



Attachment 4

Applicant Landscape Submission



811 CARNARVON STREET

HIGHRISE RESIDENTIAL & HOTEL

NEW WESTMINSTER DESIGN PANEL SUBMISSION

FEBRUARY 28, 2024












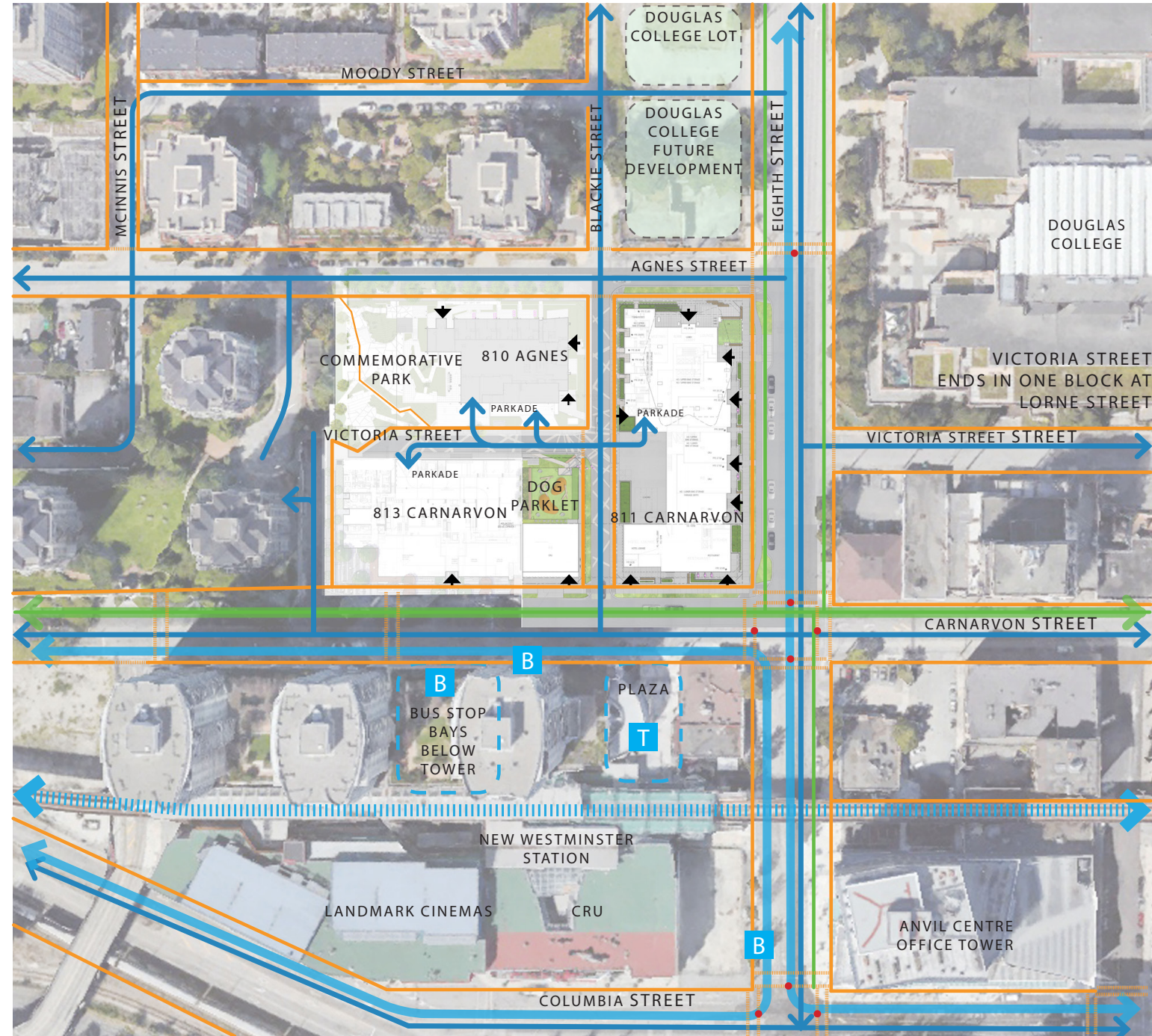
RELIANCE
PROPERTIES

YAMAMOTO ARCHITECTURE

HAPA

NEIGHBOURHOOD CONNECTIVITY

-  SKYTRAIN ROUTE
-  BUS ROUTES
-  BIKE LANES
-  FUTURE GREENWAY
-  PEDESTRIAN CONNECTIONS
-  PEDESTRIAN CROSSING AT LIGHT
-  MAIN PUBLIC ENTRANCE
-  BUS STOP
-  TRANSIT



