



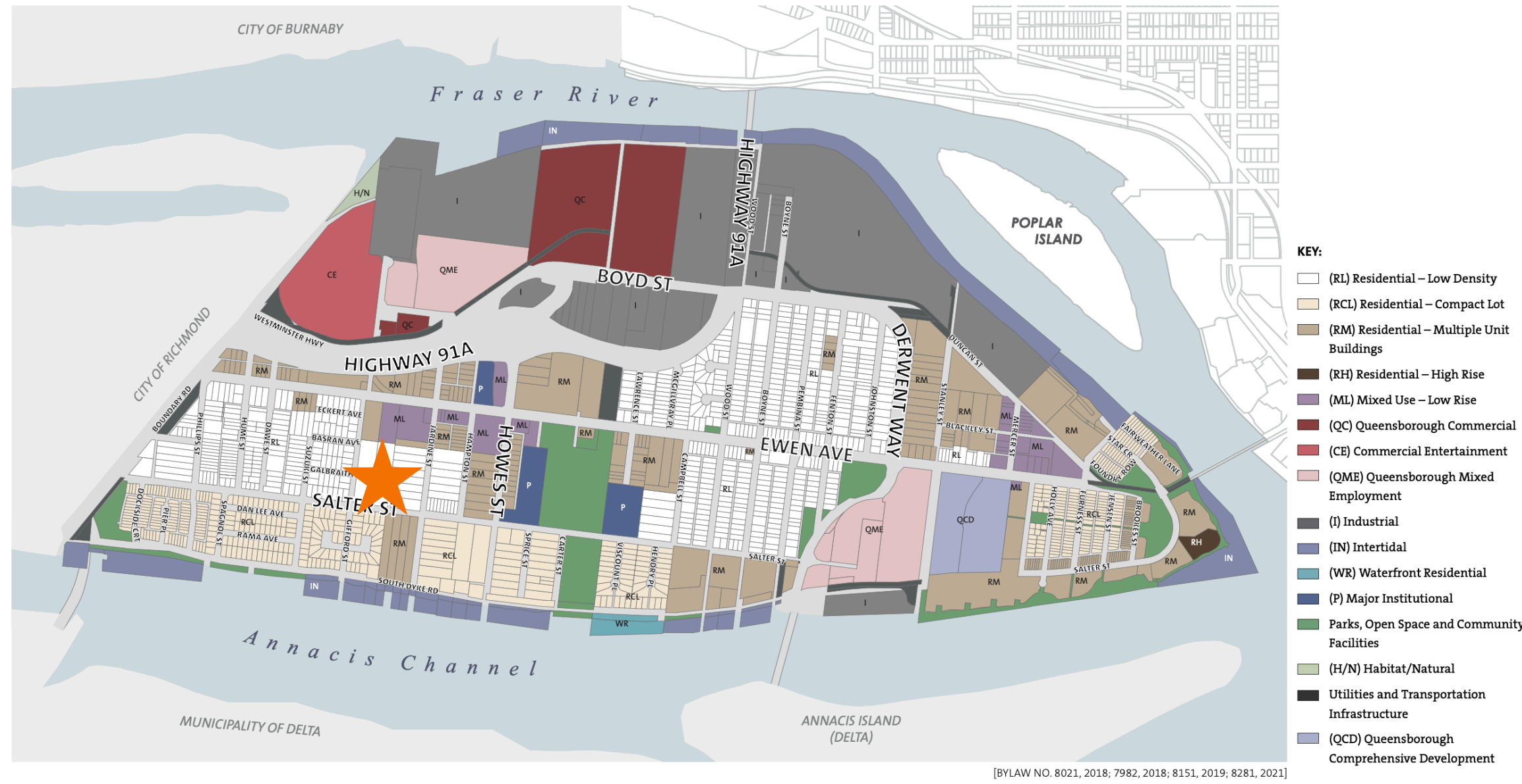
PROPOSED TOWNHOUSE DEVELOPMENT

135 Salter St., New Westminster, BC

APC : 21 MAY 2024

ZONING & OCP

MAP 11 Land Use Designation Map



CURRENT ZONING:

Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)

PROPOSED ZONING:

Queensborough Townhouse Districts (RT-3)

