



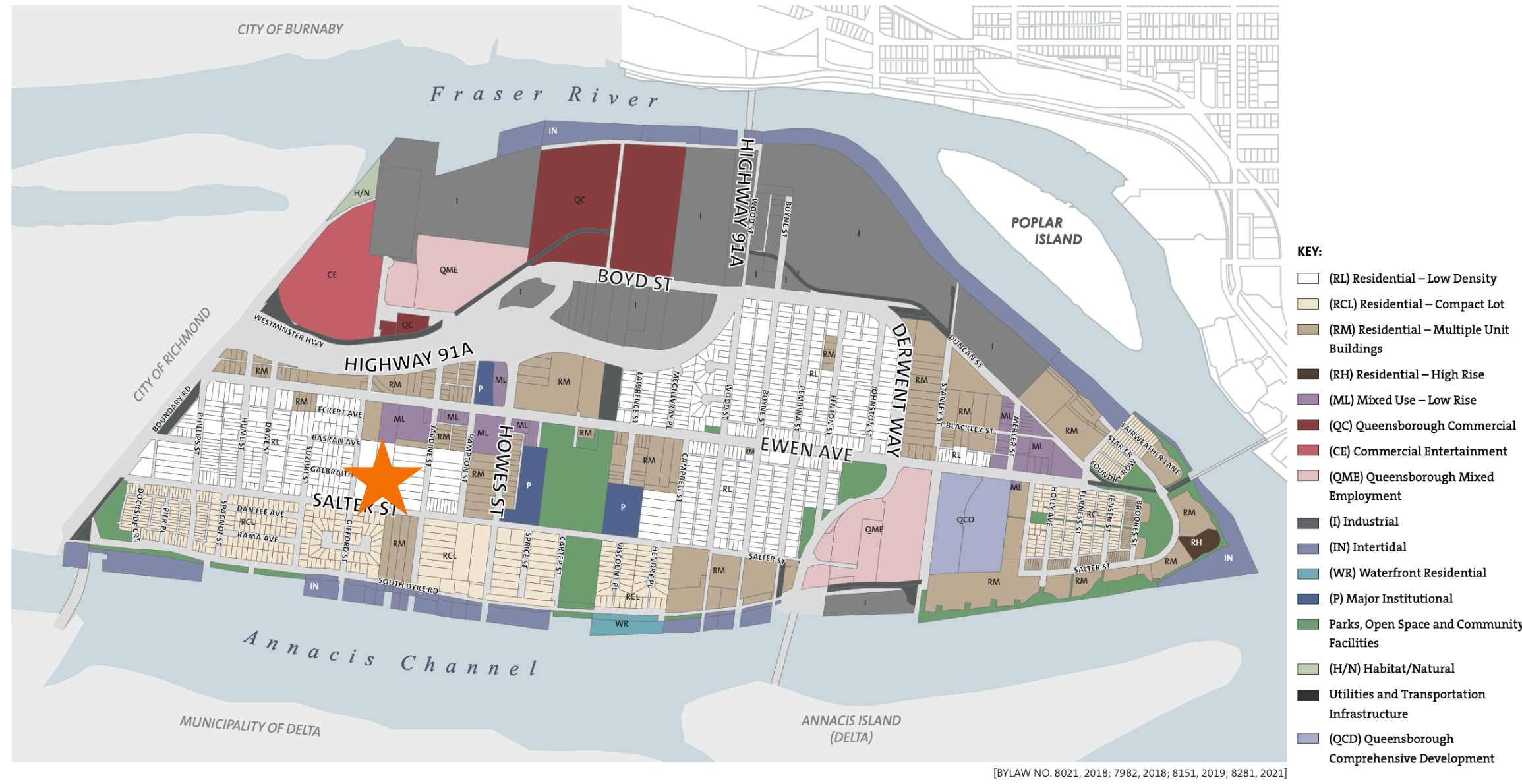
PROPOSED TOWNHOUSE DEVELOPMENT

1135 Salter St., New Westminister, BC

PUBLIC HEARING : 27 JANUARY 2025

ZONING & OCP

MAP 11 Land Use Designation Map



CURRENT ZONING:

Queensborough Neighbourhood Residential Dwelling Districts (RQ-1)

PROPOSED ZONING:

Queensborough Townhouse Districts (RT-3)

