

**Attachment 3**  
*Applicant's Design*  
*Rationale*



**Proposal for:**

**New Townhome development**

Rezoning Application  
1032 & 1036 St. Andrews Street

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**PREPARED FOR:**  
New Westminster City Council review

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## **APPLICATION TO REZONE 1032 AND 1036 ST. ANDREWS STREET**

### **SUMMARY**

The application proposes a twelve unit townhouse project. The project site is among three storey apartment buildings in the Brow of the Hill neighbourhood. The site has a significant slope, with a south west aspect.

The project satisfies the Official Community Plan Designation of **(RGO) Residential - Ground Oriented Infill Housing** by proposing ground oriented three bedroom family townhouses.

The project satisfies the proposed Infill Townhouse and Rowhouse Residential District (RT) zoning by limiting the proposed Floor Space Ratio to 0.85 above the basement and 0.15 for the basement.

The project satisfies the requirements of Development Permit Area Designation by proposing a building featuring a West Coast Modern architectural vocabulary that will be constructed to the requirements of Step 3 of the BC Step Code using durable materials that will provide an energy efficient building that has a low maintenance cost.

### **CONTEXT**

The subject property addressed as 1032 and 1036 St. Andrews Street is located in the Brow of the Hill neighbourhood. The two properties are currently zoned Single Detached Dwelling Districts (RS-1).

The development site is a square that has a frontage of 40.23 metres (131.99 feet) on St. Andrews Street and Belleville Street and a depth of 40.22 metres (131.94 feet). The site area is 1618.05 square metres (17,416.44 square feet). The property has a cross slope of 3.35 metres (11 feet) from the north east to south west property corners. The property slopes 2.13 metres (7 feet) along the St. Andrews Street and Belleville Street property lines.

St. Andrews Street has a dedicated width of 20.11 metres (66 feet) and is considered the primary street for this development. Belleville Street has a dedicated width of 10.06 metres (33 feet) and is used mainly as a lane and provides access to the parking for existing developments on in the 1000 block of St. Andrews Street and Fourth Avenue.

The development site is currently occupied by two houses and a large detached accessory building. The houses were constructed in 1944 and 1946. Both houses are currently rented.

The immediately surrounding neighbourhood is composed mostly of three level plus penthouse apartment buildings constructed in the 1950 – 1975 period. These buildings have a floor space ratio between 1.2 and 1.4. These properties are zoned Multiple Dwelling Districts (Low Rise) (RM - 2).

Adjacent to the west property line of the development site are two houses addressed as 413 and 417 Eleventh Street. These houses were constructed in 1927 and 1930. Both houses are on corner lots. Each lot is 20.12 metres (66 feet) by 20.12 metres (66 feet) for an area of 404.7 square metres (4356 square feet). The houses face Eleventh Street, with their rear yards toward the development site. These two sites are zoned Single Detached Dwelling Districts (RS-1).

To the east of the development site at 1024 St. Andrews Street is the Parkcrest Court apartment building with twenty three dwelling units. To the north of the development site at 1025 Saint Andrews Street is the St. Andrews Manor apartment building with forty eight dwelling units. To the south of the development site at 1033 Fourth Avenue is the Royal Terrace apartment building with forty one dwelling units. These are three typical three level plus penthouse apartment buildings found in the Brow of the Hill neighbourhood.

In the Official Community Plan, **the subject properties are designated as (RGO) Residential - Ground Oriented Infill Housing. The Plan describes this designation as:**

**Purpose:** To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

**Principal Forms and Uses:** Single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and other equivalent ground oriented housing forms. Lots with single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit.

**Complementary Uses:** Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities), utilities, transportation corridors, parks, open space, and community facilities.

**Maximum Density:** Low density multiple unit residential.

All of the properties in the immediate area are either designated RGO and are currently occupied with a single detached dwelling or designated as (RM) Residential – Multiple Unit Buildings and developed with a low rise apartment buildings.

The Official Community Plan designates the site as part of Development Permit Area 1.2 Ground Oriented Housing. That Development Permit area refers all infill townhouse applications to the guidelines in Development Permit Area 1.3 Infill Townhouse and Rowhouse Residential Neighbourhood Development Permit Area.

**PROPOSAL**

Our application proposes a 12 unit townhouse development. All units are three bedrooms. The following chart provides a summary of the units proposed:

Unit	levels	Total Floor Area Above the Basement	Basement Floor Area	Balcony Area	Front Door Patio Area	Private Rear Yard Area
A01	3 + basement	1,310.1 Sq. Ft.	321.6 Sq. Ft.	233.4 Sq. Ft.	177.8 Sq. Ft.	207.2 Sq. Ft.
A02	3 + basement	1,310.2 Sq. Ft.	321.6 Sq. Ft.	234.1 Sq. Ft.	172.6 Sq. Ft.	210.6 Sq. Ft.
A03	3 + basement	1,310.2 Sq. Ft.	321.6 Sq. Ft.	234.1 Sq. Ft.	174.6 Sq. Ft.	211.2 Sq. Ft.
A04	3 + basement	1,309.2 Sq. Ft.	337.1 Sq. Ft.	198.3 Sq. Ft.	173.3 Sq. Ft.	211.3 Sq. Ft.
A05	2	1,064.7 Sq. Ft.	no	no	217.8 Sq. Ft.	350.5 Sq. Ft.