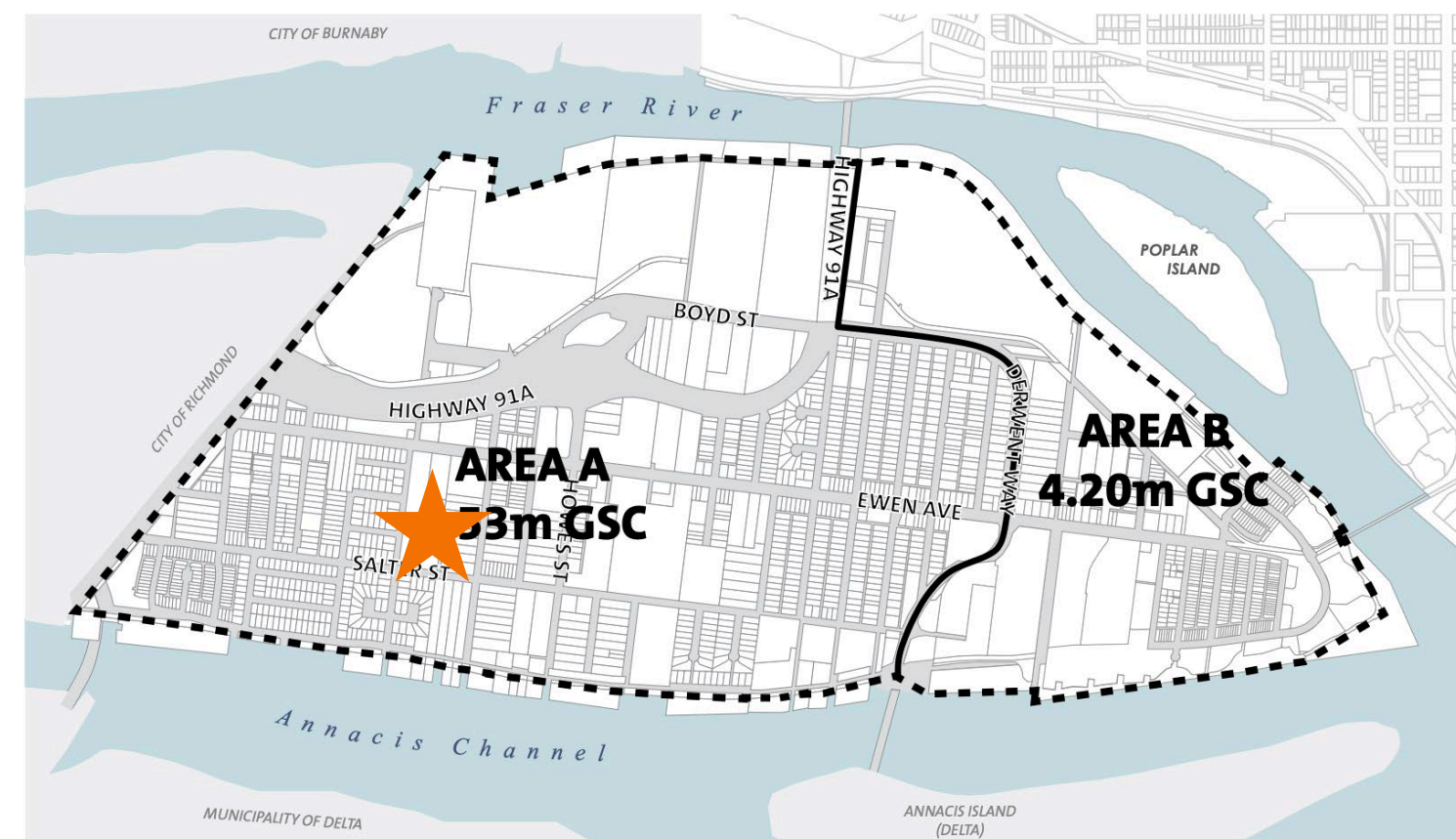
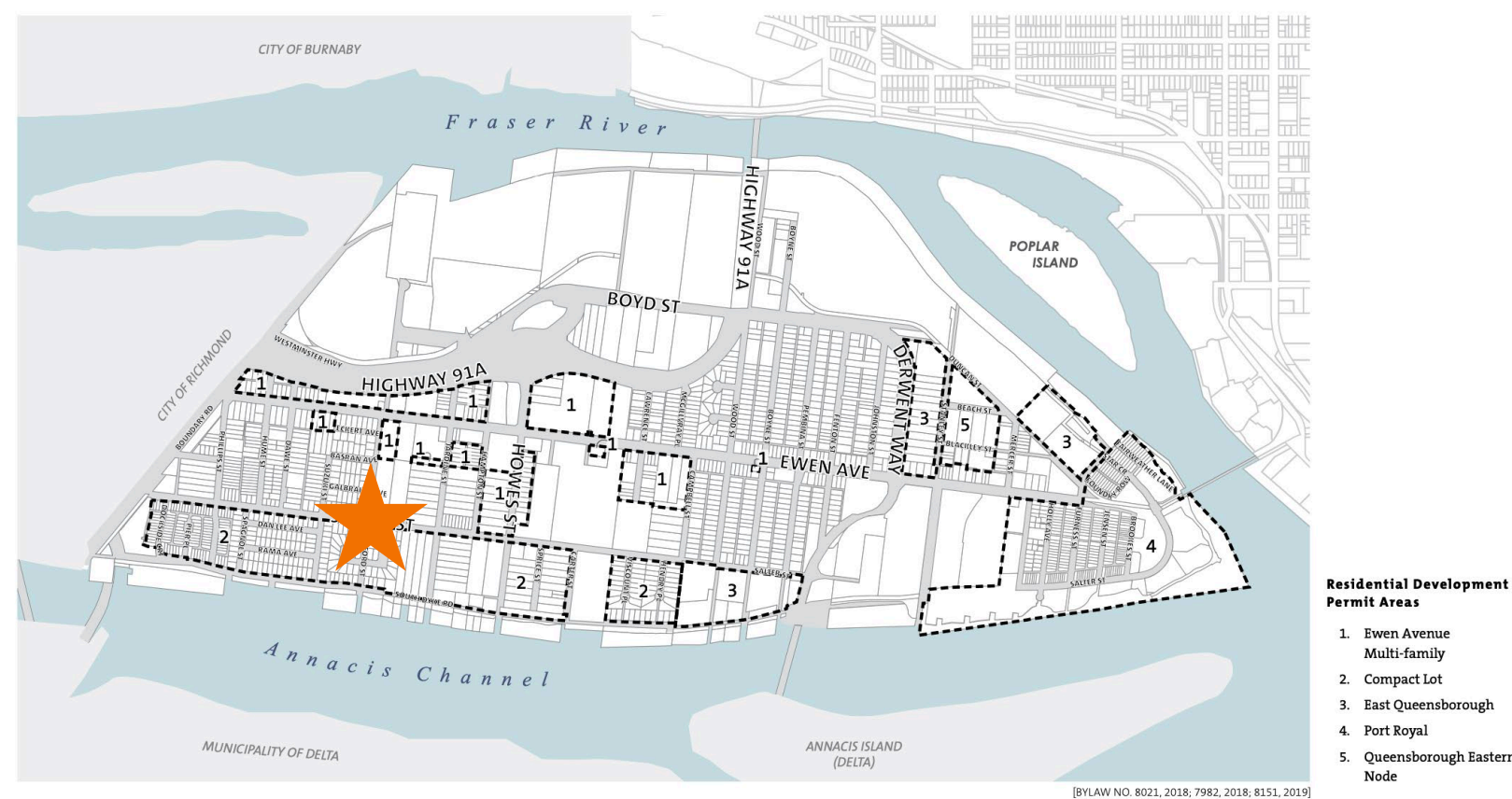
CURRENT OCP:

(RL) Residential - Low Density

PROPOSED OCP:

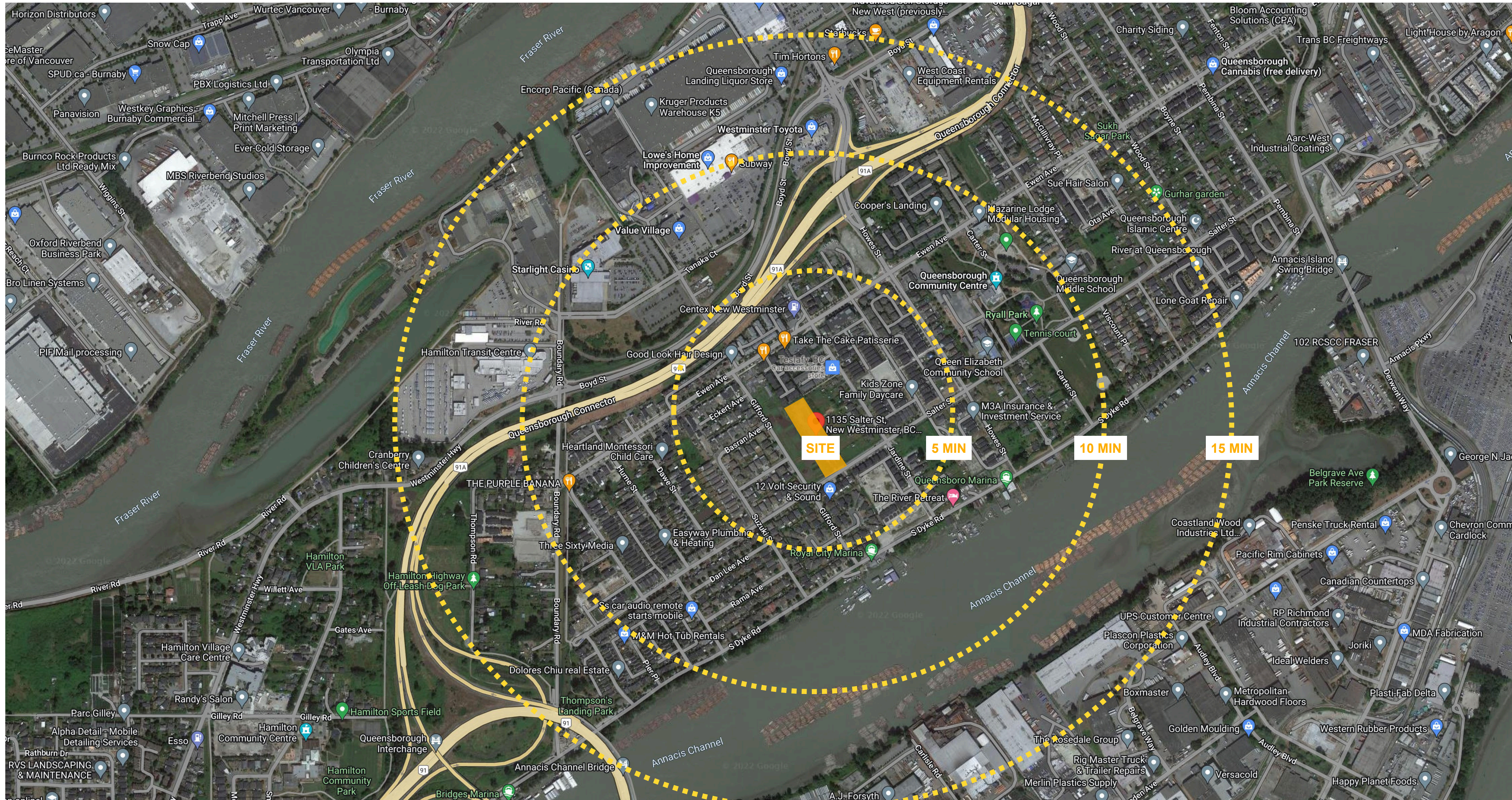
(RM) Residential - Multiple Unit Buildings