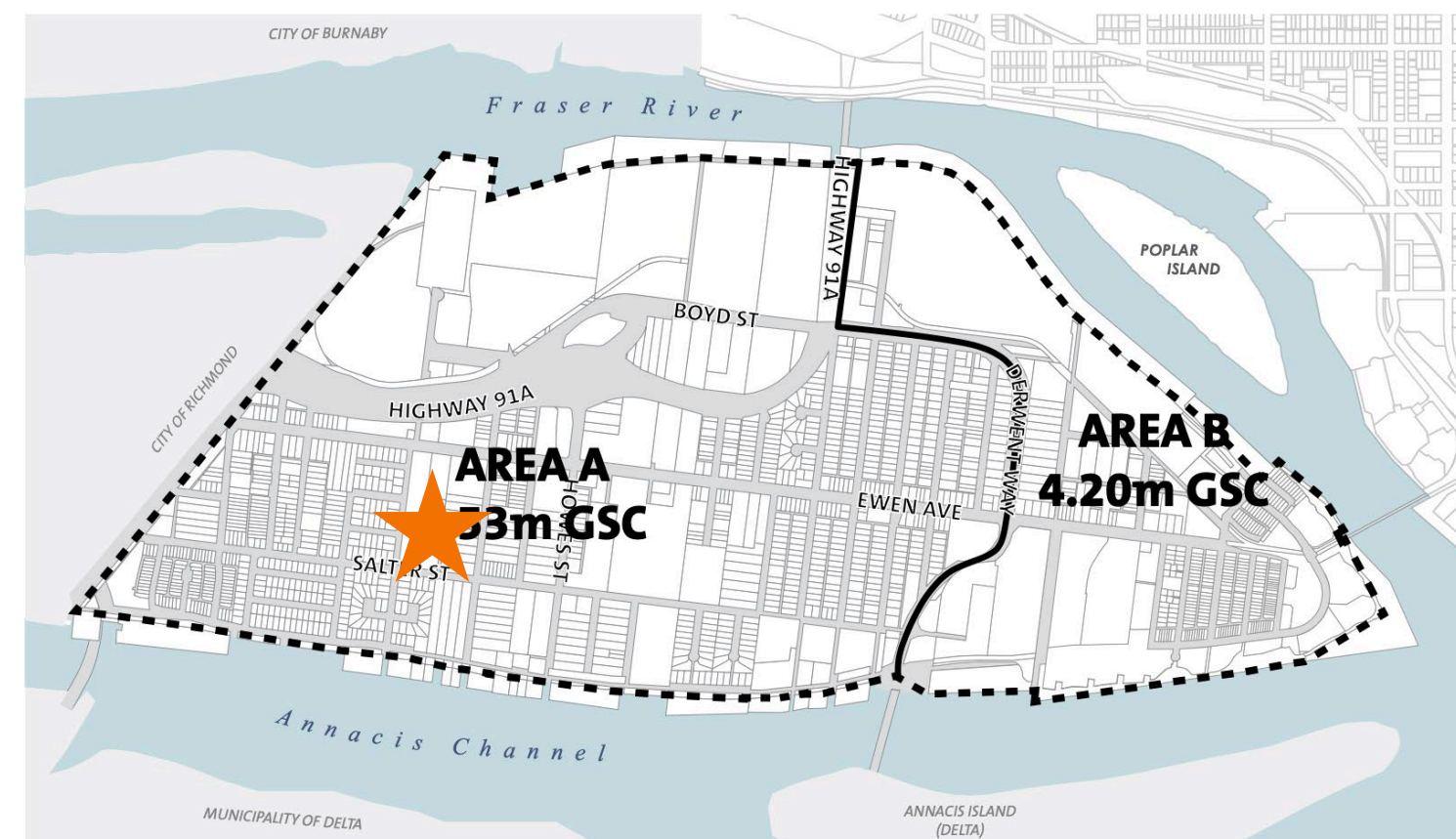
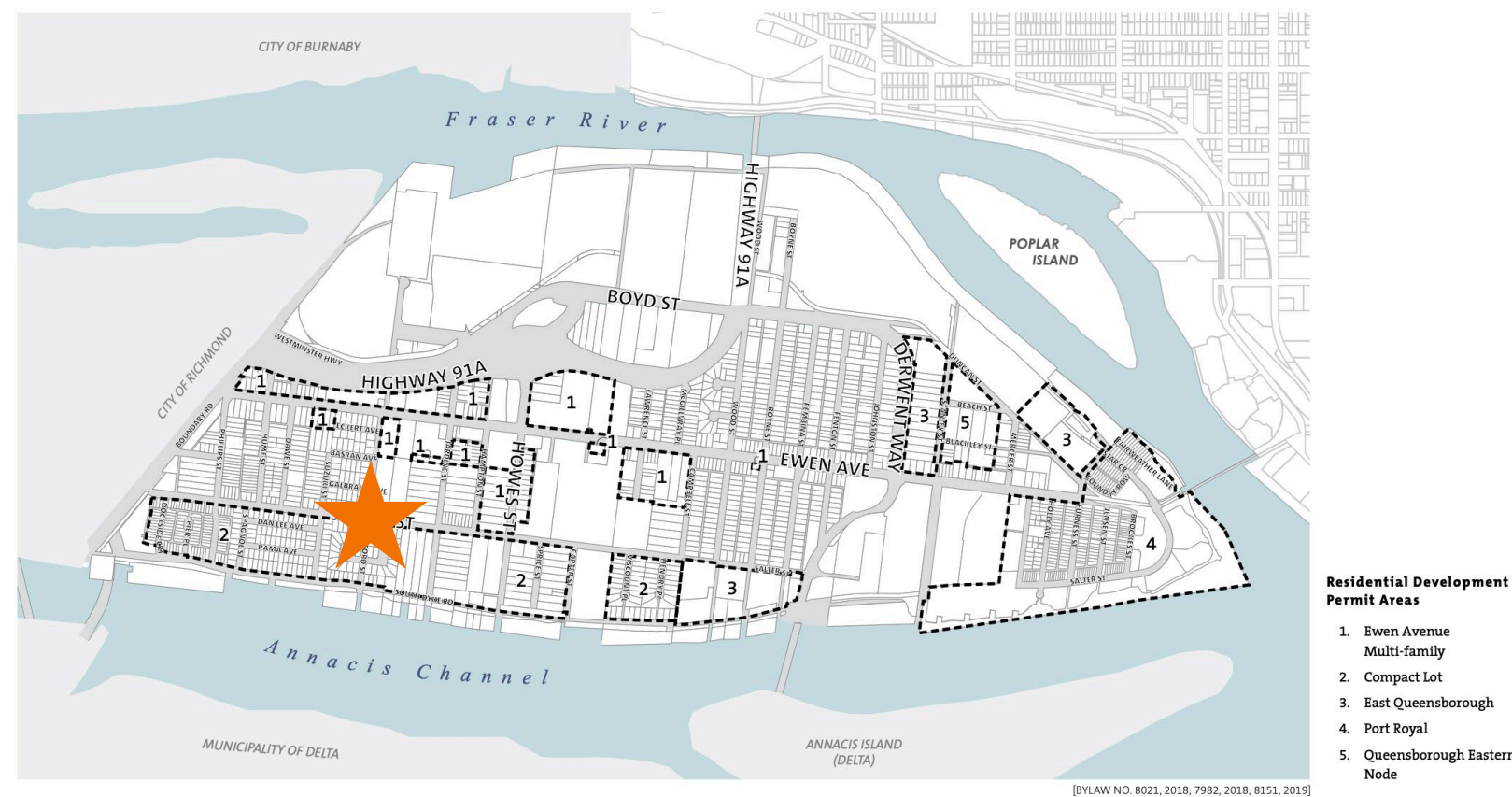
CURRENT OCP:

(RL) Residential - Low Density

PROPOSED OCP:

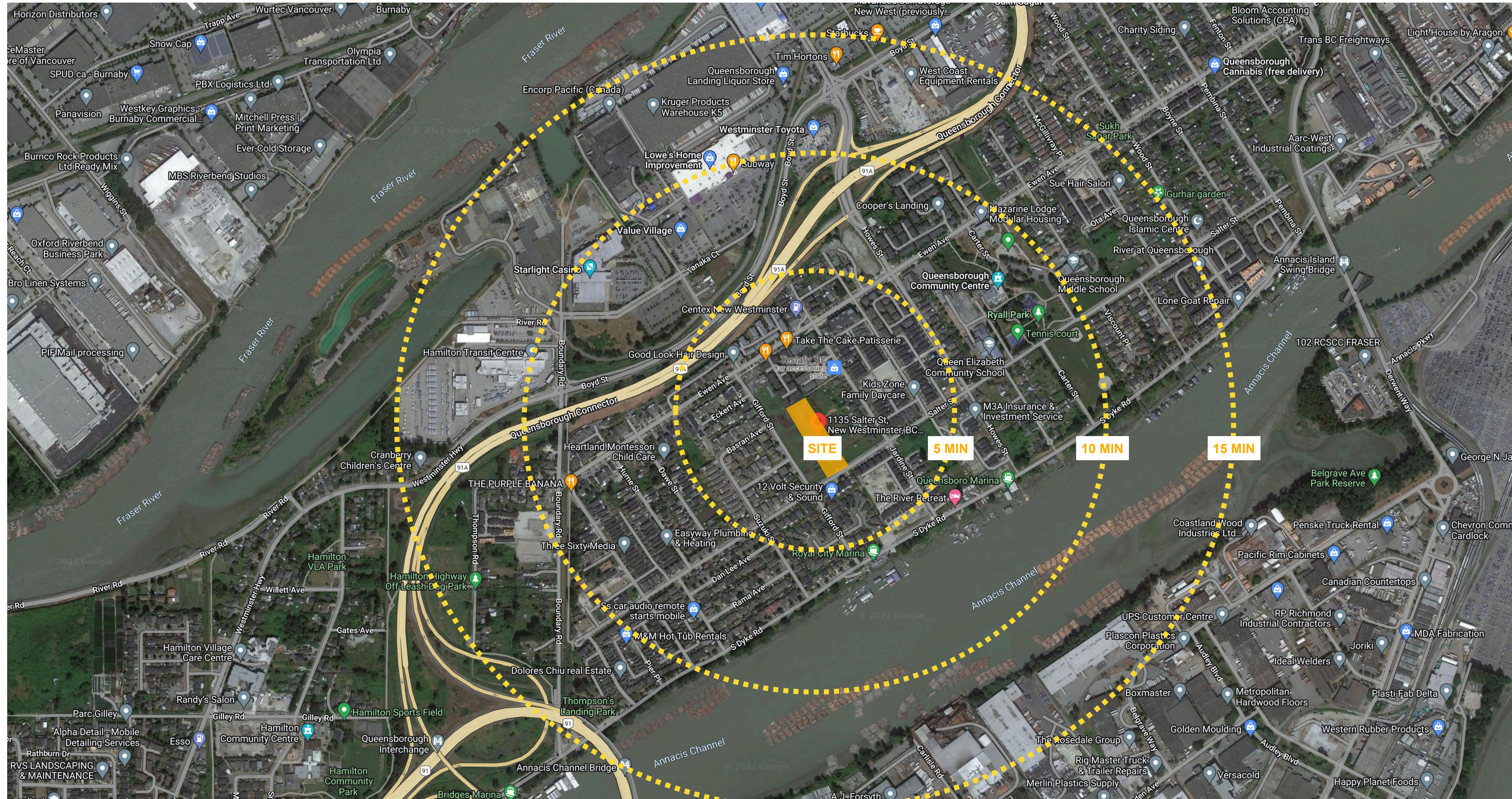
(RM) Residential - Multiple Unit Buildings