ACCESSIBILITY

EIGHTH STREET



BLACKIE STREET



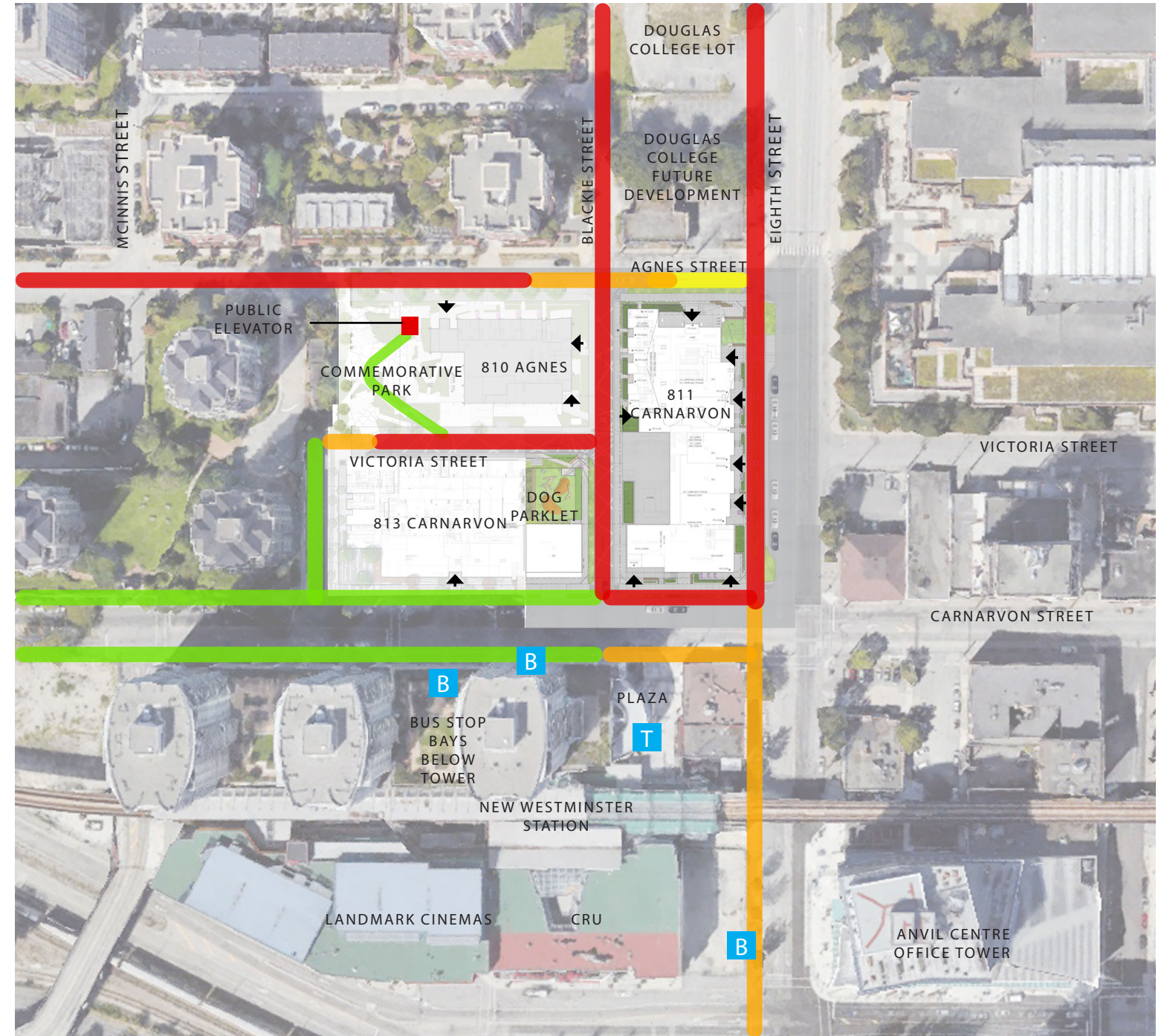
AGNES STREET



CARNARVON STREET



- OVER 8.3%
- 7-8.3%
- 5-7%
- UNDER 5%



URBAN DESIGN RATIONAL

1. Activation Through Community: This precinct has a 'hidden' quality that could be seen as both a negative or positive. How can we ensure that the urban spaces within the public realm are lively and safe feeling? We feel that the addition of a dog park adds a much needed community amenity to the mini neighbourhood while also providing that activity, eyes on the street, and social meeting point we are looking for. Rather than rely only on commercial activity or a well designed public realm, the addition of carefully selected, purposefully programmed, open space will ensure that the precinct has a successful public realm.

2. Intensification Through Consolidation: By consolidating several openings in the built fabric towards the intersection of Blackie and Victoria, the district sees an increase in value of the collected public spaces.

3. Invitation Through Delight: The concept suggests that people will be drawn into the enhanced public realm through the use of delightful and engaging 'breadcrumbs' at the key entrances into the zone.

4. Utility Through Layering: By considering the multiple possible uses of open spaces which may be required for occasional vehicular use but could also hold value as public open space, the project capitalizes on space.

PRECEDENTS



1 | ACTIVATION THROUGH COMMUNITY



2 | INTENSIFICATION THROUGH CONSOLIDATION



3 | INVITATION THROUGH DELIGHT



4 | UTILITY THROUGH LAYERING

LANDSCAPE PLAN | PUBLIC REALM

The public realm design aims to understand the extreme grade changes through the site and to create a pedestrian experience which is comfortable, encouraging stops along the way. 8th Avenue is considered an important 'Great Street' which includes special features such as benches and CRU entrances that serve as mini plazas and provide spaces for eating.

