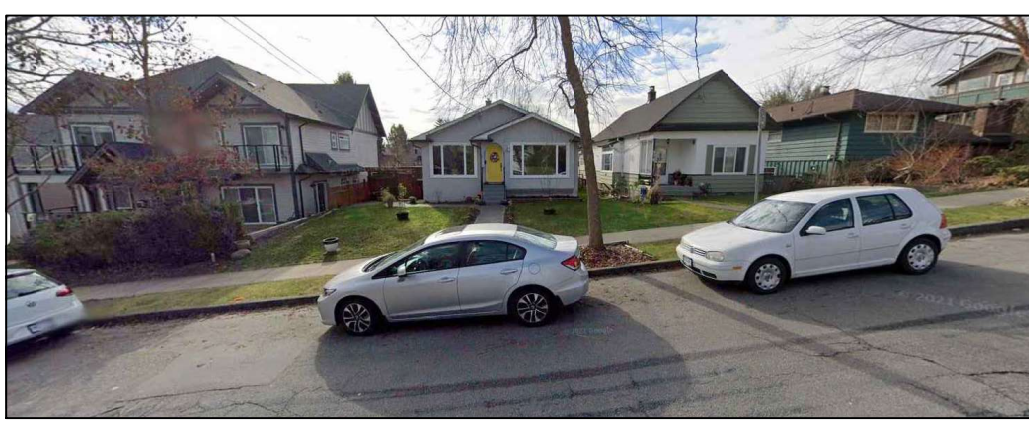
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SHEET TITLE

SITE CONTEXT

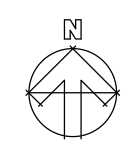
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DRAWN BY:	NS, JP	PROJECT NO.	
CHECKED BY:	RB	FILE:	
		21BA14	

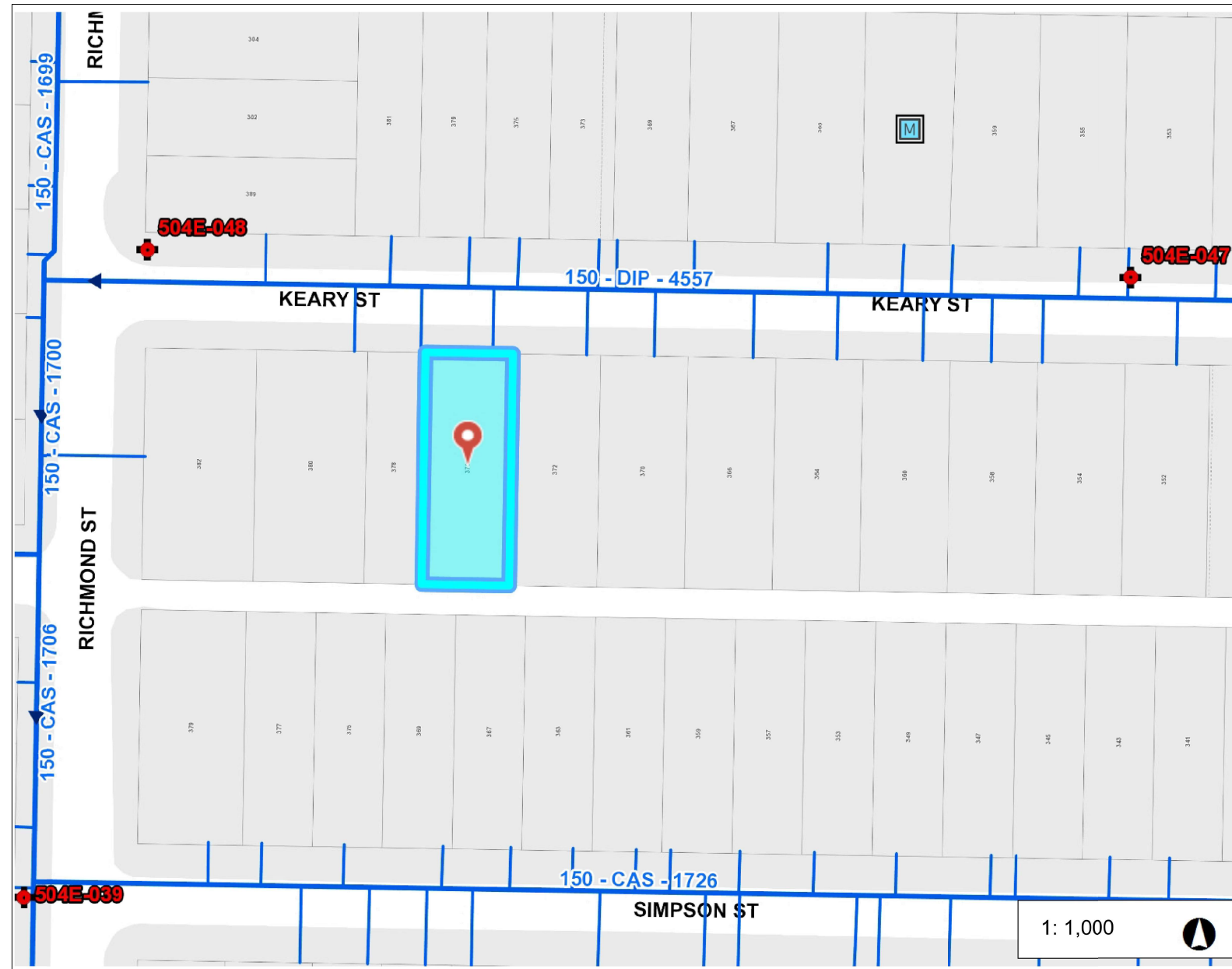


2 **STREETSCAPE - KEARY ST**
 A0.11 SCALE: -



3 **STREETSCAPE - LANEWAY**
 A0.11 SCALE: -





1
0.12
FIREFIGHTING AND WATER
SITE CONTEXT
NTS

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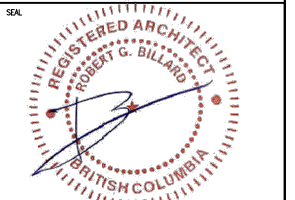
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SHEET TITLE
SITE CONTEXT -2