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



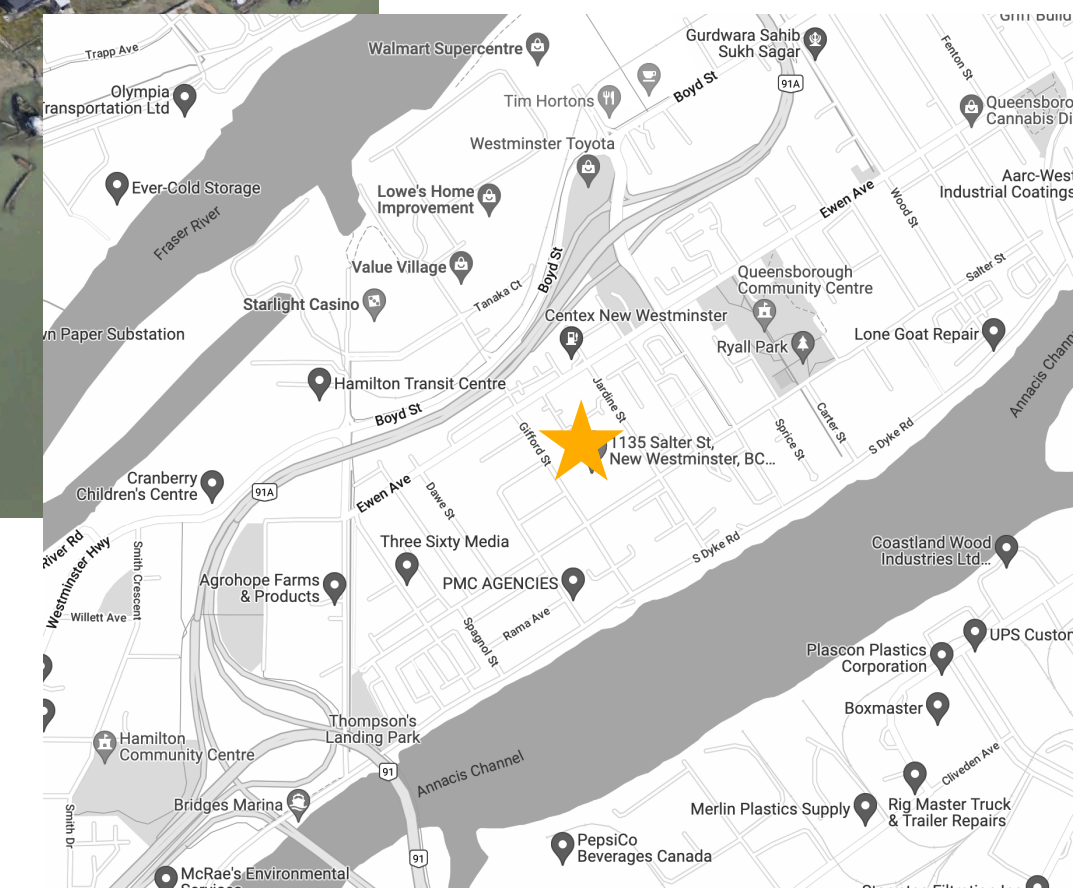
MIXED USE DEVELOPMENT



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

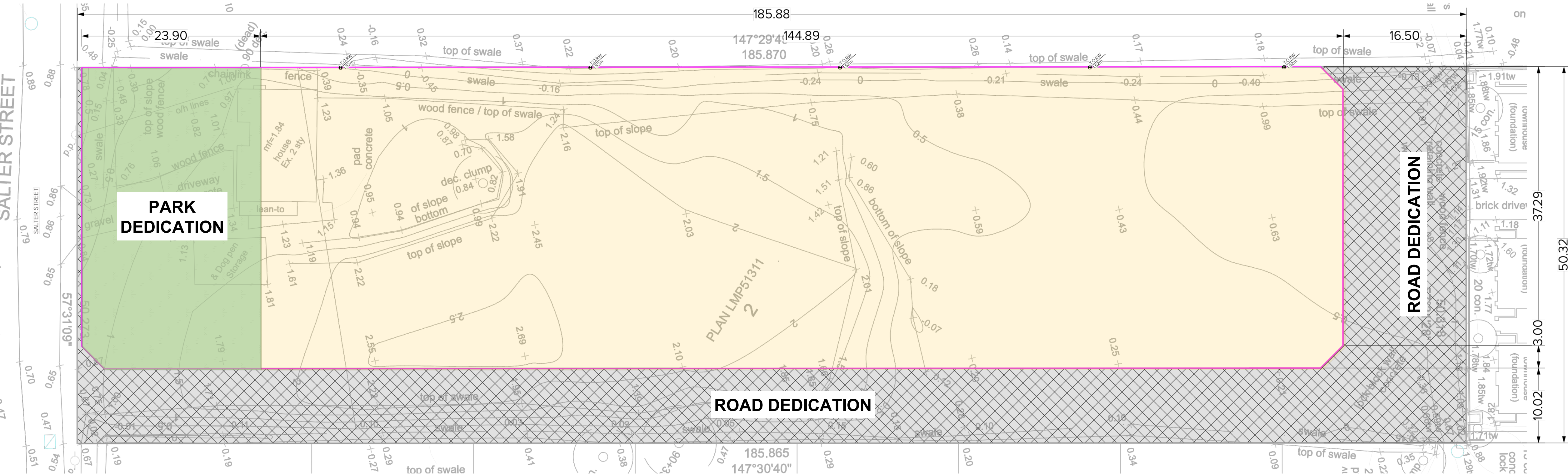
BASE PLAN

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

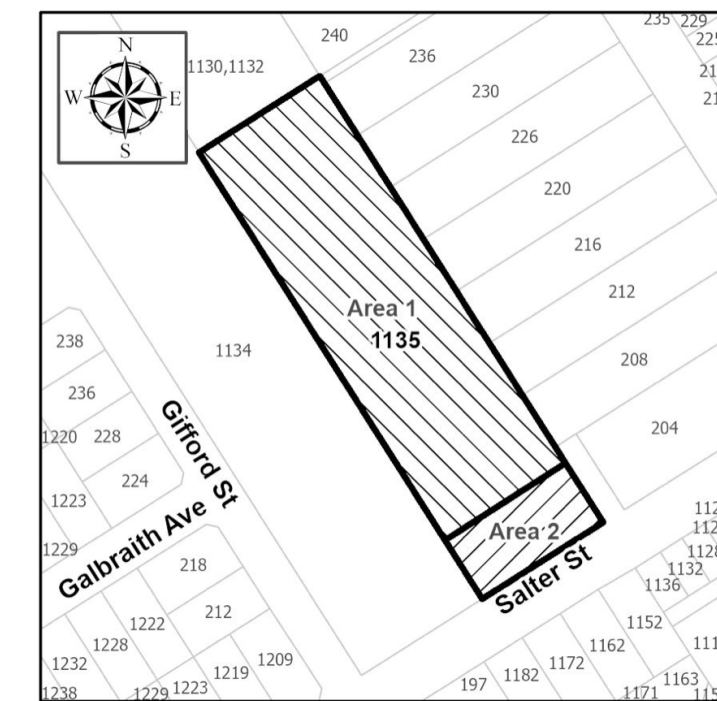
- 957.62 SQ. M. of area is dedicated for Parkland which gives plenty of outdoor amenity opportunities for the residents within the development and also nearby communities.
- 2565.85 SQ. M. is set aside for Road Dedication for future roads that will serve all the adjacent properties as well and provide 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 style="background-color: red; width: 20px; height: 10px; display: inline-block;"> 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:

- × 2.45 EXISTING GRADES
- × 1.42 PROPOSED CIVIL GRADES
- × 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