**Map B
Residential Development Permit Areas**



**Map 12. Flood
Construction
Levels**

NEIGHBOURHOOD CONTEXT



- The Site is strategically located in the Queensborough area within minutes of walking distance from the parks, schools, shopping, amenities and other such facilities.
- The proposal seeks to integrate seamlessly into the family oriented neighbourhood with other such multi-family developments and offers pedestrian connectivity while offering its own parkland dedication to construct a well worked out residential fabric.

SITE CONTEXT



APARTMENTS

RETAIL



TOWNHOUSES



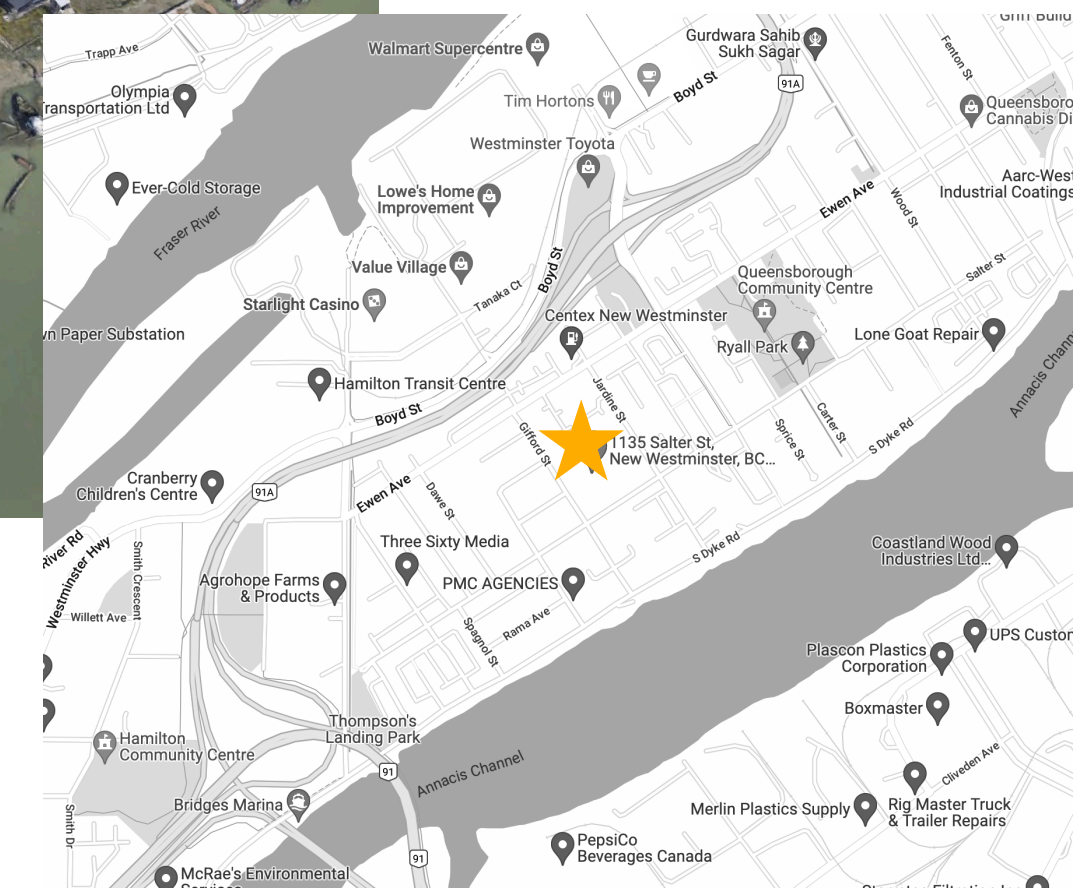
MIXED USE DEVELOPMENT



TOWNHOUSES



SITE



- The site is conveniently located close to major highways while still being in a quiet residential neighbourhood.
- All the major conveniences are just a few blocks away like big chain grocery stores and shopping and restaurants.
- The area around the site is fast changing to provide more housing options for families.

NEIGHBOURHOOD CONTEXT 2



- The proposed development creates a nice transition between the existing single family homes and the existing apartment buildings.
- This project contributes to the development of more connections to the commercial areas within the community by dedicating land for a new road and sidewalks for pedestrian accessibility as well.

- EXISTING/PROPOSED TOWNHOUSE DEVELOPMENT
- EXISTING APARTMENT (LOW RISE)
- EXISTING SINGLE DETACHED
- EXISTING COMMERCIAL
- PARK/AGRICULTURAL LAND
- INSTITUTIONAL

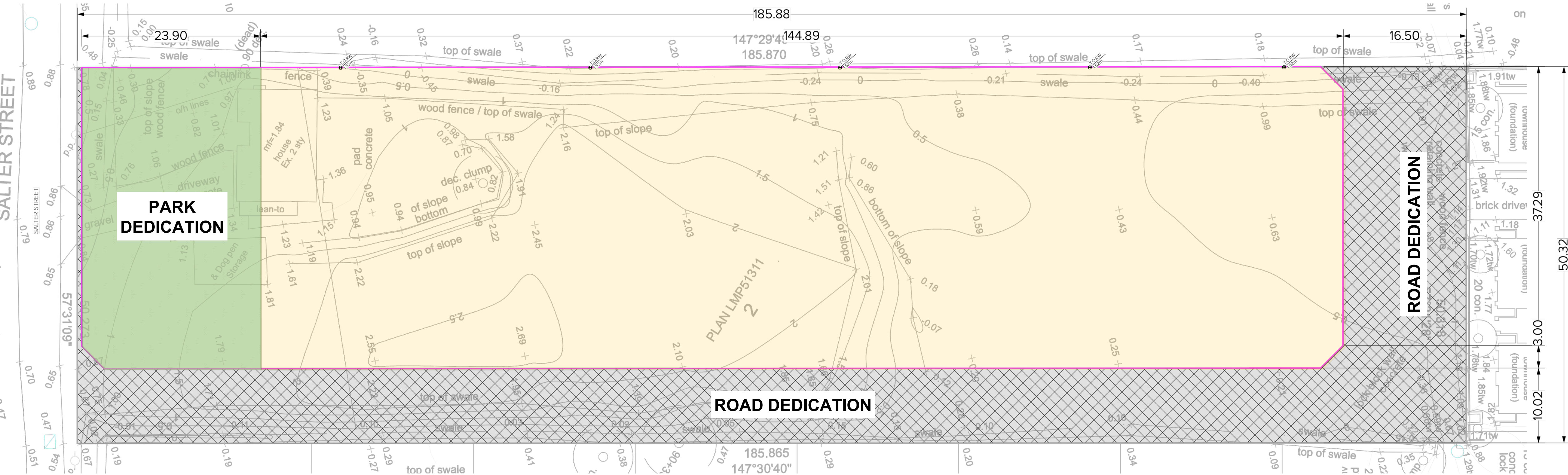
BASE PLAN

A - GROSS SITE AREA = 9348.33 SQ.M. (100,625 SQ. FT.)