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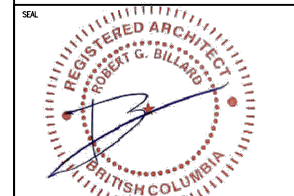
NO.	DATE	REVISION
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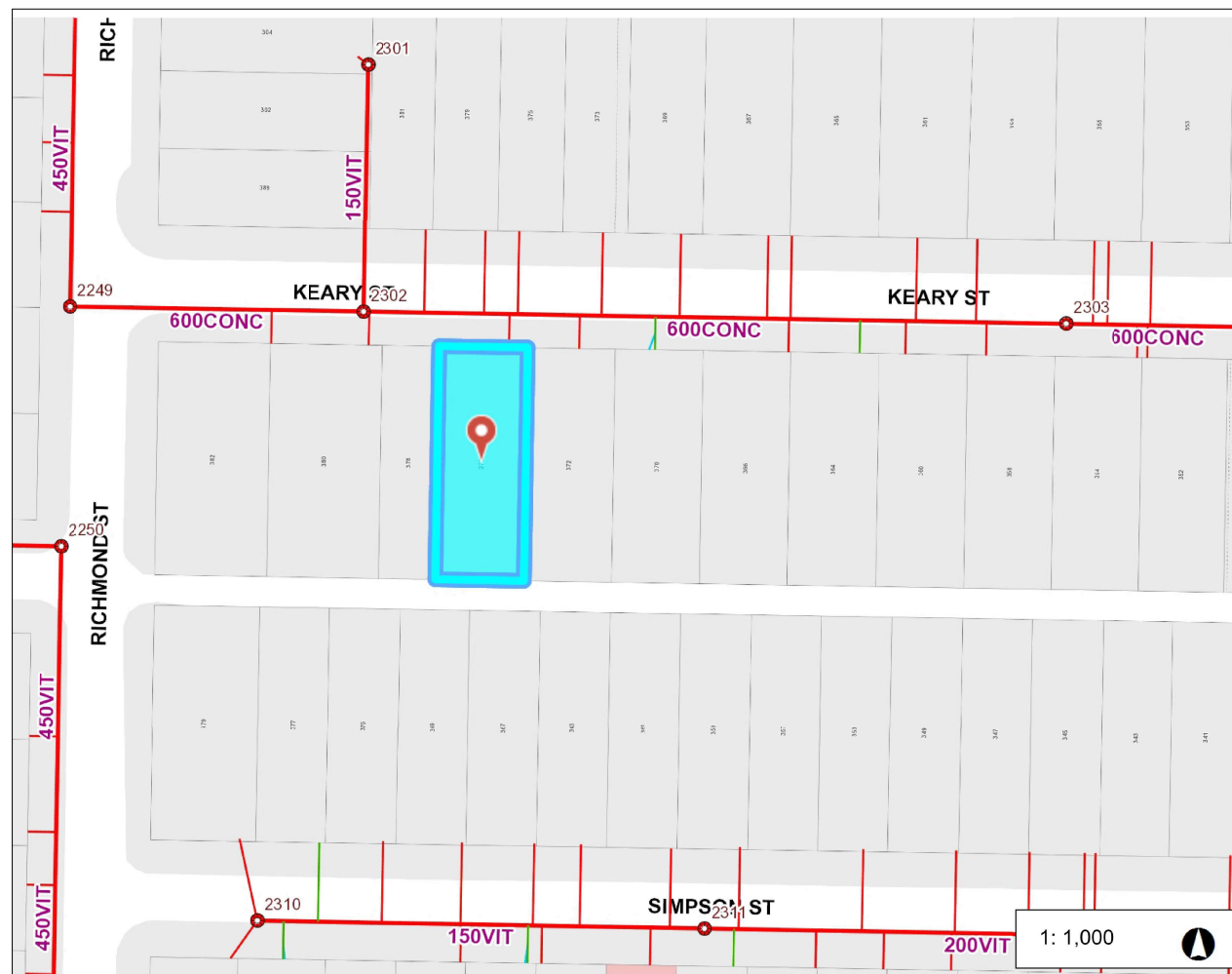


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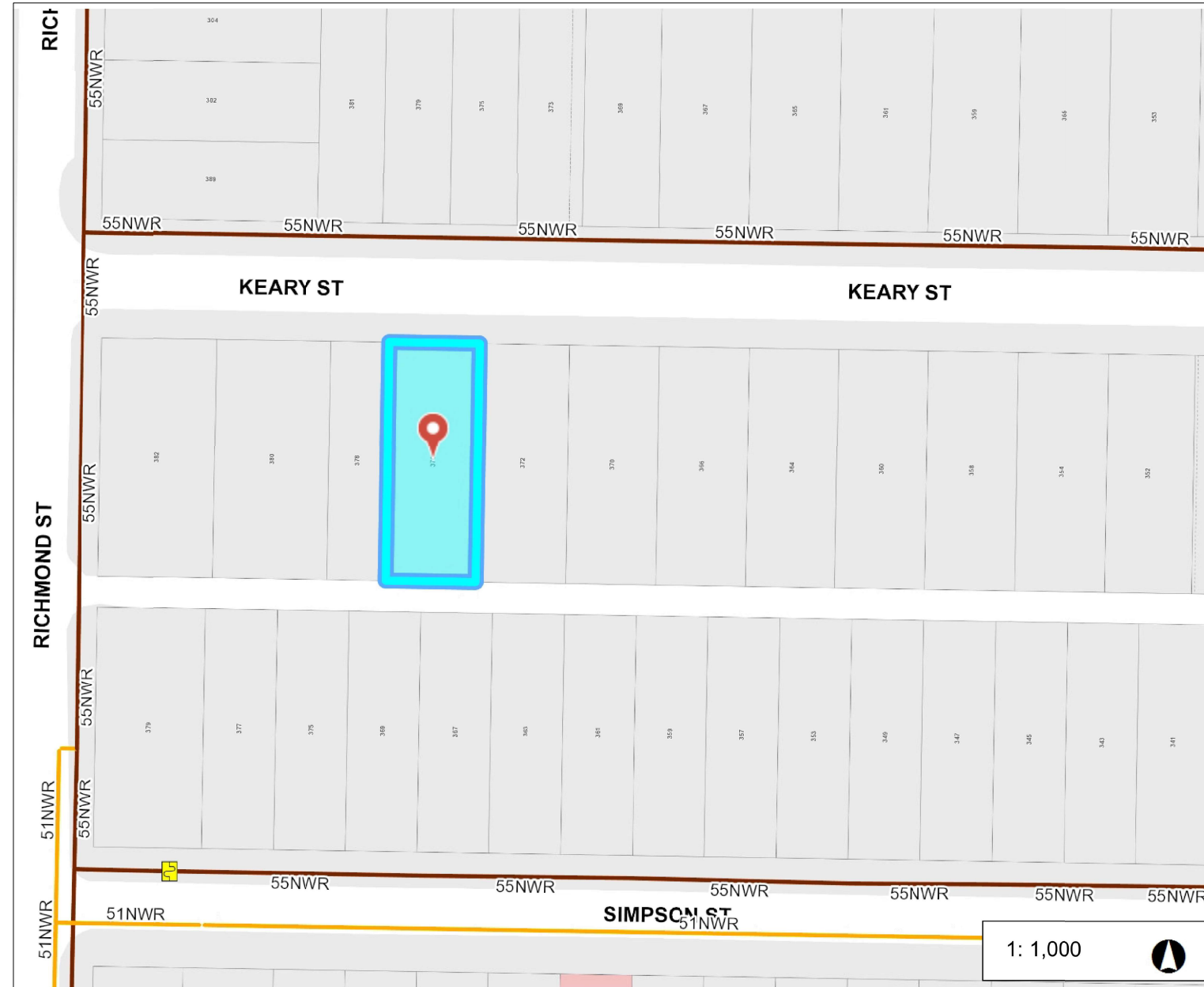
SHEET TITLE
SITE CONTEXT -3