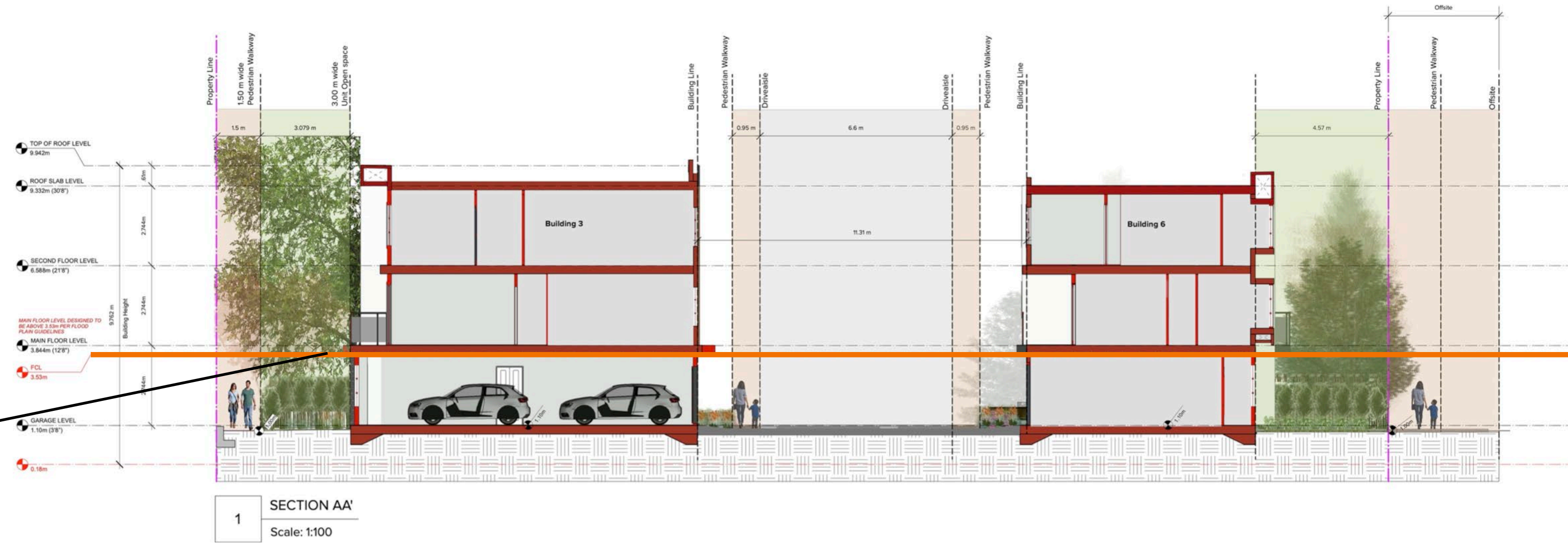
FINISHES

- 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

HISTORICAL TRUE COLOURS				
WC-1 Dunbar Buff	WC-9 Custard Cream	WC-3 Pendant Cream	WC-4 Harris Cream	WC-5 Dunbar Buff
WC-6 Edwardian Buff	WC-7 Edwardian Cream	WC-8 Muted Pendant Buff	WC-2 Strathcona Red	WC-10 Dunbar Gold
WC-11 Pendant Gold	WC-12 Muted Pendant Tan	WC-13 Black Taupe	WC-14 Dunbar Gray	WC-15 Hemlock Gray
WC-16 Copper Beige	WC-17 Victorian Peridot	WC-18 Pendant Green	WC-19 Copper Green	WC-20 Walton Green
WC-21 Harris Green	WC-22 Pendant Emerald	WC-23 Edwardian Teal	WC-24 Pendant Gray	WC-25 Harris Gray
WC-26 Edwardian Peridot Gray	WC-27 Strathcona Red	WC-28 Muted Rust	WC-29 Strathcona Red	WC-30 Hemlock Red
WC-31 Muted Mahogany	WC-32 Custard Brown	WC-33 Harris Brown	WC-34 Strathcona Mahogany	WC-35 Grove Black