The landscape approach aims to balance at grade green space with urban hardscape areas for seating and gathering. Where possible, emphasis is placed on providing larger areas of green spaces in fewer places where shrubs and trees will thrive, rather than thin strips of planting in planters. This can be seen at the dog park, Agnes and Eighth corner, and loading bay.

Connectivity to the surrounding neighbourhood is reinforced through 'desire line' pathways and a continuity of design forms and patterns.

Finally, the new dog parklet at the intersection of Victoria and Blackie serves as an important node and activation for the site, encouraging year round use throughout the day.



LANDSCAPE PLAN | AGNES AND EIGHTH

The Agnes and Eighth Plaza serves as the northern gateway to the development, facilitating a smooth transition from public to private spaces and from urban to residential areas. It offers amenities such as public seating and bike racks, enhancing the neighborhood's liveability. The inclusion of a large planted grove not only provides shade but also offers access to nature, creating a welcoming environment for residents and visitors alike.

Importantly, the design of the plaza takes into account future development plans for Douglas College, which is situated to the north of the site. This forward-thinking approach ensures that the plaza complements and integrates with the evolving landscape of the surrounding area, contributing to its overall cohesion and functionality.

PRECEDENTS



1 | CONCRETE AND TIMBER SEAT STEPS AND RISERS



2 | SEATING RETAINING PLANTING



3 | INVITING INTERSECTIONS

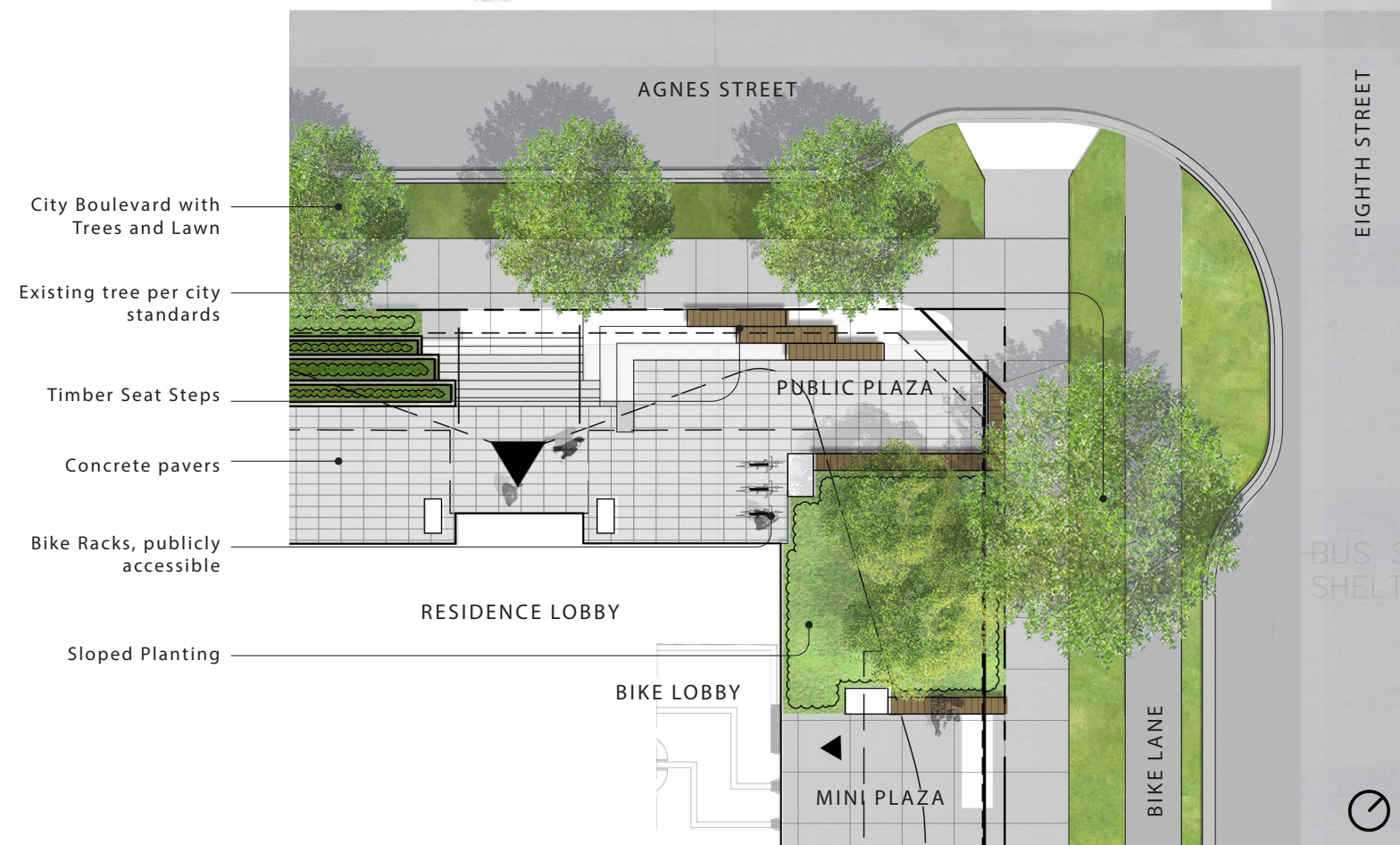
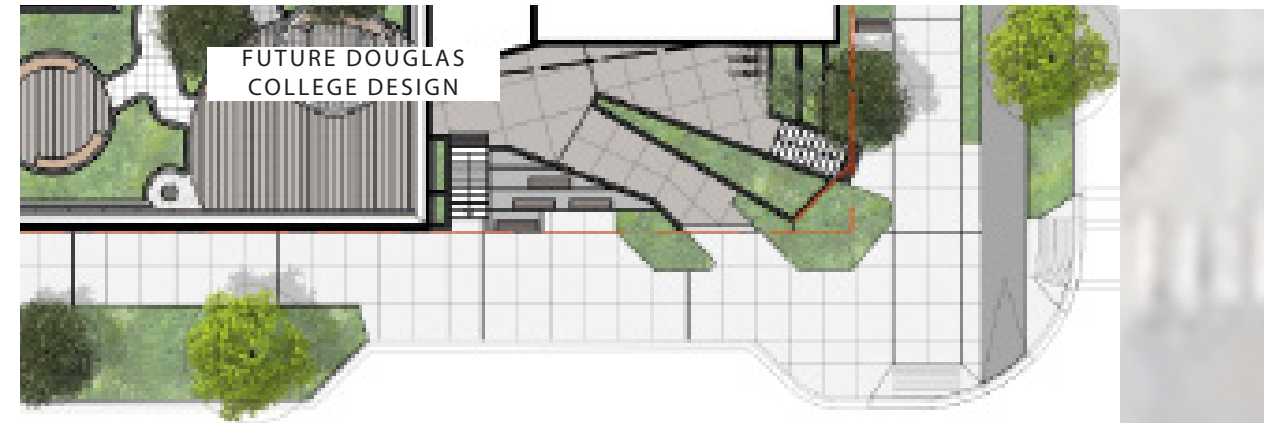