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DRAWN BY: NS, JP	A0.13
CHECKED BY: RB	PROJECT NO. FILE: 21BA14



1
A0.13
SEWAGE
SITE CONTEXT
NTS





1
A0.14
ELECTRICAL
SITE CONTEXT
NTS

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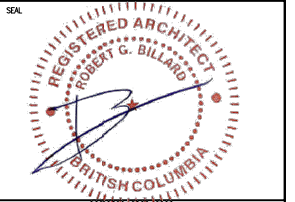
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SHEET TITLE
SITE CONTEXT -4

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CHECKED BY: RB	



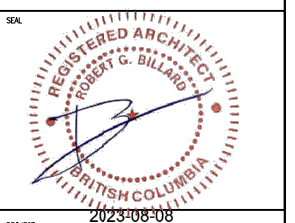
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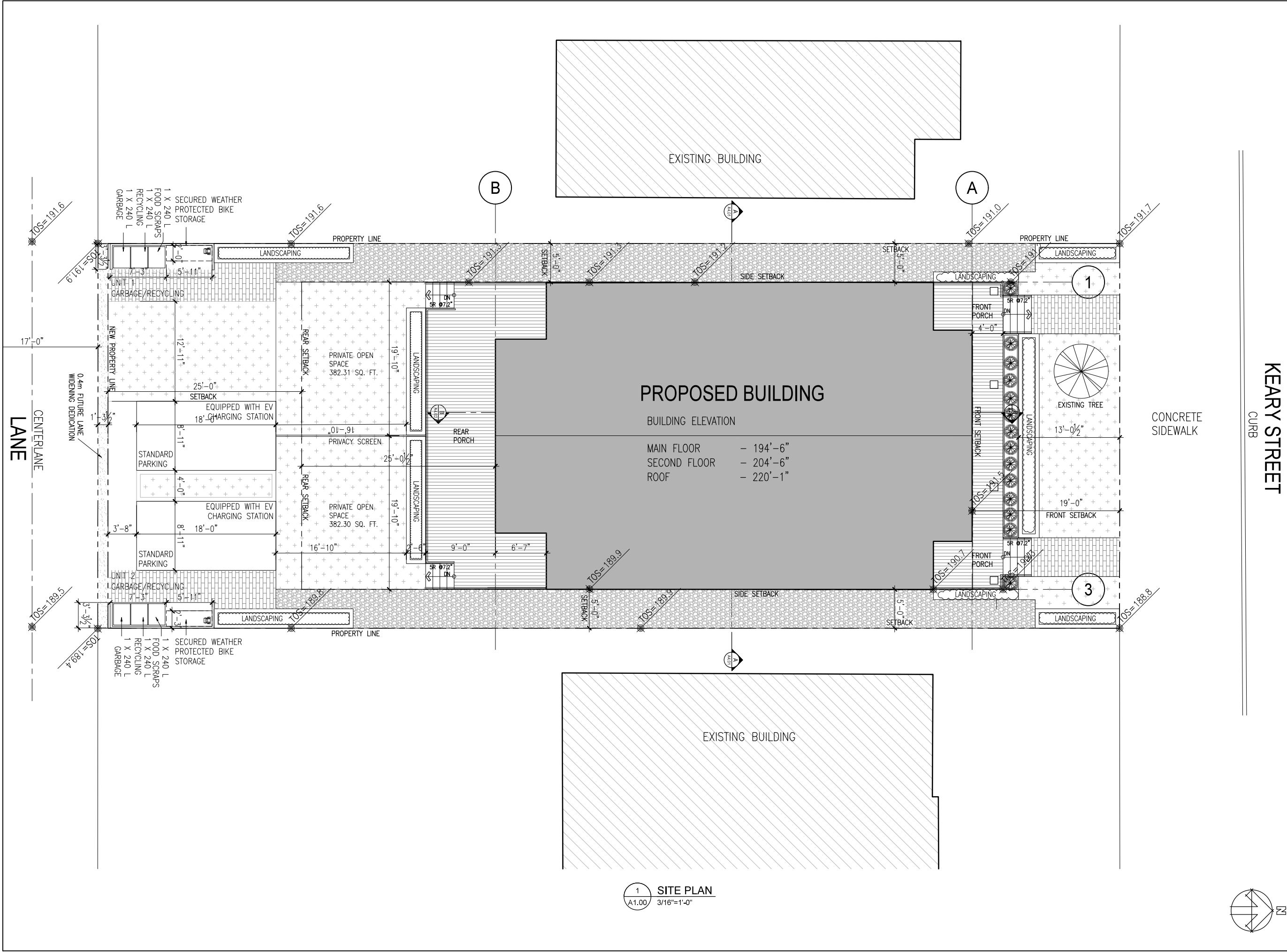