B - ROAD DEDICATION AREA = 2565.85 SQ.M. (27,618.6 SQ. FT.)

C - PARKLAND DEDICATION = 957.62 SQ.M. (10,307.7 SQ. FT.)

NET SITE AREA = A - (B+C) = 5824.87 SQ. M. (62,698.4 SQ. FT.)



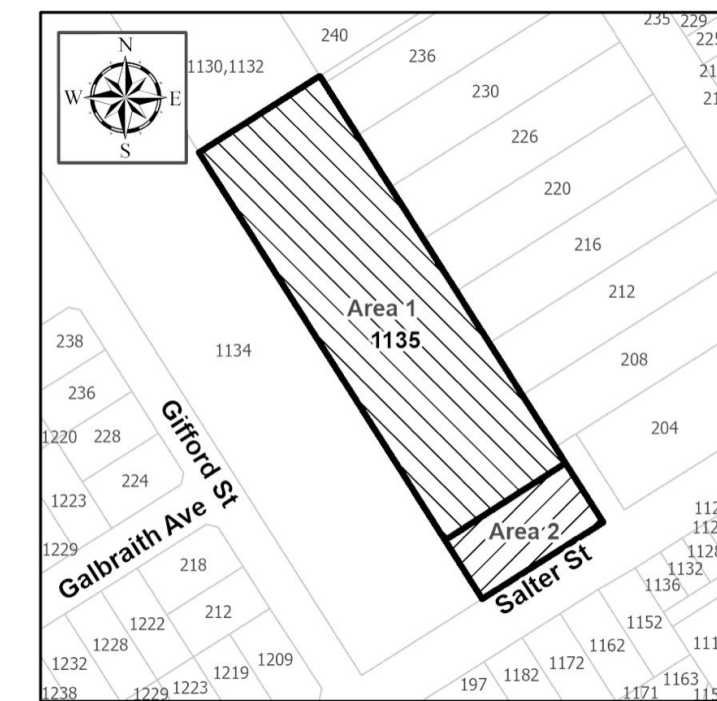
1 PLAN SHOWING DEDICATION
Scale: NTS

- 957.62 SQ. M. of area is dedicated for Parkland which gives plenty of outdoor amenity opportunities for the residents within the development and also nearby communities.
- 2565.85 SQ. M. is set aside for Road Dedication for future roads that will serve all the adjacent properties as well and provide better connectivity.
- The overall Net Site Area left to be developed is 5824.87 SQ. M. (Gross Site Area 9345 SQ. M.)

PROPOSAL



- 45 Townhouse Units proposed.
- 2 Bedroom and 3 bedroom options proposed.
- Multiple garage configurations proposed Eg, 1 garage, 2 side by side garage, tandem garage.
- 35% (32 out of the 92 total spaces) requesting variance by providing Tandem Parking.
- Required Visitor vehicular and bike parking proposed at convenient locations.
- Each unit provides plenty of personal outdoor amenity space (more than 10% per unit area).
- Approximately 207 SQ. M. of Outdoor Amenity Space proposed within the development.
- Buildings sited in such a way so as to provide visual permeability and plenty of green areas.
- Buildings are set back to provide further separation from the street and neighbouring properties and future developments.
- Pathways proposed within the site for pedestrian access to individual units.
- Main vehicular entry provided from future Basran Ave.



PROJECT STATISTICS



DEVELOPEMENT REPORT

AREA CALCULATION	PERMISSIBLE/ MINIMUM REQ	PROPOSED	RT-3 ZONE COMPLIANCE
BUILDING HEIGHT	10.7 m	9.76 m	
GROSS SITE AREA INCLUDING ROAD & PARLAND DEDICATION		9348.33 sq m	
NET SITE AREA (EXCLUDING PARKLAND AND ROAD DEDICATION)		5824.87 sq. m.	
SITE COVERAGE	40%	37.12% (2162.23 sq.m.)	
FAR	0.8	0.793	
MINIMUM SETBACK PROVIDED			
FRONT - NORTH	3.05 m	3.05 m	
REAR - SOUTH	4.57 m	4.57 m	
SIDE - EAST & WEST	4.57 m	4.57 m	
DISTANCE BETWEEN BUILDINGS			
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	1.24 m	Bldgs 2 & 3; 6 & 7
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	4.27 m	Bldgs 1 & 2
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	11.91 m	Bldgs 3 & 4
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF BLDG	4.27 m	6.74 m	Bldgs 5 & 6
DISTANCE BETWEEN FRONT AND REAR OF THE BUILDING	10.97 m	11.31 m	

COMPLIANCE
 VARIANCE REQUESTED

BUILDING AREA CALCULATION

LEVEL	AREA (sq.m.)	AREA (sq.ft)
BUILDING 1	466.99	5024.81
BUILDING 2	564.26	6071.44
BUILDING 3	562.5	6052.50
BUILDING 4	561.89	6045.94
BUILDING 5	552.64	5946.41
BUILDING 6	662.62	7129.79
BUILDING 7	662.62	7129.79
BUILDING 8	584.71	6291.48
GROSS AREA	4,618.23 sq.m.	49,692.15 sq.m.

UNIT TYPES

- A** SINGLE GARAGE UNITS : 6 UNITS
 - A1** SINGLE GARAGE UNITS : 1 UNIT
 - A2** SINGLE GARAGE UNITS : 1 UNIT
 - B** TANDEM UNITS : 8 UNITS
 - B1** TANDEM UNITS : 8 UNITS
 - C** SIDE-BY-SIDE GARAGE UNITS : 3 UNITS
 - C1** SIDE-BY-SIDE GARAGE UNITS : 1 UNIT
 - C2** SIDE-BY-SIDE GARAGE UNITS : 1 UNIT
 - C3** SIDE-BY-SIDE GARAGE UNITS : 11 UNITS
 - C4** SIDE-BY-SIDE GARAGE UNITS : 5 UNITS
 - C5** SIDE-BY-SIDE GARAGE UNITS : 1 UNIT
- TOTAL NUMBER OF UNITS: 45**

ELEVATION LEGENDS:

- $\times 2.45$ EXISTING GRADES
- $\times 1.42$ PROPOSED CIVIL GRADES
- $\times 1.50m$ T.O.R.W. PROPOSED GRADES
- FFE - FINISHED FLOOR ELEVATION
- GDE - GARAGE DOOR ELEVATION