4 | SLOPED LAWN

LANDSCAPE PLAN | AGNES AND EIGHTH PLAZA



TOWER ENTRANCE, AGNES STREET AND EIGHTH STREET



PLAN DETAIL

LANDSCAPE PLAN | EIGHTH STREET

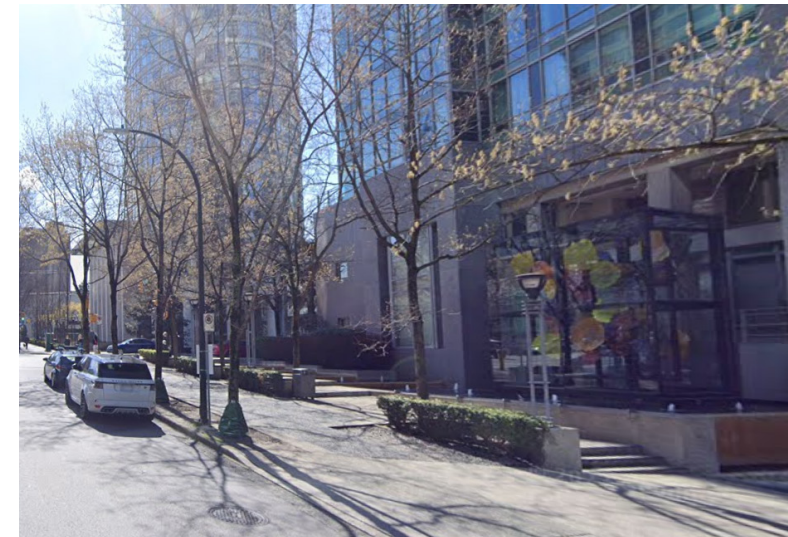
8th Street is designated as an important 'Great Street', and the design incorporates special features such as benches and entrances to commercial retail units (CRUs) to create mini plazas, which offer spaces for relaxation and dining. Considering the steep slope of the site, the design provides opportunities for rest through the inclusion of stools and benches strategically placed along the route. Additionally, the design takes into account the views along the street, ensuring that the journey is visually engaging and breaking up the steepness with well-placed planting.

The street experience is carefully crafted to begin with access to a residential tower at the top of the hill, providing a focal point and welcoming entry point for residents. As pedestrians move downhill, the street culminates with a restaurant patio at the bottom, creating an inviting destination for both residents and visitors. This design approach not only addresses the practical considerations of the slope but also enhances the overall experience of traversing 8th Street, making it both functional and enjoyable for pedestrians.