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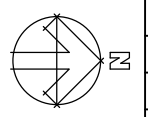
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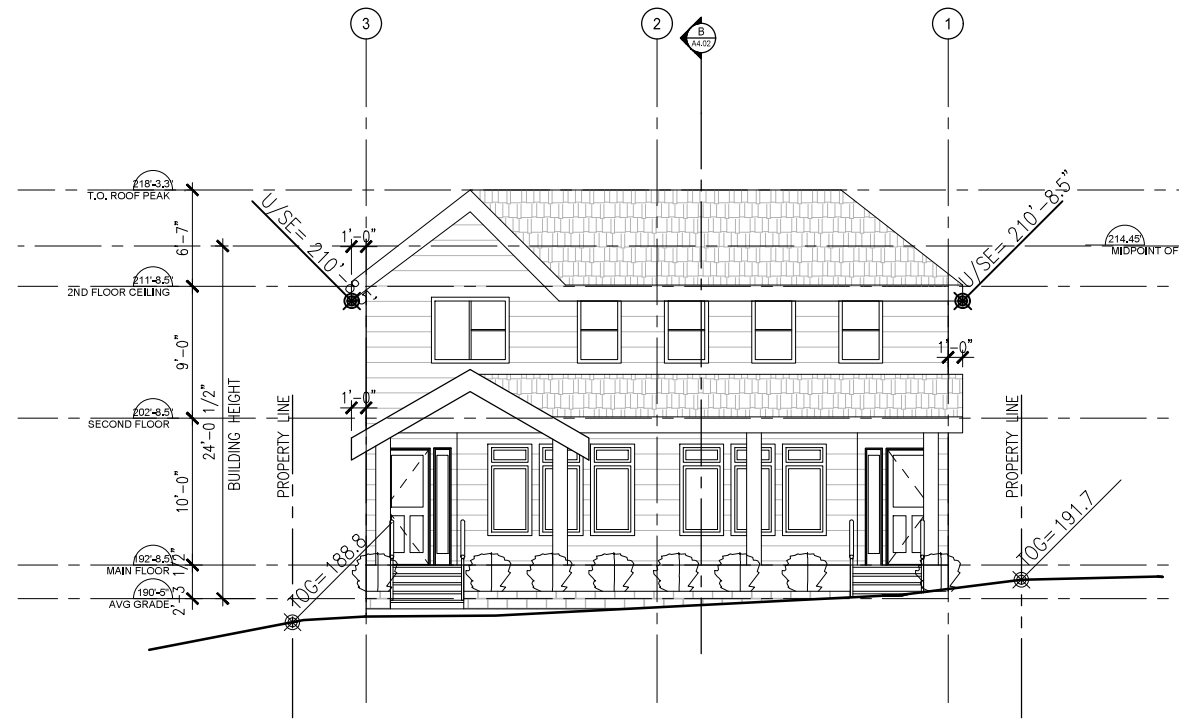
SHEET TITLE
SITE PLAN

SCALE:	3/16"=1'-0"	SHEET NO.:	A1.00
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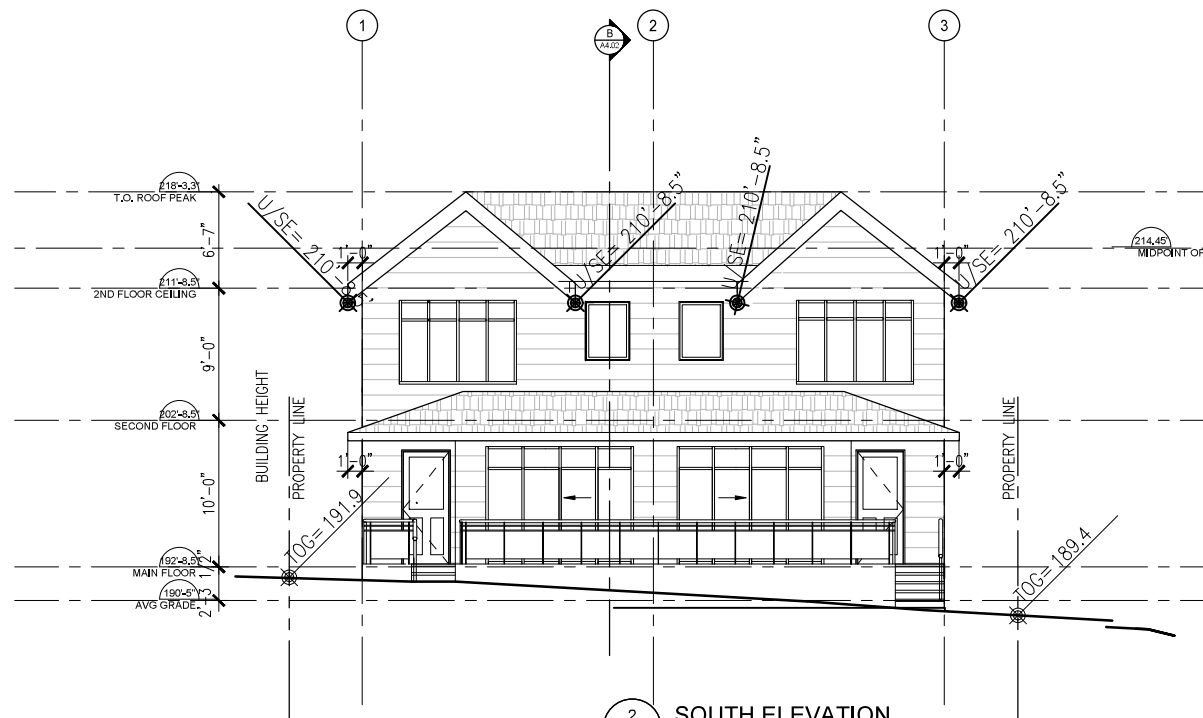


1 SITE PLAN
 A1.00 3/16"=1'-0"





1 NORTH ELEVATION
A3.01 1/8"=1'-0"



2 SOUTH ELEVATION
A3.01 1/8"=1'-0"

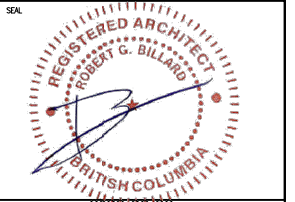
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NO.	DATE	REVISION
11	2023.08.04	FINAL FINAL RZ REVISION 3
10	2023.07.28	FINAL RZ REVISION 2
9	2023.05.25	DWG SET UPDATED FOR REZONING
8	2023.05.10	RE-ISSUED FOR REZONING
7	2022.10.04	ISSUED FOR REZONING REVISION2
6	2022.07.25	ISSUED FOR REZONING REVISION1
5	2022.05.16	ISSUED FOR REZONING
4	2022.03.17	ISSUED FOR CLIENT REVIEW
3	2022.03.14	ISSUED FOR PAR SUBMISSION
2	2022.02.24	ISSUED FOR CLIENT REVIEW
1	2021.12.08	ISSUED FOR CLIENT REVIEW

DESIGN CONSULTANT



#701 - 625 Fifth Avenue
New Westminster, B.C. Canada,
V3M 1X4
(604) 619-0529
info@billardarchitecture.ca
www.billardarchitecture.ca



PROJECT
KEARY STREET RESIDENCE
376 KEARY STREET
V3L 3L3
NEW WESTMINSTER, BC

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

SHEET TITLE
ELEVATIONS NORTH & SOUTH

SCALE: 1/8"=1'-0"
DRAWN BY: NS, JP
CHECKED BY: RB
SHEET NO.: **A3.01**
PROJECT NO.: FILE: 21BA14

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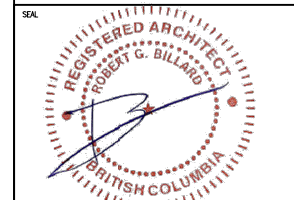
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DESIGN CONSULTANT