PROJECT STATISTICS



PARKING REPORT					
	No. of Units	Required		Proposed	RT-3 ZONE Compliance
STANDARD CAR PARKING - 2 BEDROOM		1.4 PER TWO BEDROOM			
	7	1.4 X 7	9.8	7	COMPLIANCE
TANDEM UNITS - 2 BEDROOM		1.4 PER TWO BEDROOM			
	8	1.4 X 8	11.2	16	VARIANCE REQUESTED
STANDARD CAR PARKING - 3 BEDROOM		1.5 PER THREE BEDROOM			
	22	1.5 X 22	33	43	COMPLIANCE
TANDEM UNITS - 3 BEDROOM		1.5 PER THREE BEDROOM			
	8	1.5 X 8	12	16	VARIANCE REQUESTED
TOTAL RESIDENTIAL PARKING			66	82	COMPLIANCE
TOTAL VISITOR PARKING REQUIRED	45	0.2 PER UNIT	9	9	COMPLIANCE
VISITOR PARKING - STANDARD SIZE		SPACE SIZE - 2.70 m x 5.30 m		5	COMPLIANCE
VISITOR PARKING - COMPACT SIZE		SPACE SIZE - 2.44 m x 4.57 m		3	COMPLIANCE
ACCESSIBLE PARKING		SPACE SIZE - 4.20 m x 5.50 m		1	COMPLIANCE
TOTAL VISITOR PARKING			9	9	COMPLIANCE
LONG TERM BICYCLE PARKING	45	1.5 PER UNIT	67.5	90	COMPLIANCE
VISITOR BICYCLE PARKING			6	6	COMPLIANCE

COMPLIANCE VARIANCE REQUESTED

NOTE:
 Parking Garages for all units & visitor parking stalls VP-4, VP-5 & VP-9 proposed to be roughed-in for Level 2 for EV charging

OPEN SPACE CONFIGURATION

Distinct paving connecting amenity area and breezeway to create a welcoming and open connection from Salter St.



1 OPEN SPACE CALCULATION PLAN
Scale: NTS

- LEGEND**
- PER UNIT OPEN SPACE
 - AMENITY AREA

Open spaces provided for each unit meets Bylaw requirements. All entry paths have consciously removed from the calculations

PER Section 418.23 (Open space guidelines) & PER 120.210 (Usuable area definition) every unit is provided with more than or equal to 10% of open space

OPEN AREA CALCULATION	AREA	BUILDING 1 Open space/ Unit	BUILDINGS 2,3 & 4 Open space/ Unit	BUILDING 5 Open space/ Unit	BUILDING 6 Open space/ Unit	BUILDING 7 Open space/ Unit	BUILDING 8 Open space/ Unit
	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.
UNIT A	95.27	11.94 (12.53%)	11.27 (11.82%)	-	-	-	-
UNIT A1	95.51	-	11.27 (11.80%)	-	-	-	-
UNIT A2	94.9	-	11.87 (12.50%)	-	-	-	-
UNIT B	95.96	9.59(10%)	9.59 (10%)	-	-	-	-
UNIT B1	89.9	10.23 (11.37%)	9.63 (10.71%)	-	-	-	-
UNIT C	115.71	-	-	-	-	-	17.63 (15.23%)
UNIT C1	118.83	-	-	-	-	-	38.56 (32.44%)
UNIT C2	118.75	-	-	-	-	-	40.97 (34.50%)
UNIT C3	109.53	-	-	23.44 (21.40%)	23.44 (21.40%)	23.44 (21.40%)	-
UNIT C4	112.25	-	-	38.30 (34.12%)	23.67 (21.08%)	23.67 (21.08%)	-
UNIT C5	111.8	-	-	19.36 (17.31%)	-	-	-

CENTRALIZED AMENITY SPACE: 124.40 Sq.m.
AMENITY PLAZA AT MAIN ENTRANCE: 25.75 Sq.m.
AMENITY PLAZA AT BASRAN AVE. ENTRANCE: 57.55 Sq.m.

BUILDING EXPRESSION



Prominent EMF features.

- Prominent and heavy base
- Vertical and horizontal separations
- Intimate and scalable interface with the ground level.
- Use of historic colours but very carefully avoiding imitation
- Matching the style with riverside neighbourhood
- Have clean roof forms

2 EAST ELEVATION
Scale: 1:96

Townhouse expression developed using a language of *portals*. The primary element bunching two upper liveable levels, providing weather and solar regulation.

Distinct entrance to each townhouse with direct access to the street with a landscape buffer

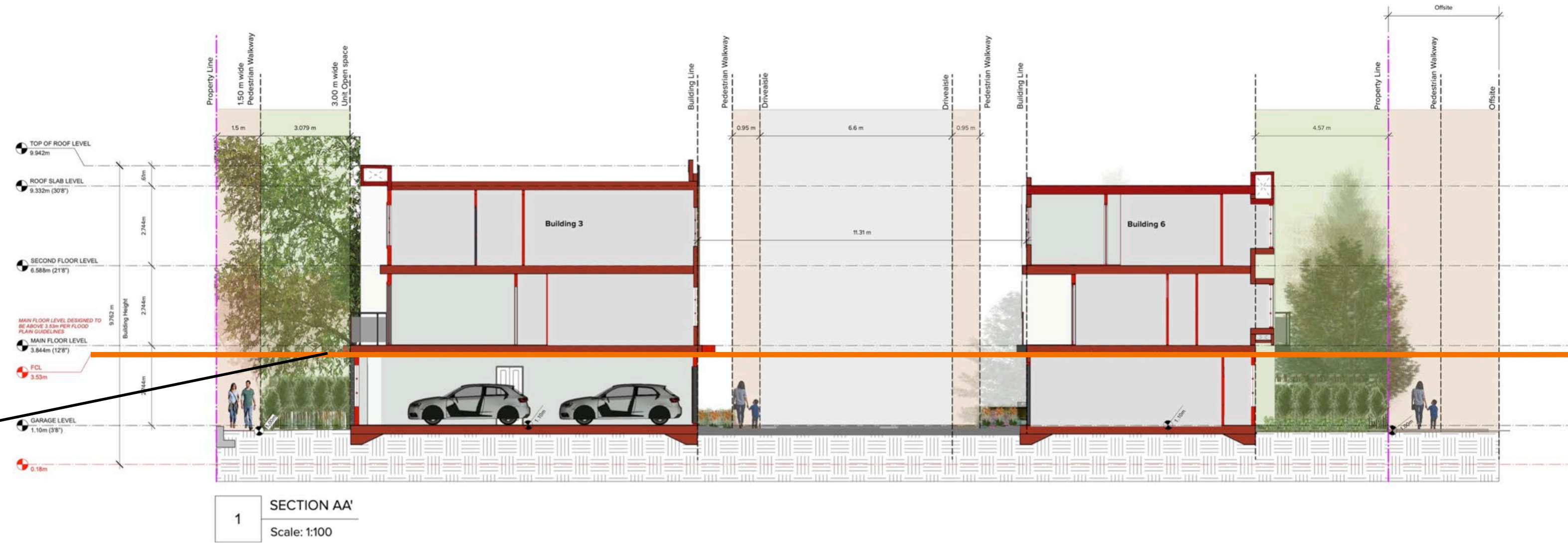
FINISHES

- 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
- 6" HORIZONTAL HARDIE SIDING, DUNBAR BUFF, SEE BM CHART BELOW
- 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERIDOT, SEE BM CHART BELOW
- 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
- 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
- SMOOTH FINISH PANELS PRIMED FOR PAINT. BENJAMIN MOORE - ROCKY COAST
- SMOOTH FINISH PANELS PRIMED FOR PAINT. BENJAMIN MOORE - BLACK
- 1" X 1" MILLED FINISH HEMLOCK BEAM
- ENDICOTT THIN BRICK GLAZED GRAY-SN4
- FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE BLACK