PRECEDENTS



1 | INTEGRATED SEATING



2 | STEPPED PATIOS WITH PLANTING

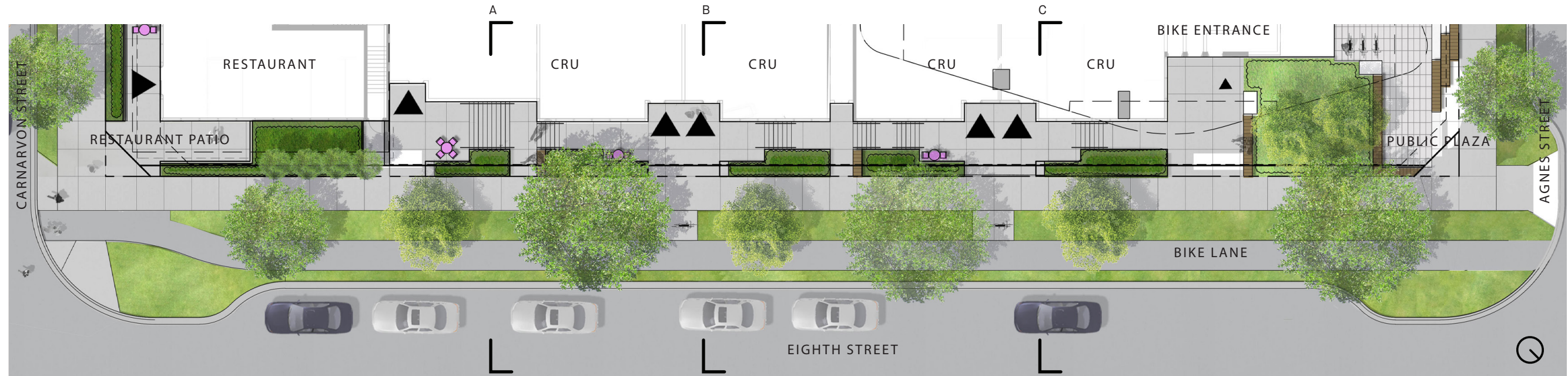


3 | LAYERED LINEAR LANDSCAPE

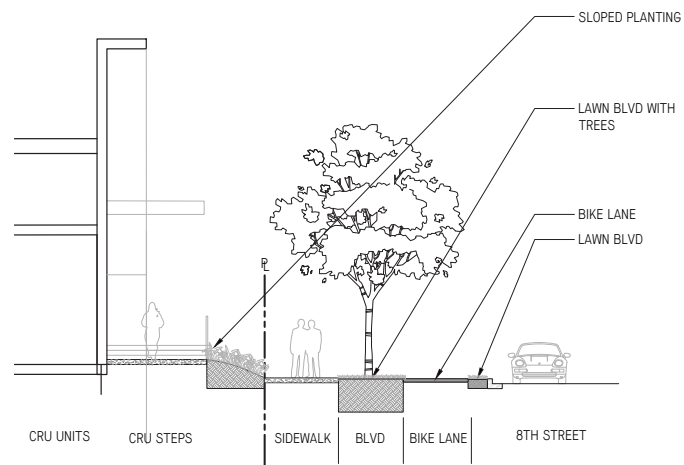


4 | OPPORTUNITIES FOR REST

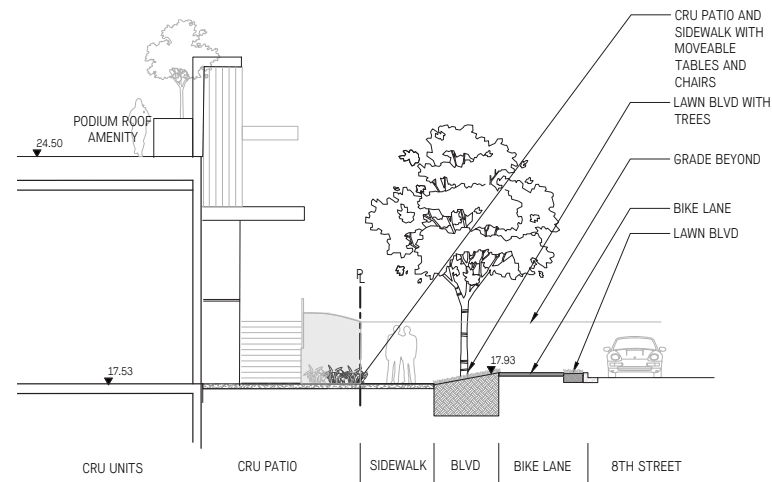
LANDSCAPE PLAN | EIGHTH STREET



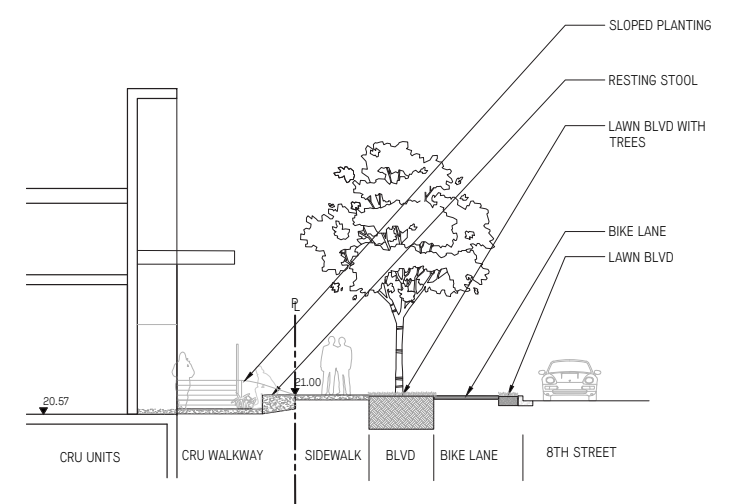
PLAN DETAIL



SECTION A-A



SECTION B-B



SECTION C-C

LANDSCAPE PLAN | CARNARVON STREET



PLAN DETAIL



1 | VIEW FROM HOTEL LOBBY INTERIOR



2 | VIEW FROM HOTEL LOBBY PATIO



3 | VIEW CARNARVON AND EIGHTH

LANDSCAPE PLAN | BLACKIE STREET

Careful consideration was given to enhancing the pedestrian experience along Blackie Street, particularly for those walking uphill. As pedestrians exit the transit station, they are guided under the hotel overhang, which provides shelter and leads them to the Victoria dog park. This dog park features a gentle slope and seating areas, creating a welcoming environment for both pets and their owners. Importantly, this area also fosters connectivity to the new Commemorative Park, enhancing the overall pedestrian network within the development.

