



## Appendix A

### *Project Summary and Land Use Rationale*



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

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RE: Design Rationale and Summary for a Multi Family Residential Development at 1135 Salter Street, New Westminster, BC.

The proposed project is a multi-family residential development in the Queensborough Main Street Development. This project aims to provide housing that reflects the diversity of the surrounding community. The project will add 45 units of stratified units to the **Ewen Avenue Multi-Family areas**. The project is proposed to cater to a variety of family types. To make this possible and accomplish the same objective we have included a variety of proposed units that also includes few tandem units for which a variance is requested. A variance is also requested for the external stairs to the electrical closets, which by the nature of the development (FCL requirements), the main floor sits significantly above the ground plane. Therefore, the separation of the buildings is not truly represented by the extent of the external stair project into open spaces.

The form and character of the buildings was developed to maintain a harmony in design with the neighbourhood. The buildings were designed in compliance with the guidelines for **Ewen Avenue Multi-Family areas**. The site features two vehicular accesses that are designed to include pedestrian plazas with additional seating that are well shaded and also sidewalks that encourages residents and well as public to use the future park. Ample ornamental planting around the mini plazas add a more welcoming interface.

The units of Buildings that face the Future Basran Ave and the Future North - South Road have direct access from the sidewalk in the public realm, that are surrounded by soft landscapes merging mildly with the surroundings as well as providing additional privacy. Units of Building 08 has entries via a path along the south property line that is intended to be shared with the future park to be developed. All units have access to a sidewalk that leads to the open amenity areas that has been designed with a very definite style to distinguish it from other areas. All private open spaces are well screened by the thoughtful inclusion of shrubs and trees in the common amenity spaces and sidewalks.

The site has design features that encourages an effective public interaction through common seating areas and multiple sidewalks. The proposed 1.5m sidewalk along the West of the property can be accessed by public which will eventually take the users to future park to be developed. The intention of North-South path can be modified for various future scenarios. However, the path will still remain accessible from Basran Ave to the Proposed park at Salter st.

The onsite landscape for this project promises to ensure that the residents have an enhanced outdoor experience. The individual open spaces for all units are protected with fences for security. Ornamental shrubs and trees to add appeal and texture to the proposed built environment. Proposed trees and shrubs are chosen for not only for their low footprint factor but also owing to their mainly evergreen nature and limited maintenance and leaf litter. A common amenity area is provided in the centre of the site with a safe distance from main roads and additional traffic noise. The amenity area comprises of seating areas for the leisure of the residents as well as to supervise children playing in the nearby play area.

The close interface of the building footprint with the proposed new property line allows for this 'eyes on the road' philosophy with roads and the lane bounding two sides of the property. We have tried to ensure that there aren't any residual spaces that can be used for unauthorized activity and offer threats to the security of the development. All the private open spaces are contained and separated and the other setback areas are planted with low bushes not offering any unwanted gathering opportunities and (or) risks.