BENJAMIN MOORE'S HISTORICAL TRUE COLOURS AS PER EVEN AVE MULTI-FAMILY GUIDELINES



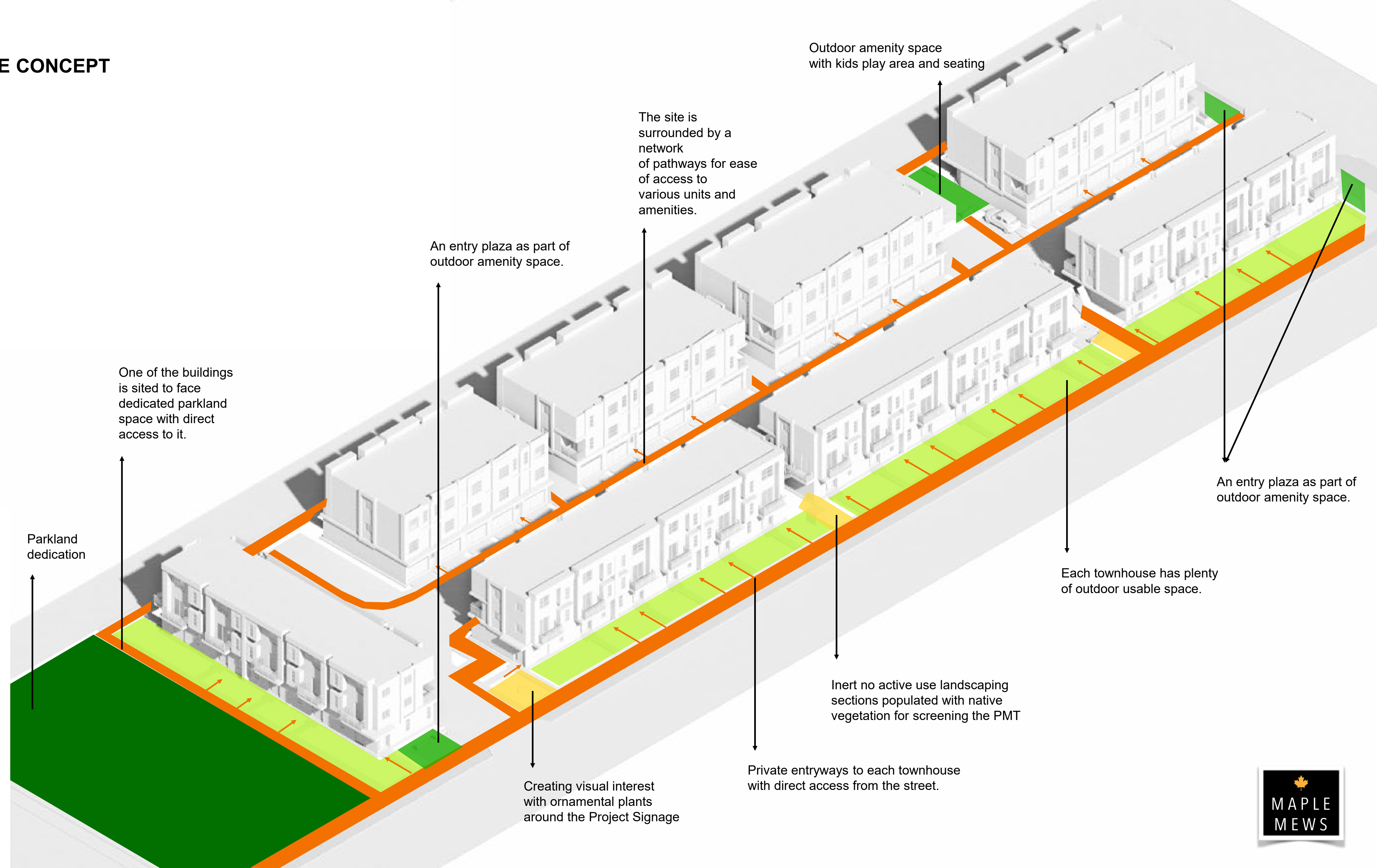
SECTIONS



FCL
3.53m



LANDSCAPE CONCEPT



LANDSCAPE Concept Plan



2 VIEW SHOWING THOUGHTFULLY DESIGNED PATIOS
Scale: NTS

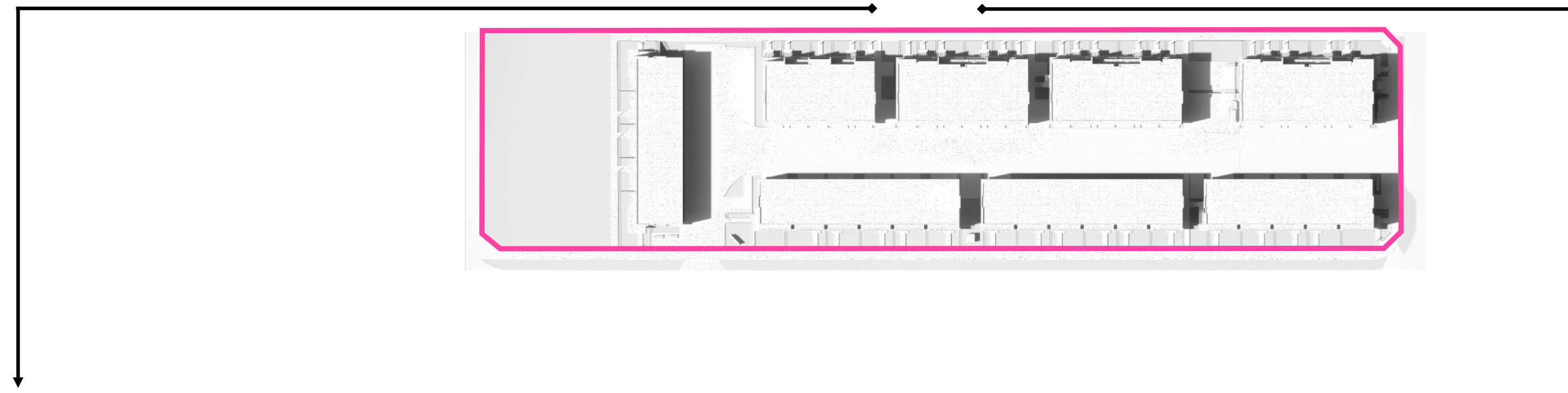


3 VIEW OF SEATING ALONG NORTH-EAST AMENITY PLAZA
Scale: NTS



4 VIEW SHOWING TAXUS HEDGE SCREENING BETWEEN PATIOS & COMMON SPACES
Scale: NTS

LANDSCAPE



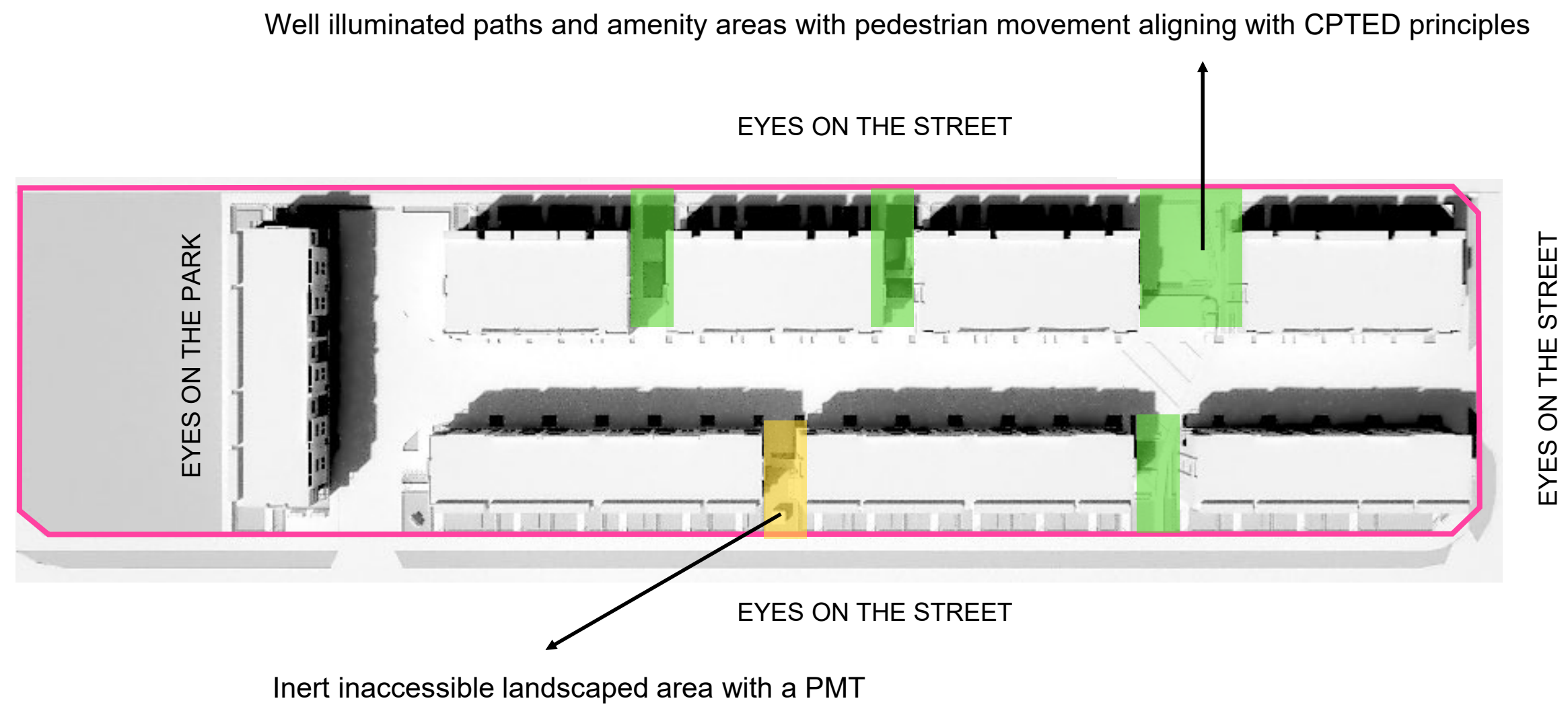