Moving northward from Victoria, the street transitions to a more residential atmosphere as it approaches the townhouses. Planted buffers are strategically designed to slope up towards the entrances of the townhouses, creating a visually appealing transition from the street to the residential units. This thoughtful landscaping not only enhances the aesthetic appeal of the area but also provides a sense of privacy and separation between the public street and the residential spaces. Overall, these design elements contribute to an improved pedestrian experience along Blackie Street, ensuring comfort, connectivity, and visual appeal for all users.

We propose extending the special paving design featuring white diagonal banding over asphalt from the new Commemorative Park and Agnes development on Victoria Street. This design would continue down Victoria Street to our site, and also be applied on Blackie Street. This unified approach aims to create a sense of cohesion within the block and establish a distinctive precinct within the neighborhood.

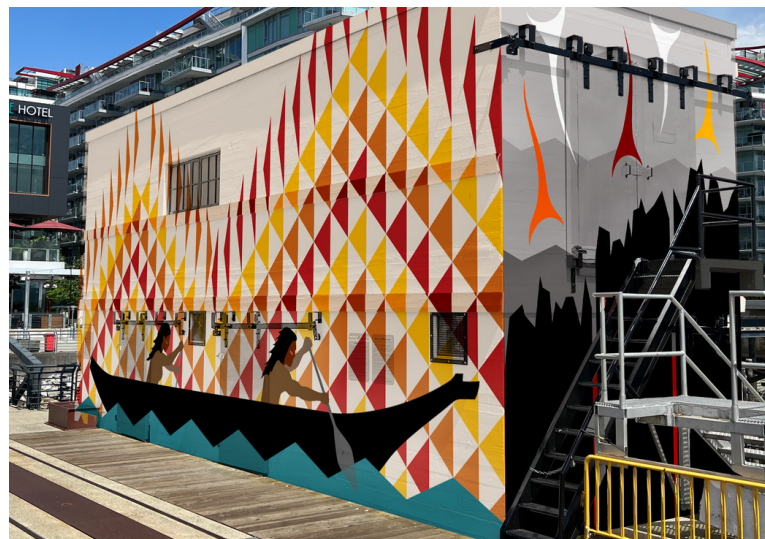
PRECEDENTS



1 | INVITING INTERSECTIONS



2 | SPECIAL PAVING

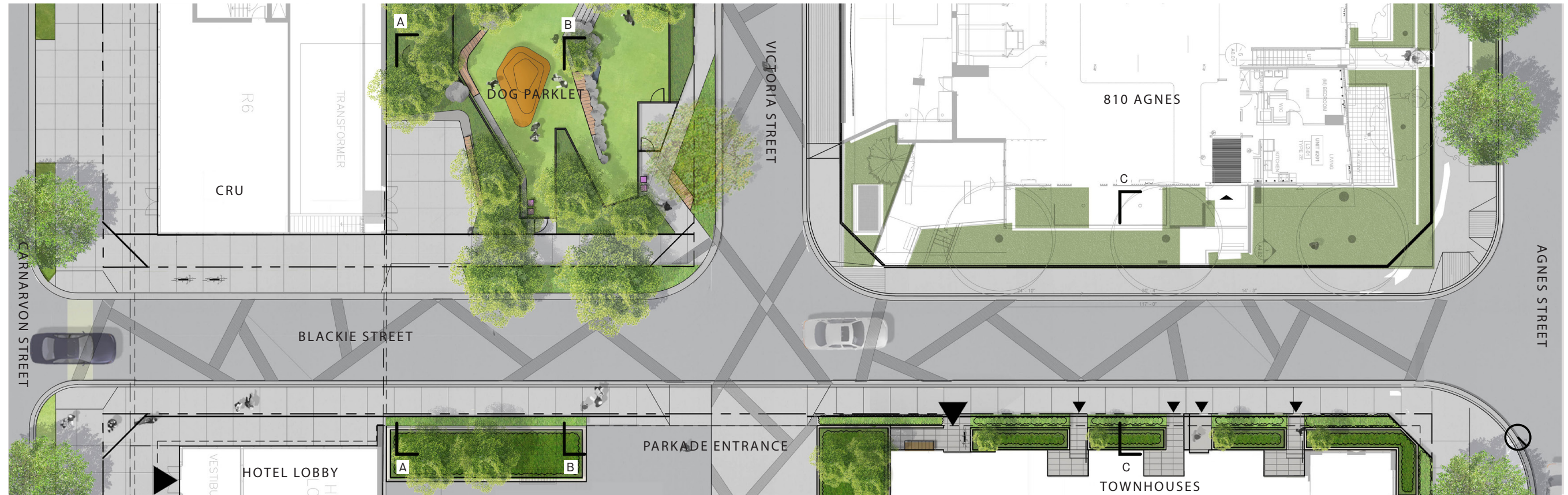


3 | INTEGRATED PUBLIC ART

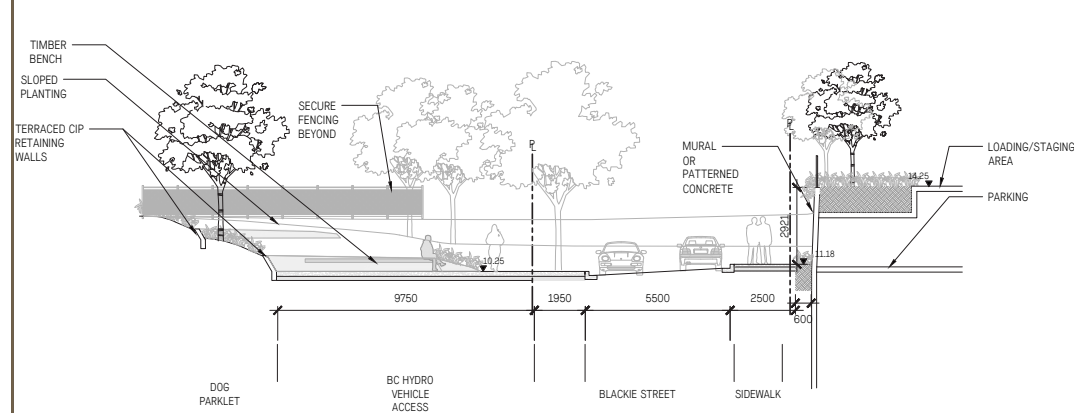


4 | SHORT RETAINING WALLS AND PLACES TO REST

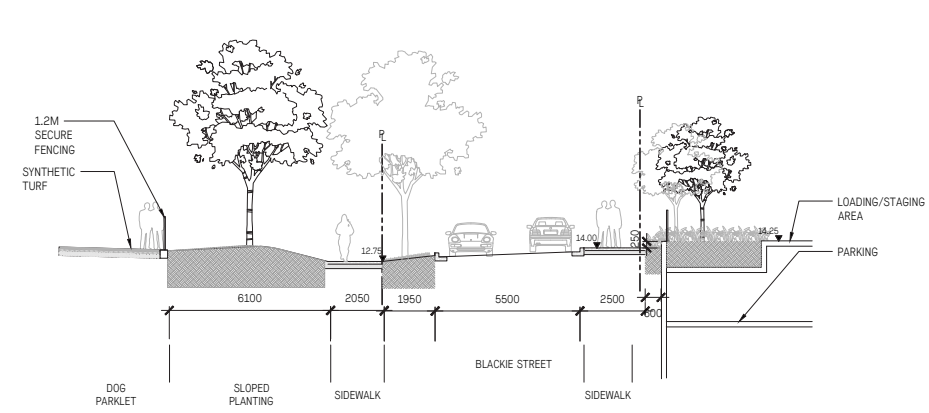
LANDSCAPE PLAN | BLACKIE STREET



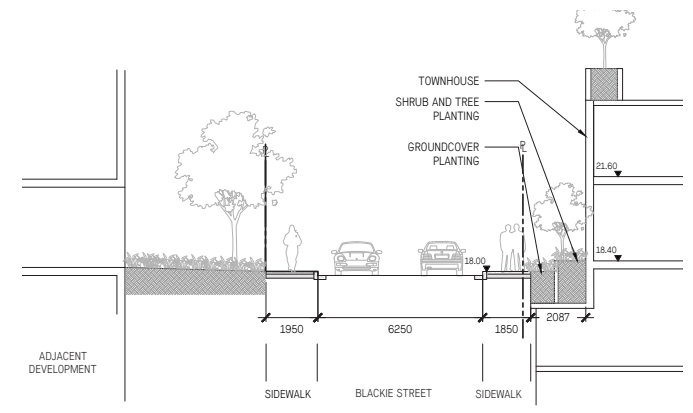
PLAN DETAIL



SECTION A-A



SECTION B-B



SECTION C-C

LANDSCAPE PLAN | VICTORIA STREET DOG PARKLET

The addition of a dog park adds a much needed community amenity to the neighbourhood while also providing that activity, eyes on the street, and social meeting point we are looking for. Rather than relying only on commercial activity or a well designed public realm, the addition of carefully selected, purposefully programmed, open space ensures that the precinct has a successful public realm.

Maintenance vehicles may park in the Loading Bay near the hotel, or in the BC Hydro access plaza south of the parklet. The design will adhere to the City of New Westminster policy document, "People Parks and Pups".

Access: Design is universally accessible.

Size: The size is considered a medium to large Dog Parklet.

Amenities: There are ample areas to sit and lean, water access, permeable surfacing with proper drainage, dog waste bins at both entrances and potential agility features such as rubber mounds, granite boulders and a looped circuit will be considered.

Surfacing: Synthetic turf and pour in place rubber which are both durable and permeable surfacing.

Boundaries: Full fence enclosure that is 1.2m high with self closing gate. Double gate provide at main entrance.

Signage: Welcome signage created by "Lost and Found" studio, with applicable fines, bylaws and other important information.