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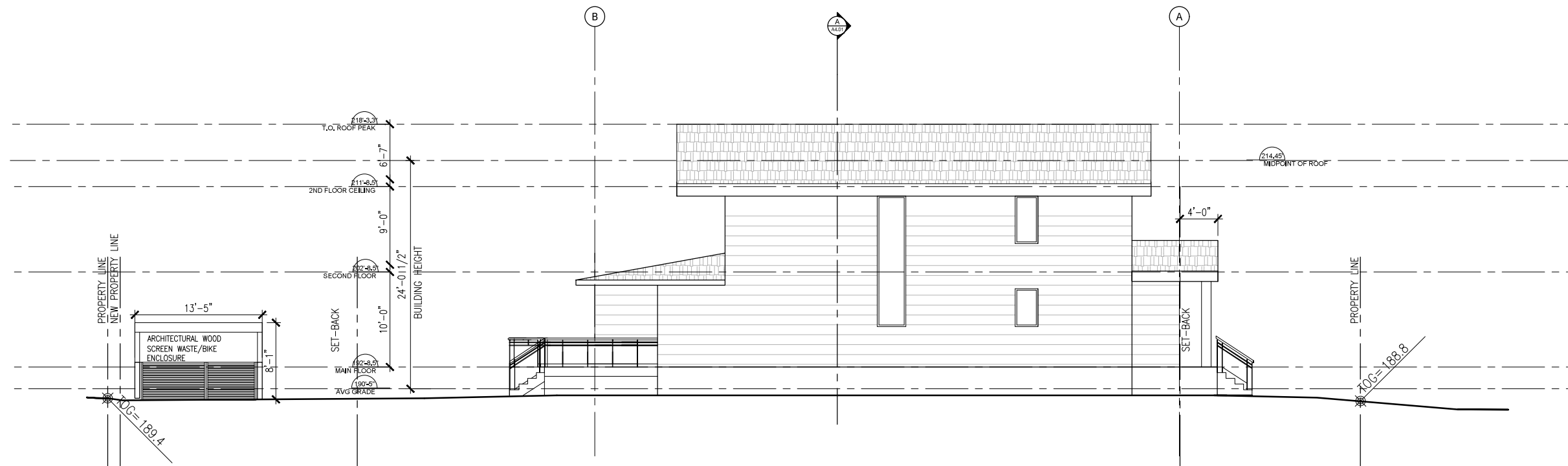


PROJECT
KEARY STREET RESIDENCE
 376 KEARY STREET
 V3L 3L3
 NEW WESTMINSTER, BC

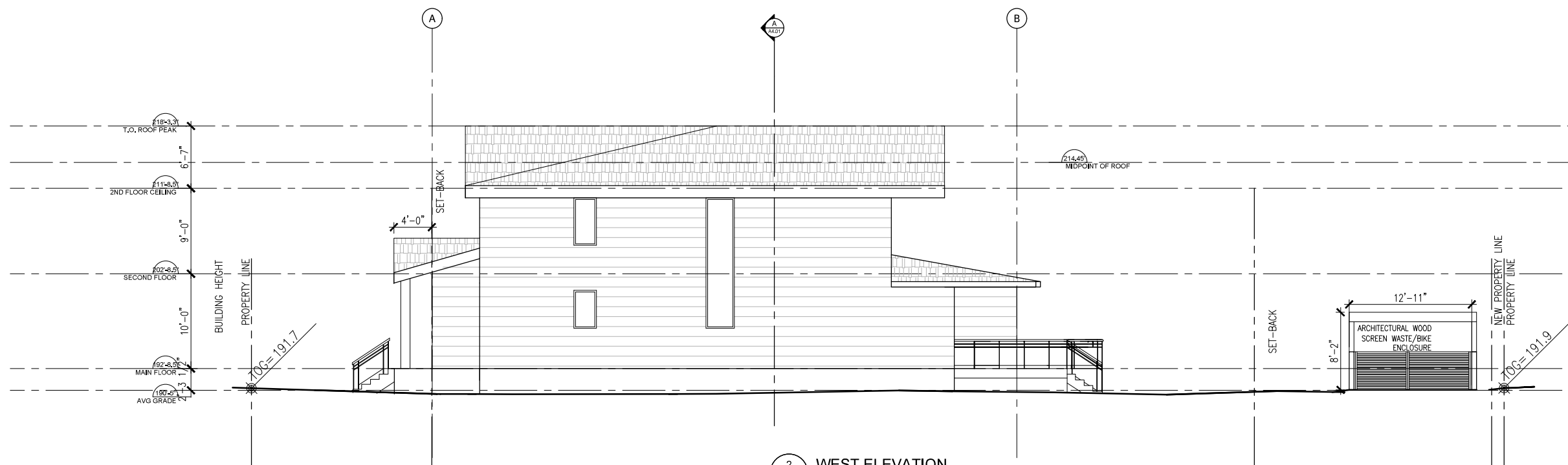
THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION & THE COAST SALISH PEOPLE

SHEET TITLE
ELEVATIONS EAST & WEST

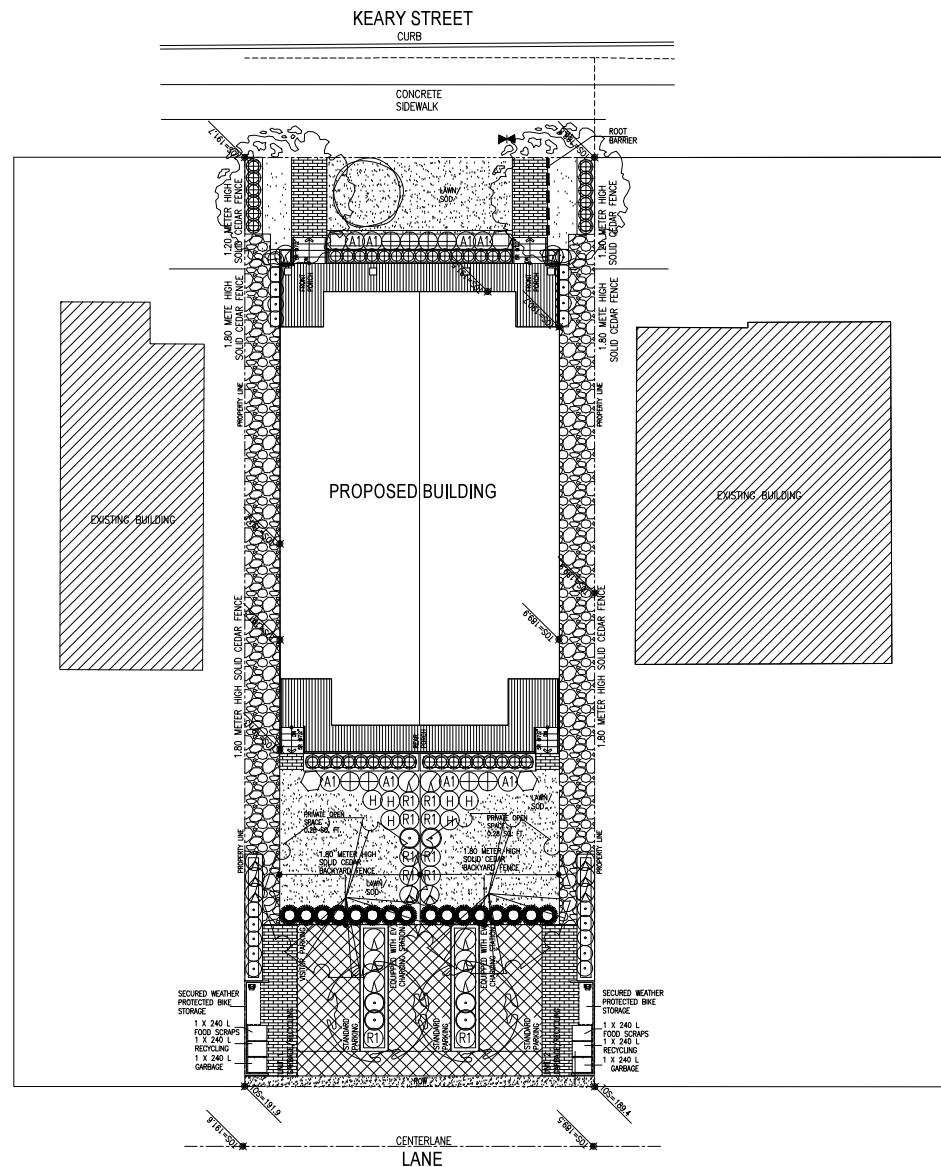
SCALE: 1/8"=1'-0"
 SHEET NO. **A3.02**
 DRAWN BY: NS, JP
 CHECKED BY: RB
 PROJECT NO. FILE: 21BA14