- Breezeways created between buildings to provide better connectivity
- Small amenity areas interspersed within the site to provide opportunities for natural environment and a space to relax.



- Each Townhouse provided with private outdoor space
- Hedging provides separation between private and public spaces
- Each townhouse has a tree that provides shade and visual interest through the seasons.

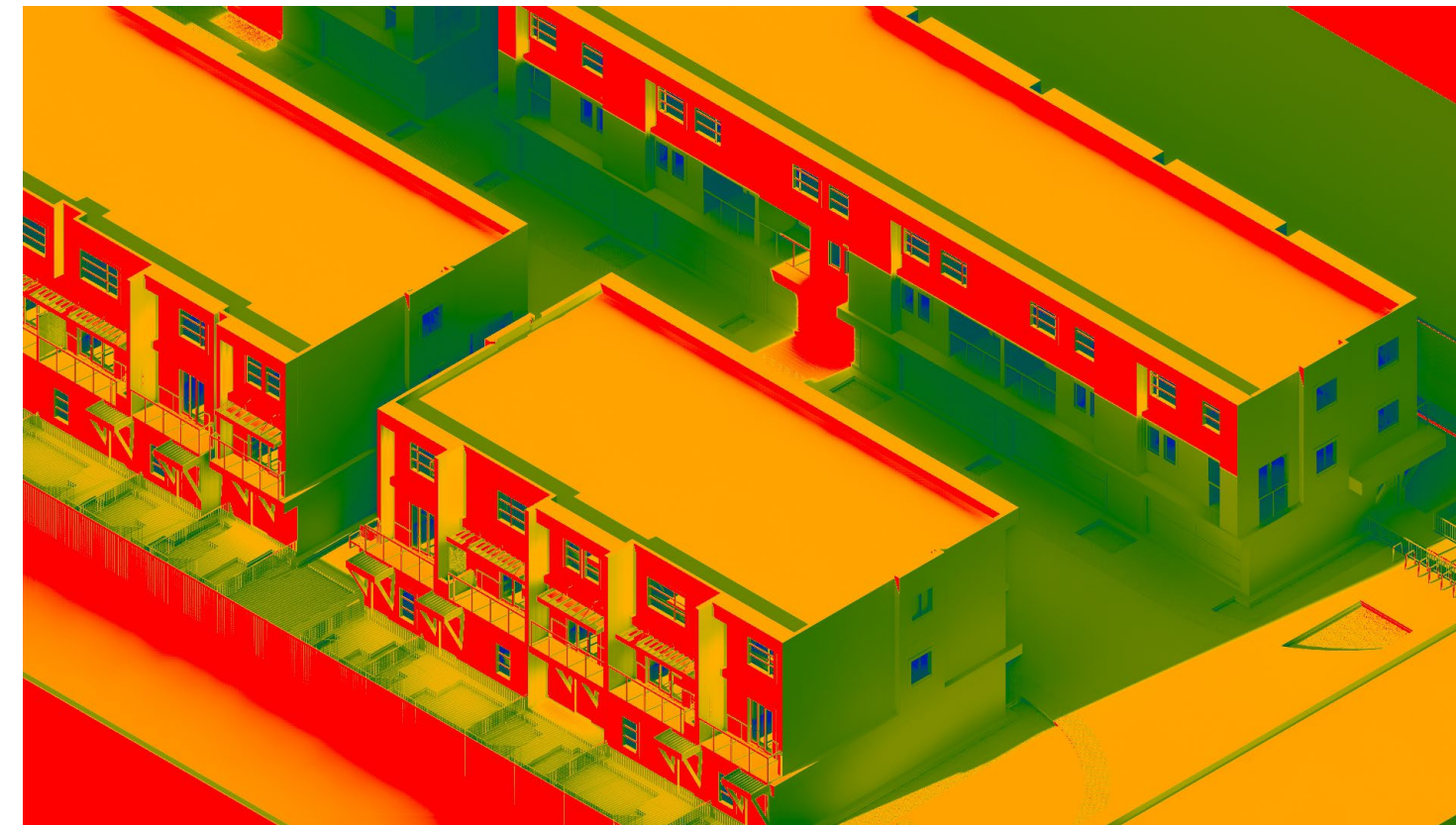
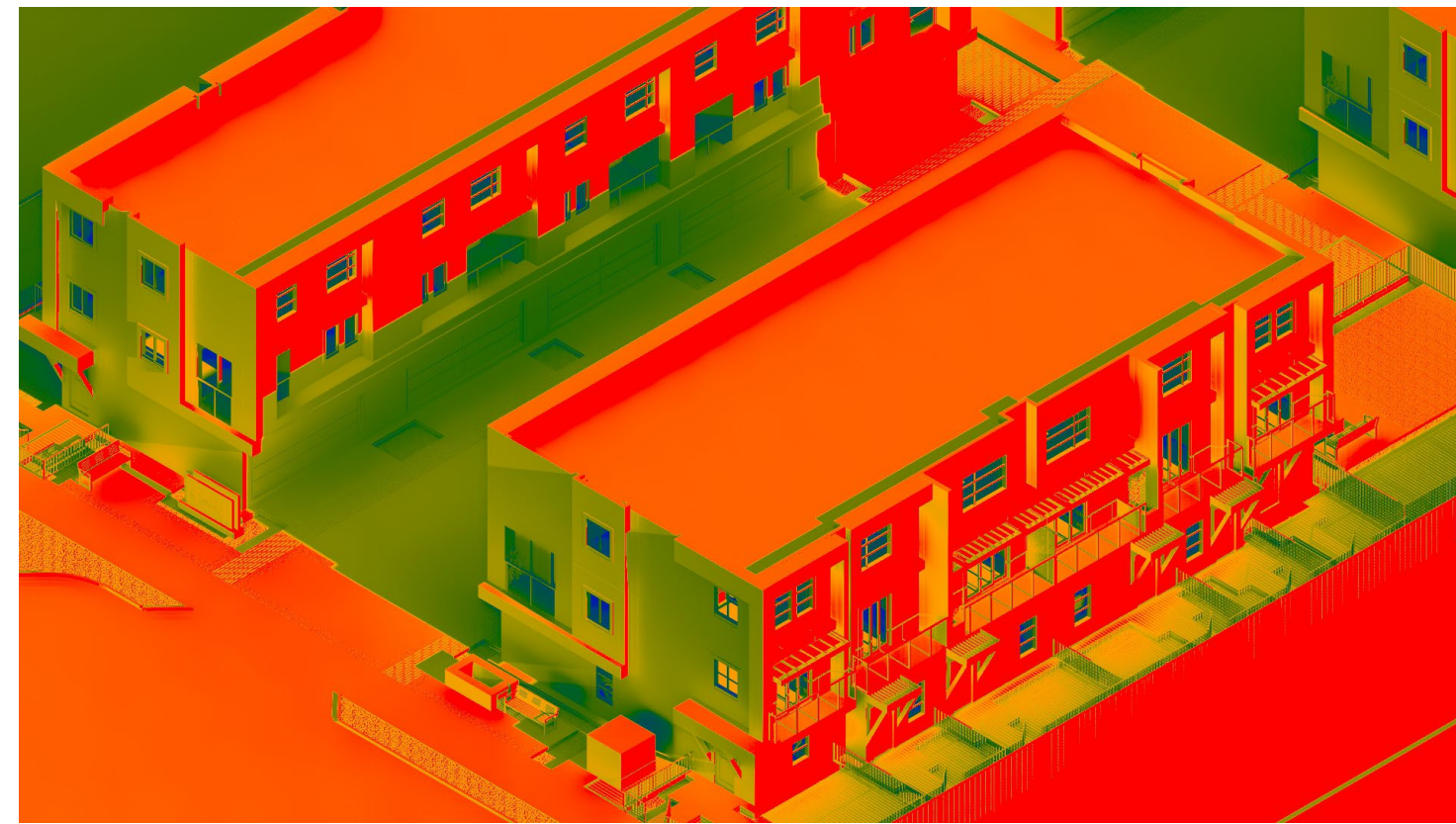
CPTED