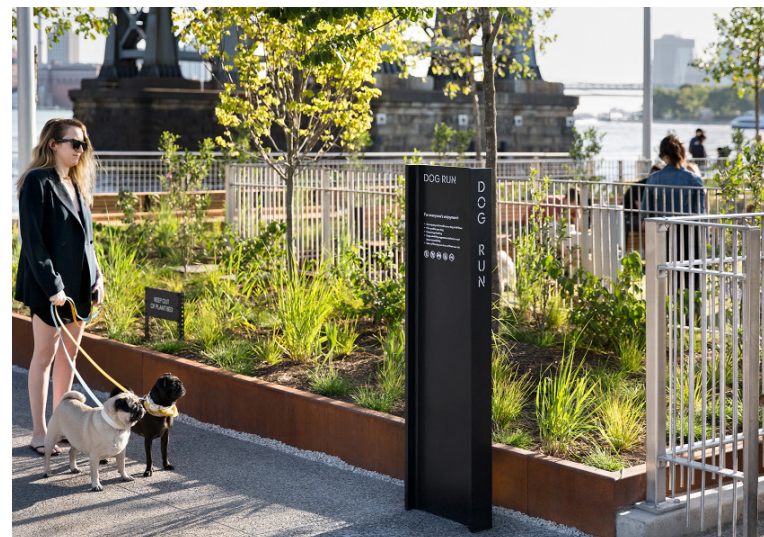
PRECEDENTS



1 | DURABLE PERMEABLE SURFACING



2 | NATURE BASED AGILITY FEATURES



3 | ENTRY SIGNAGE



4 | PLANTING OUTSIDE SECURE FENCING

LANDSCAPE PLAN | VICTORIA STREET DOG PARKLET



POLICY DOCUMENT

- City Boulevard with Trees and Lawn
- Main Entrance with Double Self-Closing Gate
- Synthetic Lawn
- Stone Steps
- Water Access
- Poured in Place Rubber Mound
- Shade Trees and Groundcover behind Fencing
- Sloped Planting and Low Retaining Walls



PLAN DETAIL

LANDSCAPE PLAN | VICTORIA STREET DOG PARKLET

NEIGHBORHOOD DOG FACILITIES



Quayside Off-Leash Area (Temporary)

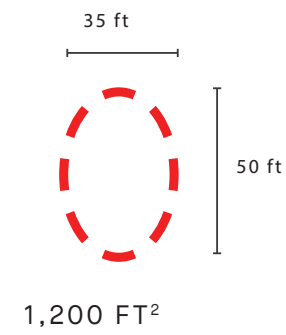
Simcoe Park Off-Leash Area

Future 810 Agnes Dog Relief Area

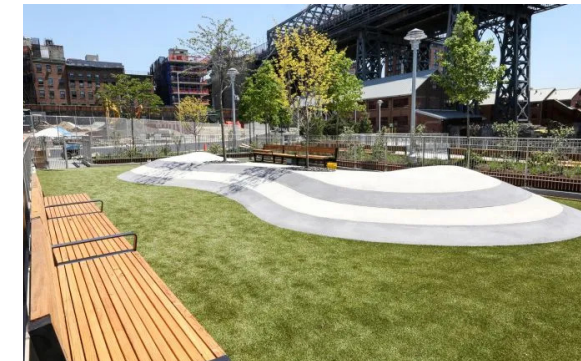
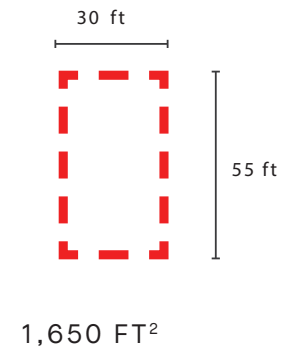
Proposed 811 Carnarvon Public Dog Parklet

Dog Relief Station

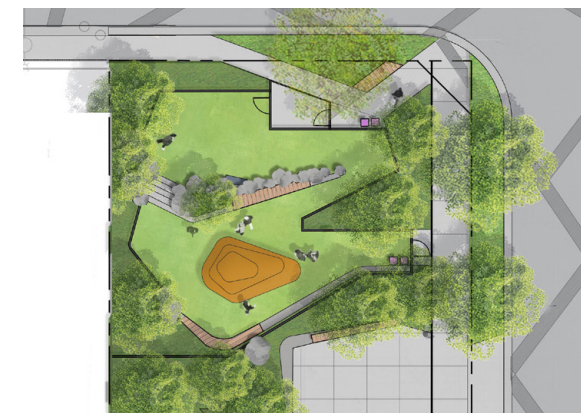
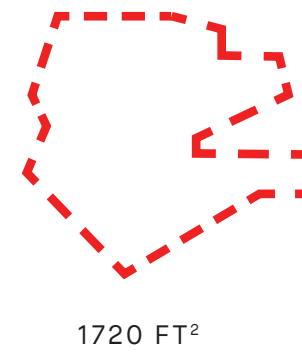
SCALE AND PRECEDENT STUDY



1 | AMAZON DOG RUN, SEATTLE WA



2 | DOMINO PARK DOG RUN, BROOKLYN NY



3 | VICTORIA STREET DOG PARKLET