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



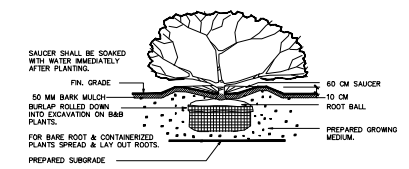
2 WEST ELEVATION
 A3.02 1/8"=1'-0"



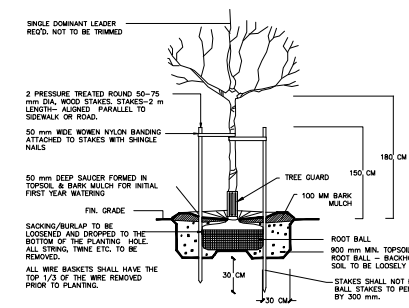
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
(X)	EXISTING TREE TO REMAIN					
(R)	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B. MIN. 2 METERS FROM PROPERT LINE
(O)	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
(S)	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	2	6 CM. CAL.	AS SHOWN	B. & B.
(H)	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	10	#3 POT	90 CM. O.C.	
(A)	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	8	#3 POT	90 CM. O.C.	
(N)	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	8	#3 POT	90 CM. O.C.	
(E)	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	4	#3 POT	90 CM. O.C.	
(M)	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	7	#3 POT	90 CM. O.C.	
(V)	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	8	#2 POT	90 CM. O.C.	
(R)	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	8	#3 POT	90 CM. O.C.	
(S)	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	4	#3 POT	90 CM. O.C.	
(L)	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	45	#3 POT	90 CM. O.C.	
(T)	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	16	1.50 METERS	70 CM. O.C.	
(H)	HOSTA (VARIOUS)	HOSTA	6	#3 POT	90 CM. O.C.	

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "NINA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARDS".
 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

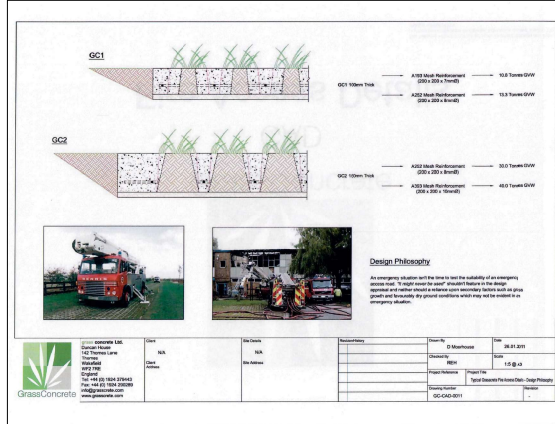
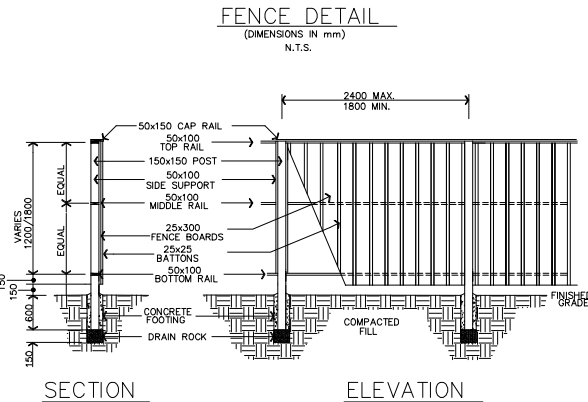
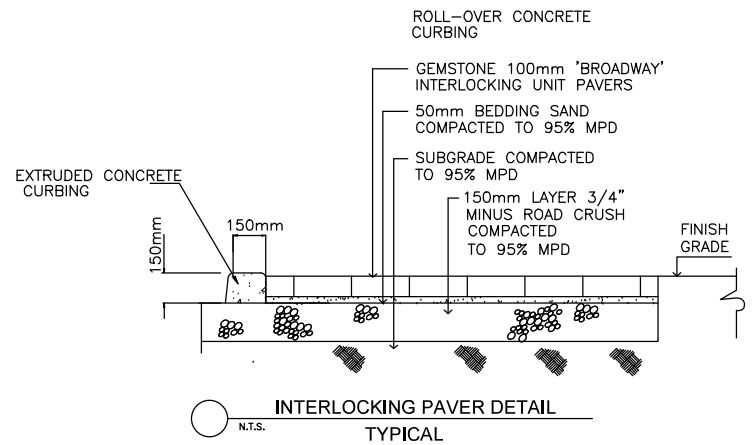
LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE FITS	300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SORENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, NEST OR REPRODUCTIVE PARTS OF NESTS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.



TREE PLANTING DETAIL
SECTION N.T.S.



- PERMEABLE PAVERS
- COMPOSITE DECKING
- GRASS PAVERS
- GRAVEL

MAY/23	CITY REQUEST	3
DEC/22	CITY COMMENTS	2
DEC/22	CITY COMMENTS	1
DATE	REMARKS	NO.
REVISIONS		

C. KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
BILLARD ARCHITECTURE
ATTENTION: ROCHELE POTTER
SUITE #701
625 - 5th AVENUE
NEW WESTMINSTER, B.C.
V3M 1X4

TITLE
PLAN VIEW
LANDSCAPE PLAN
KEARY STREET
RESIDENCE
376 KEARY STREET
NEW WESTMINSTER, B.C.