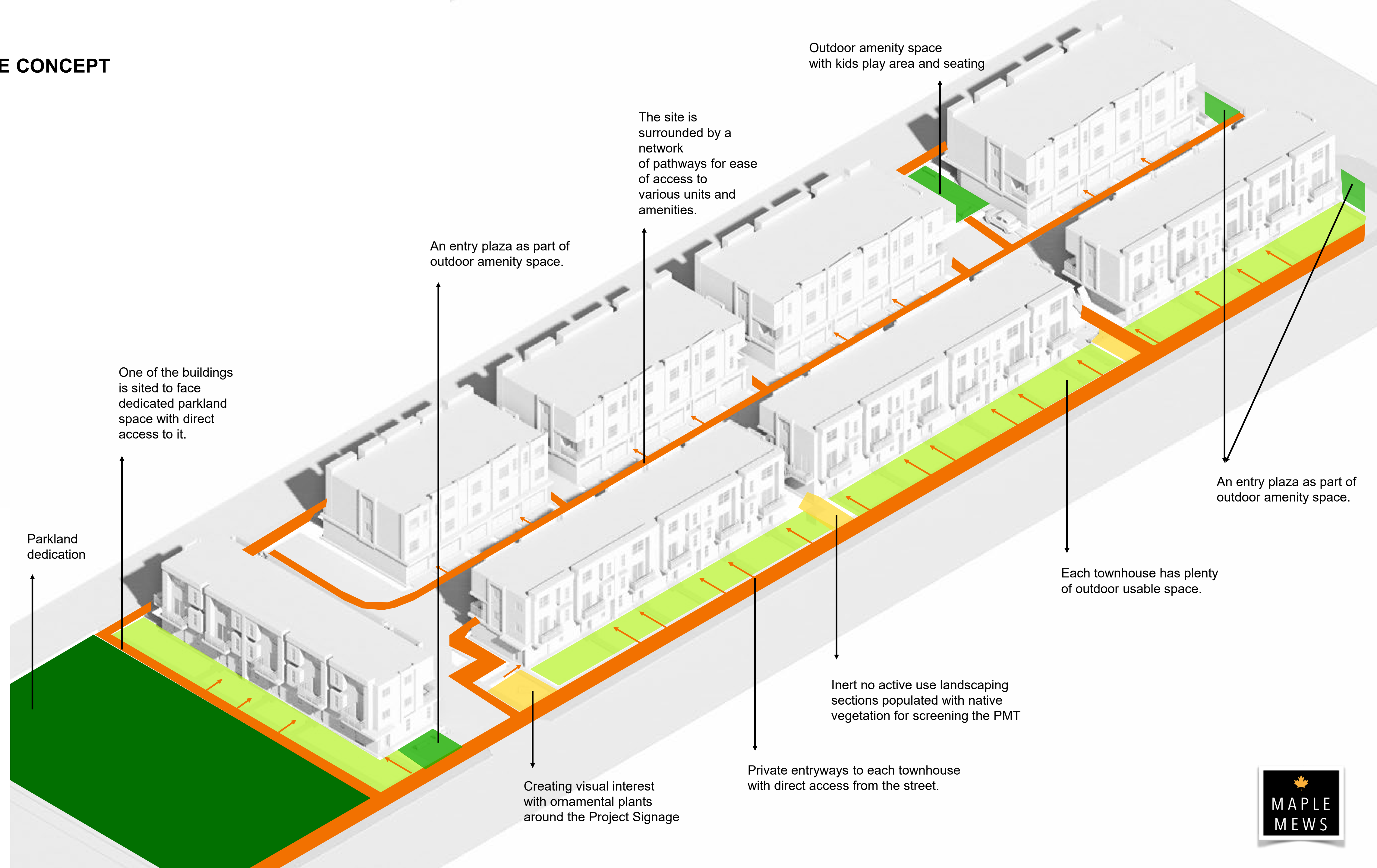
SECTIONS



FCL
3.53m



LANDSCAPE CONCEPT



LANDSCAPE Concept Plan



2 VIEW SHOWING THOUGHTFULLY DESIGNED PATIOS
 Scale: NTS

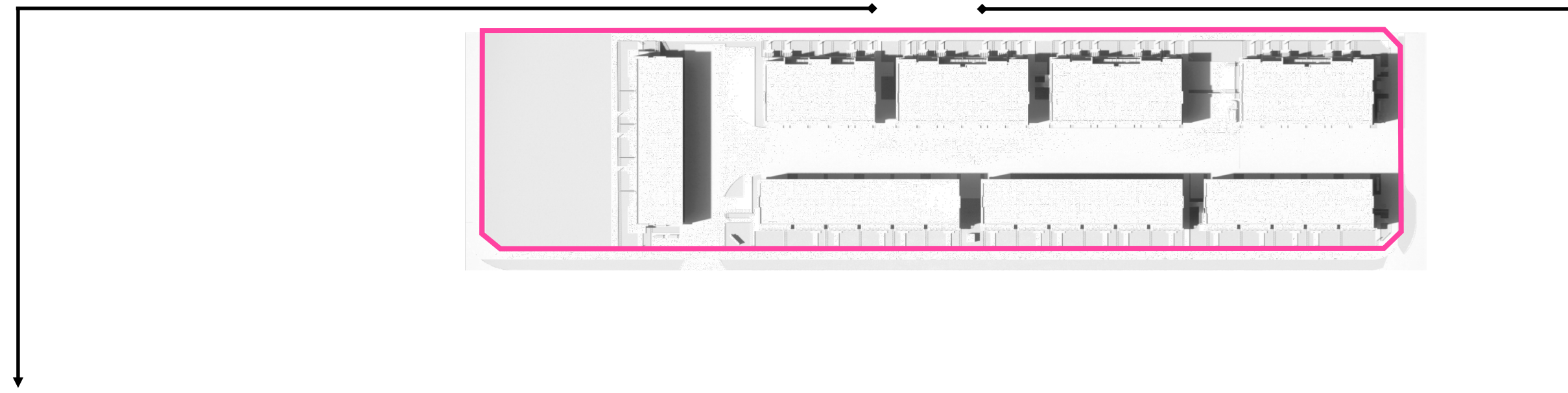


3 VIEW OF SEATING ALONG NORTH-EAST AMENITY PLAZA
 Scale: NTS



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

LANDSCAPE



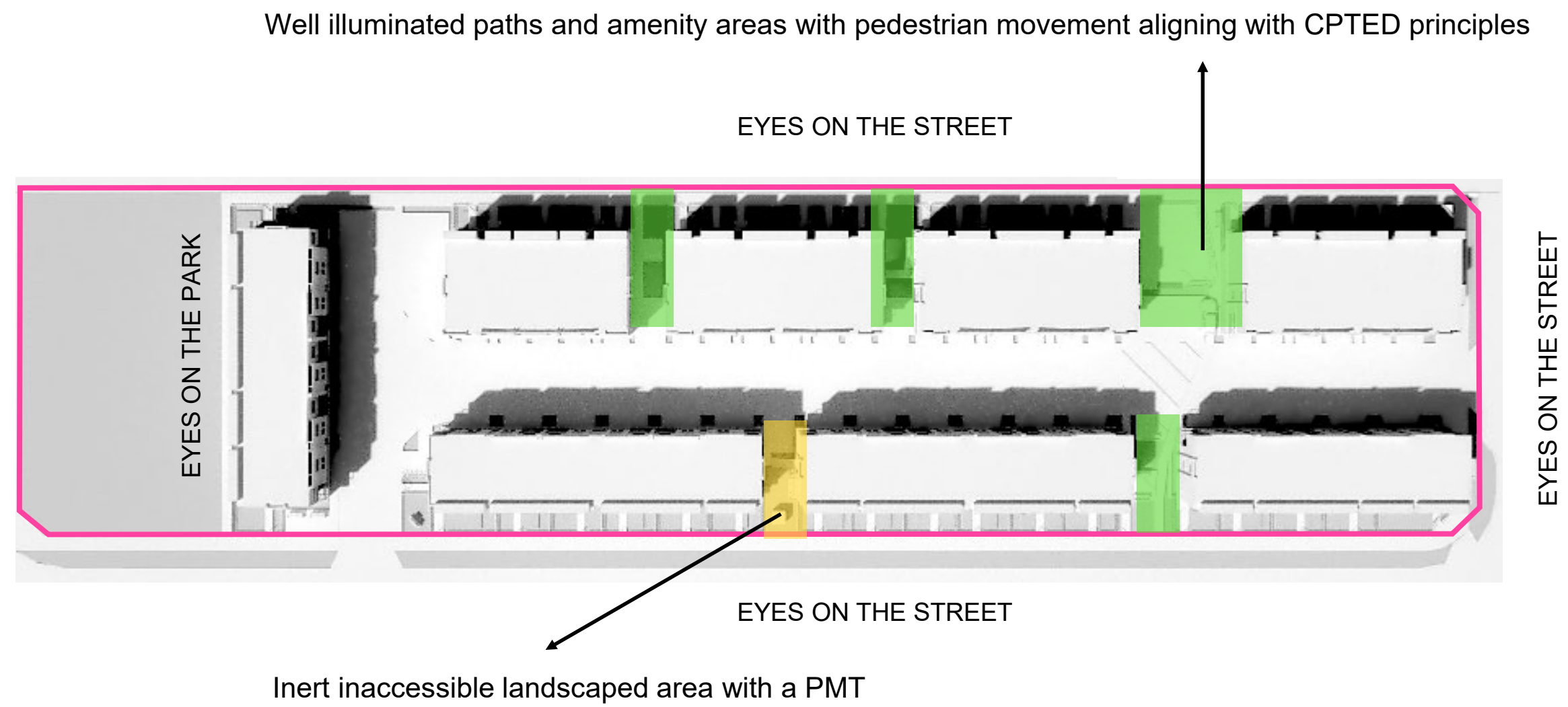
- Breezeways created between buildings to provide better connectivity
- Small amenity areas interspersed within the site to provide opportunities for natural environment and a space to relax.