- Strong expression of individual entry and patio encourage CPTED principles and 'eyes on the street'.
- Extensive windows from all living levels also provide 'eyes on the street' surveillance.



SUSTAINABILITY

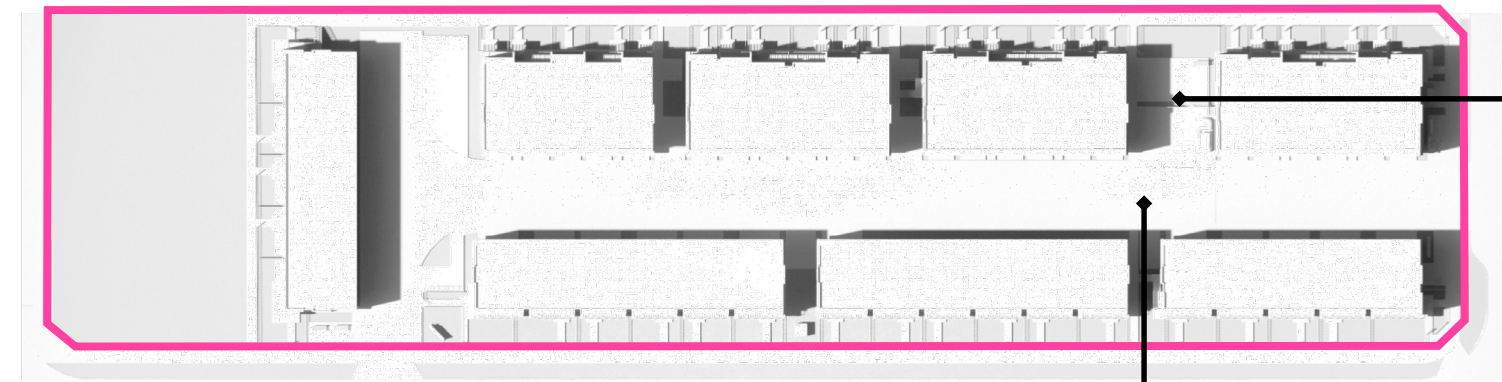
- Vertical solar control elements
- Bike Parking
- High Performance Envelope
- Use of native vegetation/bird friendly plants
- Design of units with operable openings
- Parking spots roughed in with EV level 2 charging capabilities.
- The design allows for storm detention(to be detailed further)

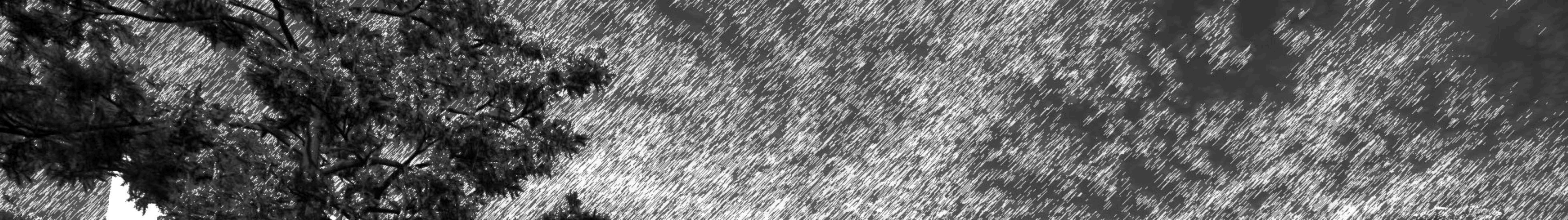


PERSPECTIVES



PERSPECTIVES





PROPOSED TOWNHOUSE DEVELOPMENT

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