SCALE 1:150	DATE APR/22
DRAFT CHK'D	
ENG. CHK'D	
APPR'D AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1



KEARY

DUPLEX

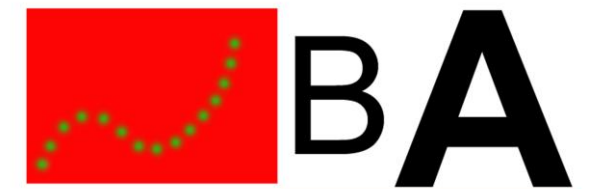
376 KEARY STREET

NEW WESTMINSTER, BRITISH COLUMBIA

Prepared by

Billard Architecture Inc.

Billardarchitecture.ca



Billard Architecture Inc.



PROJECT INFORMATION

The new development is proposing a duplex that will replace the current single-family building with an innovative ground oriented, family friendly housing form.

The proposed development is in the Sapperton neighbourhood which is a substantial residential neighborhood with mix of land uses and housing types. The new development will provide more housing choice for the New Westminster residents by providing an appropriate scale and building form that are complementary to the existing single detached dwelling.

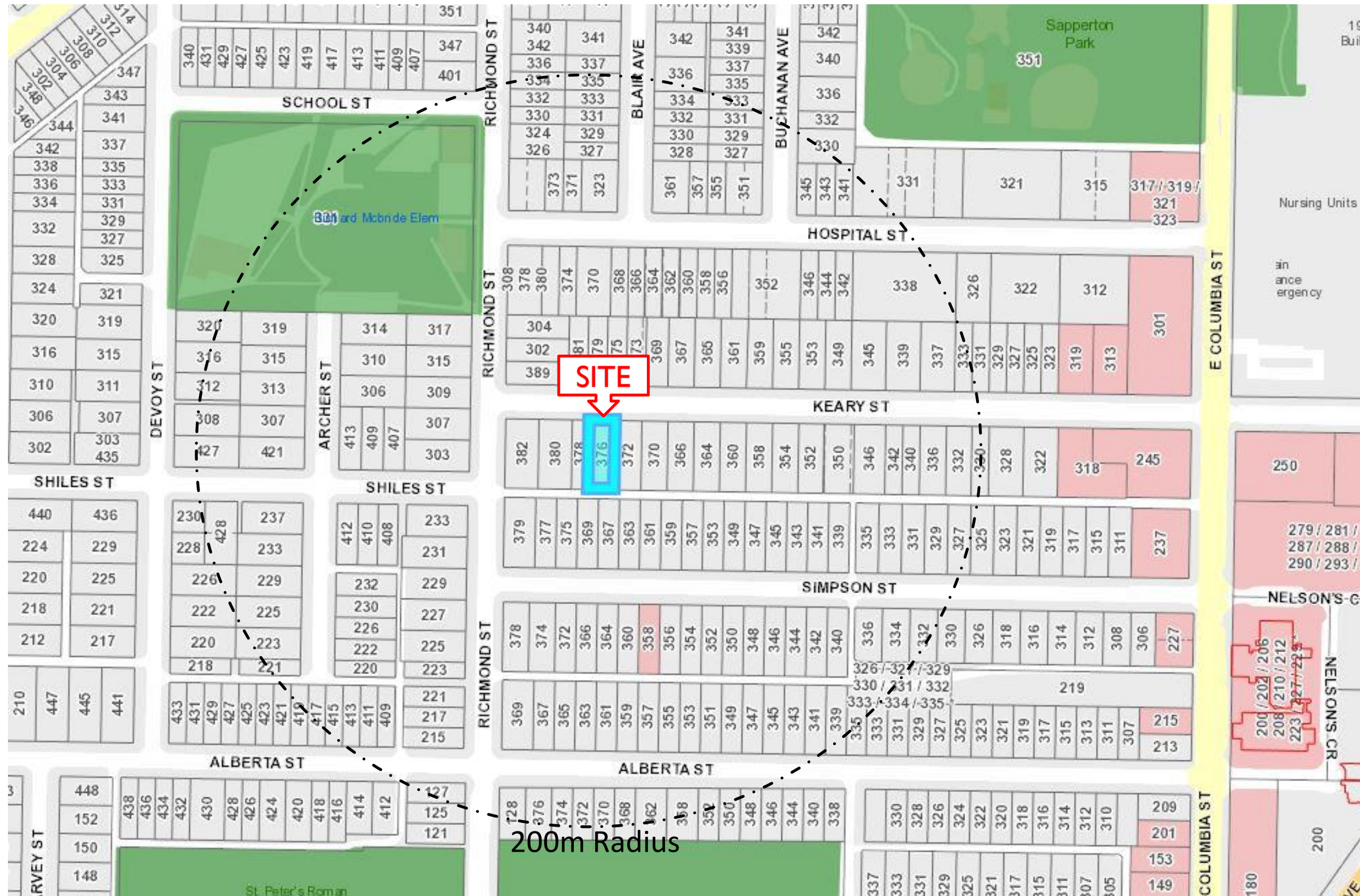
This development provides a duplex fronting Keary Street with on site parking. The proposed development respects the OCP Development Permit Guidelines and Level 3 of the BC Energy Step Code in New Westminster by complying with the max. allowable FSR of 0.60+0.01, height restrictions regardless of the slope, building size and form by providing a unique and innovative design, discouraging the use of synthetic materials and instead providing sustainable, durable and natural materials, and includes smart environmental choices such as low maintenance, drought resisting landscaping and permeable surfacing.

This development is designed to provide adequate front, rear, and side setbacks by complying with Development Permit Guidelines to ensure privacy between properties are achieved. We are supporting the continuity of the public realm design within the provided building setbacks by including softscape and hardscape.

We believe that the proposed development, with its innovative design and compatible form, engaging streetscape and landscape features, will have a positive impact on the neighbourhood.

In addition, while rezoning the property to Comprehensive Development and respecting and adhering to the neighbourhood character, the project maintains the Duplex form as outlined in the zoning and the OCP.

PROPOSAL SITE



This proposal for The Keary Duplex is located in New Westminster, British Columbia with close access to bus routes, a transit hub, and a variety of shops and restaurants.