- 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.

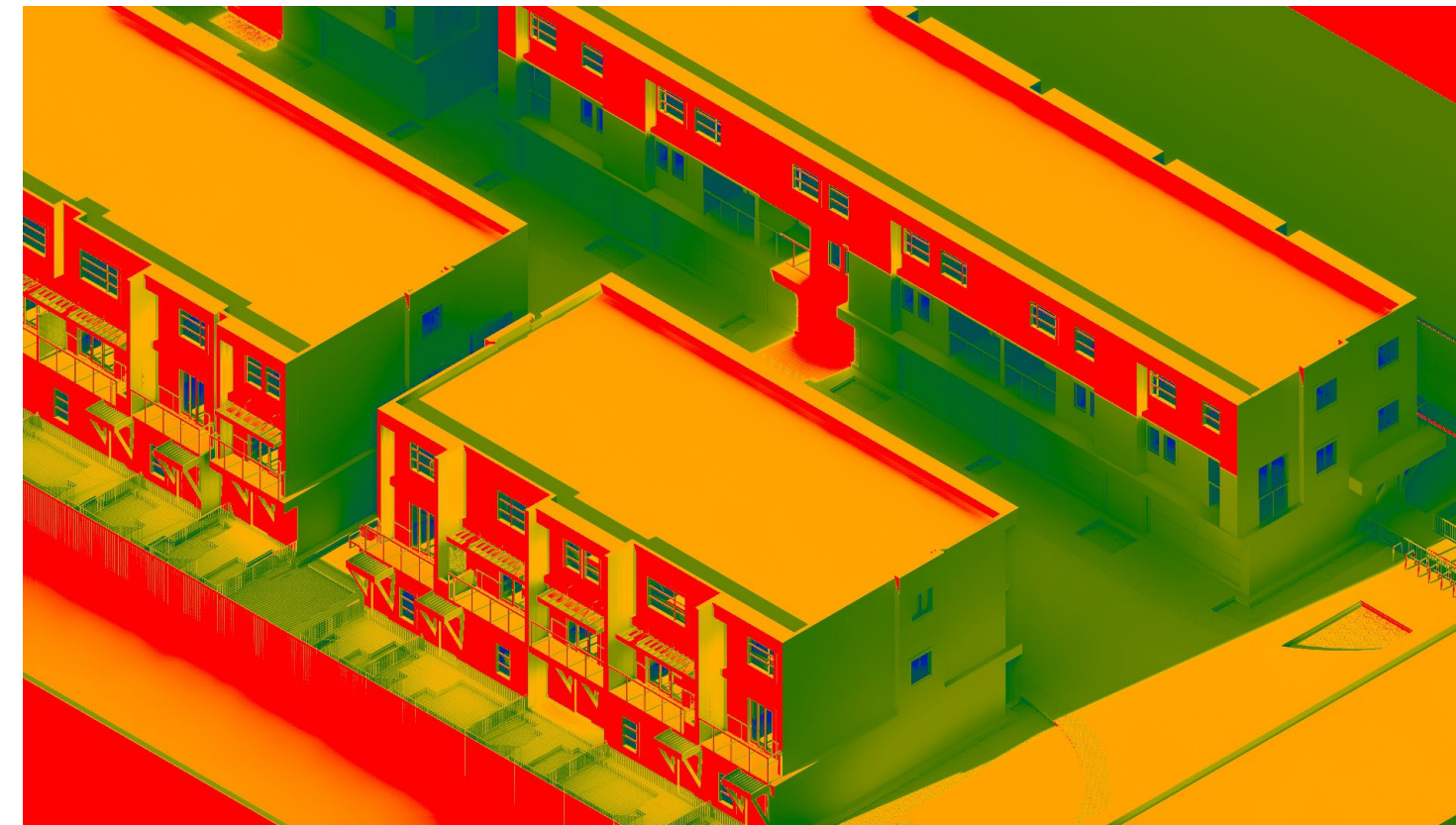
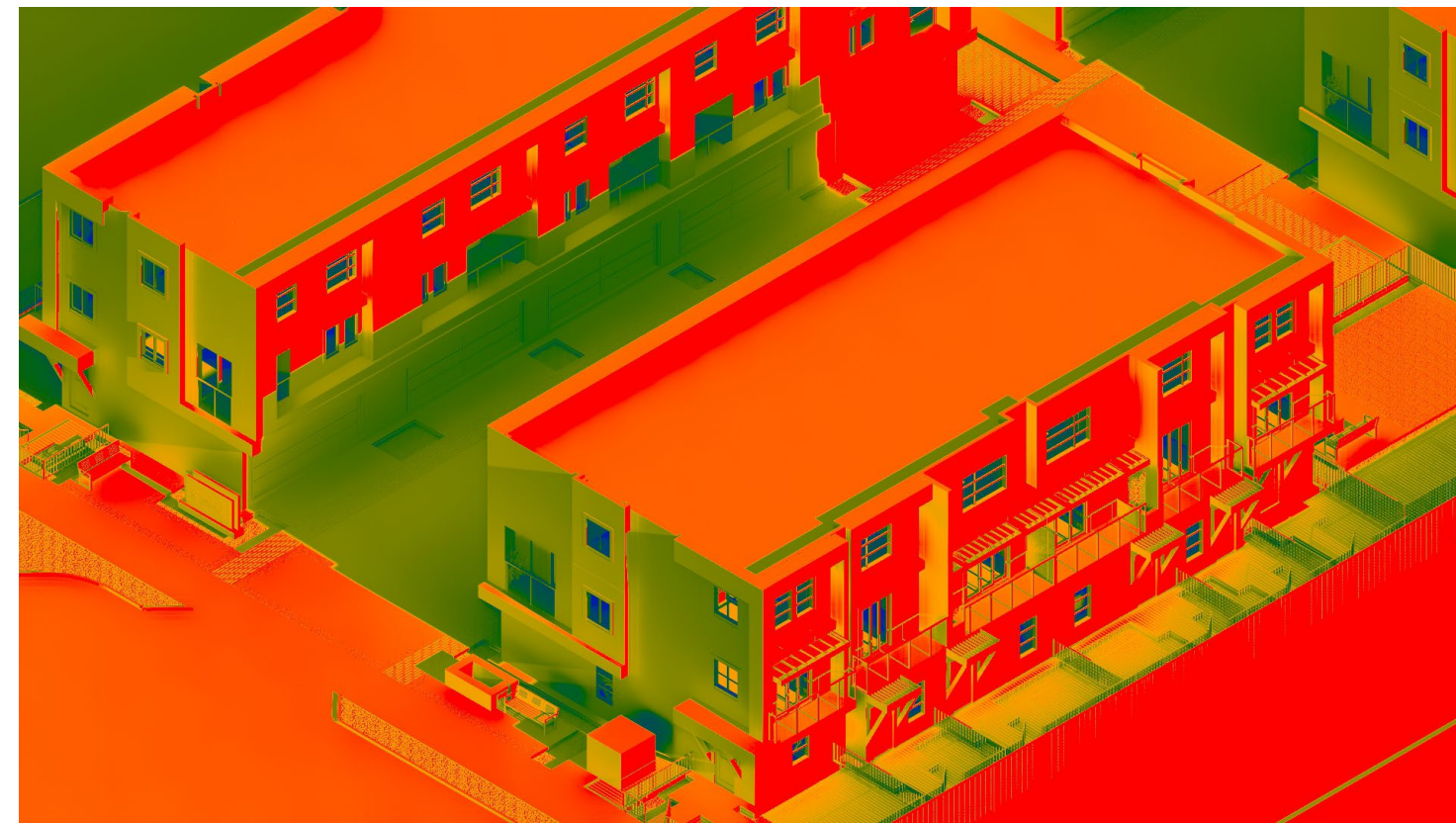
CPTED