Features:

- 2 modern units
- On-site parking



RENDER



MASSING ANALYSIS

I.2 Residential – Ground Oriented Housing

From the Official Community Plan of New Westminster, Section 1.2 Ground Oriented Housing: Duplex, Triplex, Quadraplex: Interim Development Review Policy:

- Proposal for Duplexes has a maximum density of 0.60 + 0.01 FSR
- Parking Type is parking pads or detached carports (i.e. the application does not include enclosed parking), and is located at the rear of the lot.
- Property has a minimum 6 metre (19.7 foot) lane or is on a corner lot
- Application considers current Rezoning guidelines from other relevant housing types, such as those related to open space, transition to neighbouring properties and parking type
- The proposed building appears to be unified but still distinct and identifiable entrances
- There should be a unified front landscaping
- There should be unified materials and colours
- There should be asymmetrical features giving diversity within a unified massing of the building
- Front door should be oriented towards the street and the front door should be clearly visible

INTENT:

“The intent of this area is to encourage small scale infill projects that are complementary to the existing single detached dwelling context through appropriate building form, scale and location. Small projects, with a low number of units, are anticipated. Back-to-back and stacked THs are not permitted.”

The proposed building appears to be unified but still distinct and identifiable entrances.

There should be asymmetrical features giving diversity within a unified massing of the building

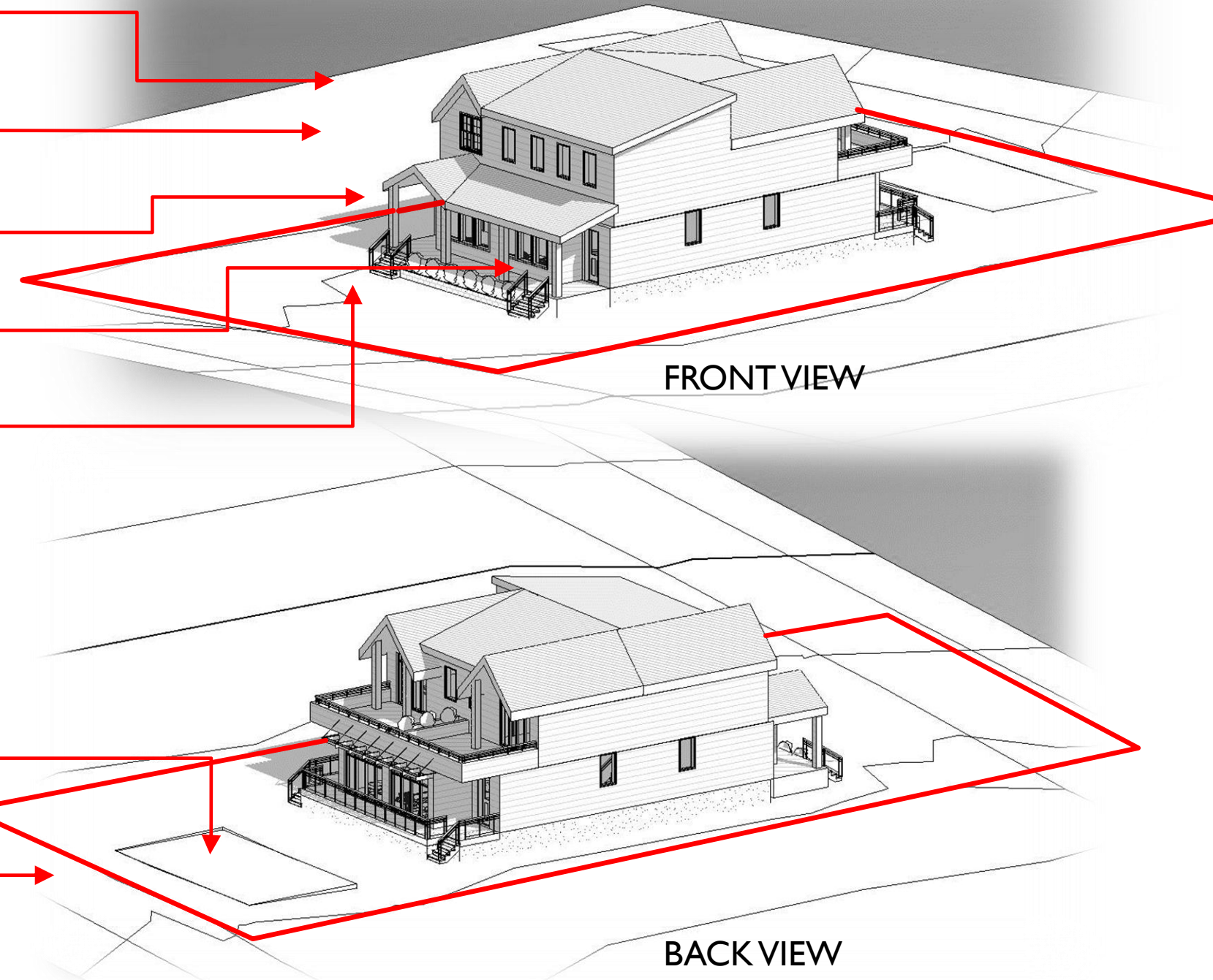
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MATERIAL LEGEND

WHITE HARDIE
SHINGLES SIDING



DARK GREY ALUMINIUM
FASCIA PANEL



DARK GREY ALUMINUM FRAMING



DESIGN RATIONALE

Project Brief

The Keary Duplex provides 2 units to replace 1 single family house in the Sapperton Neighbourhood. The development provides two adjacent units on Keary Street and with parking pads at the rear of the lot adjacent to the laneway. At the rear of the lot, each unit has 1 enclosed bike storage, along with an enclosed garbage area. The ownership type for this development will be freehold.

The proposed development will provide more housing choice for the New Westminster residents in a substantial neighbourhood with a mix of land uses and housing types.

2-storey combustible construction.

Zoning + Density

Existing Zoning: RS-1

Proposed Zoning: CD

Existing Building: Single family House

Proposed Building: Duplex

Existing Height: 1 Storey

Proposed Height: 2 Storeys

Landscape + Public Realm

The development provides two adjacent units on Keary Street.

Smart environmental choices will be included in the design such as low maintenance, drought resisting landscaping, permeable surfacing, sustainable materials, safe pedestrian connections from the courtyard to the street to achieve sustainable design that provides a long-lasting fresh look and a space the community can take pride in.

DESIGN RATIONALE

Architecture

The Keary Duplex is a 2-storey ground oriented residential complex replacing 1 existing single-family house on Keary Street. The new development will provide more housing choice for the New Westminster residents.

The project is designed to suit the neighborhood character of Residential – Detached and Semi-Detached housing, while providing a unique and innovated design that is an appropriate scale and building form that is complementary to the existing single detached dwellings and mid-rise multi-residential developments in the neighbourhood.

Two of the units face Keary Street, with laneway access from the rear. Parking pads is also located in the rear.

Materials such as Hardie shingle siding and Aluminum finishes are utilized in the modern massing of the building to create a new but familiar bridge between designs in New Westminster