- 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

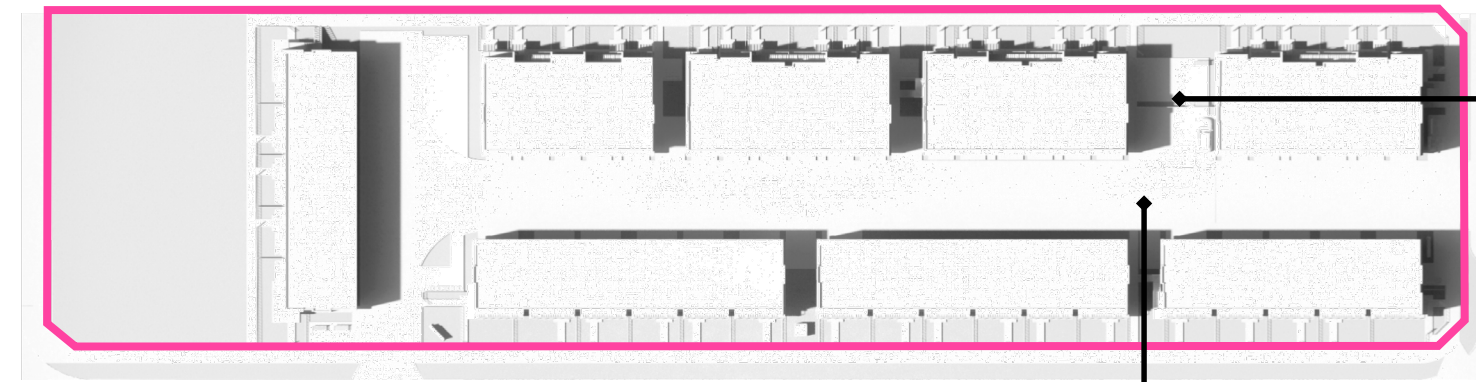
- Vertical solar control elements
- Bike Parking
- High Performance Envelope
- Use of native vegetation/bird friendly plants
- Design of units with operable openings
- Parking spots roughed in with EV level 2 charging capabilities.
- The design allows for storm detention(to be detailed further)

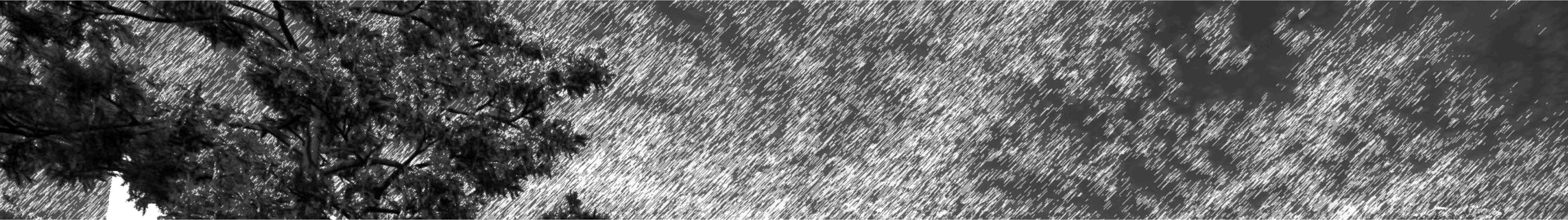


PERSPECTIVES



PERSPECTIVES





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