A06	2	1,094.6 Sq. Ft.	no	no	197.8 Sq. Ft.	no
B01	3 + basement	1,310.1 Sq. Ft.	321.6 Sq. Ft.	233.4 Sq. Ft.	174.8 Sq. Ft.	338 Sq. Ft.
B02	3 + basement	1,310.1 Sq. Ft.	321.6 Sq. Ft.	233.4 Sq. Ft.	177.8 Sq. Ft.	207.2 Sq. Ft.
B03	3 + basement	1,310.2 Sq. Ft.	321.6 Sq. Ft.	234.1 Sq. Ft.	174.6 Sq. Ft.	211.2 Sq. Ft.
B04	3 + basement	1,309.2 Sq. Ft.	337.1 Sq. Ft.	198.3 Sq. Ft.	173.3 Sq. Ft.	211.3 Sq. Ft.
B05	2	1,064.7 Sq. Ft.	no	no	210.9 Sq. Ft.	350.5 Sq. Ft.
B06	2	1,094.6 Sq. Ft.	no	no	190.0 Sq. Ft.	no

The proposed floor space ratio above grade is 0.85. The proposed floor space ratio for the proposed basements is 0.15. The project has a site coverage of 38.2 %. The project provides 12 parking spaces for residents and one parking space for visitors. The visitor parking space can also be used as a loading space.

The project provides two community gardens totaling over 83.6 square metres (900 square feet) and a shared outdoor amenity area that is over 92.9 square metres (1000 square feet) in size.

### **CONFORMANCE WITH THE OFFICIAL COMMUNITY PLAN LAND USE DESIGNATION**

The proposed development conforms to the Official Community Plan land use designation by proposing ground oriented townhouse development. The proposed Floor Space Ratio of 1.00 complies with the Medium Density designation.

### **CONFORMANCE WITH THE ZONING BYLAW**

The site is currently zoned RS-1 Single Detached Dwelling Districts. The proposed zoning is Infill Townhouse and Rowhouse Residential District (RT). The proposed Floor Space Ratio of 0.85 above the basement and 0.15 for the basement complies with the floor space allowed in the zoning schedule.

The bylaw requires twelve parking spaces for residents and 1.2 parking spaces for visitors. The project provides twelve parking spaces for residents and one visitor parking space. The parking spaces have a 0.60 metre (1 foot) setback from Bellville Street.

The corner sites addressed as 413 and 417 Eleventh Street have a total area of 805.4 square metres (8712 square feet). If the proposed development on St. Andrews Street is approved it would create a locked in lot situation for these properties. The heritage potential of these properties should offer flexibility through a Heritage Revitalization agreement to allow development on these properties.

## **CONFORMANCE WITH THE DEVELOPMENT PERMIT AREA**

### **Building Setback, Length and Separation Requirements**

The proposed project satisfies the building setback, length and separation criteria identified in the Development Permit Area as demonstrated in the following chart:

Section	Required		Proposed	
Side Setback - east	4.27 metres	14 feet	4.35 metres	14.27 feet
Side Setback - west	4.27 metres	14 feet	4.38 metres	14.37 feet
Front Setback	4.27 metres	14 feet	4.46 metres	14.63 feet
Rear Setback	7.62 metres	25 feet	7.71 metres	25.3 feet
Separation between buildings	8.53 metres	28 feet	8.7 metres	28.54 feet
Maximum Building Length	38.10 metres	125 feet	28.04 metres	92 feet

### **Building Design**

The project conforms to the intent of the Development Permit Area designation. The design features a West Coast Modern architectural vocabulary with durable materials. The commitment to construct the development to the requirements of Step 3 of the BC Step Code and to provide an effective R22 value for the insulation of the walls will provide an energy efficient building that has a low maintenance cost.

The project has been designed to fit into the topography of the site. The two buildings satisfy all yard and building separation requirements. The four units facing St. Andrews Street are two levels to reduce the building volume toward the street. The remaining eight units step down the slope of the site to fit the site topography. These eight units also step back from the side property lines and the internal pathway on the second and third floors to reduce the building volume and reduce overlook of adjacent buildings on and off site. This provides adequate separations from neighbours and other units on the same site to preserve privacy for the local residents and the strata owners.

Each unit has an outdoor space consisting of one or more of a private rear yard, a semi-private entry patio and upper level balconies.

The four units that face St Andrews Street are the smallest units in the project. The smallest out door private space provided in the project is for unit B06 which has a 17.7 square metres (190 square foot) front patio. Other units have up to 35.8 square metres (385 square feet) of private open space at grade in addition to balconies on the second and third levels. There is a common amenity space near the St. Andrews Street access and two community gardens for the residents. This exceeds the private and common open space expectations of the Development Permit Area Designation.

## **Accessibility**

The subject site has cross slope of 3.35 metres (11 feet). In order to adjust the buildings to the slope of the site the buildings are stepped. The first section of the two buildings faces St Andrews Street. There are four units in this section of the development. The project entry and the direct entry to these four units is from St. Andrews Street. The pathways to the front doors of units A06 and B06 and the upper courtyard meet accessibility standards.



There are stairs that link these four units to the lower eight units and therefore there is not a connection that meets accessibility standards between the two sections of the project. The eight units in the lower part of the project all have a pathway from the parking area and Belleville Street to their front door that meets accessibility standards. The pathways to the front doors of units A03 and A04 meet accessibility standards. There is one parking space provided beside the Belleville Street access that satisfies accessibility standards.

The drawings on page A0104 show the accessible routes through the development.

The drawings on page A0208 provide alternate layouts for units A03, A04, A06 and B06 so that the units could be adapted to provide an accessible bathroom on the main floor. The plumbing for the accessible bathroom would be roughed in at the time of construction to make the adaptation more achievable.

### **Crime Prevention Through Environmental Design (C.P.T.E.D.)**

Due to the slope of the site and the bylaw limit on building height, all four of the units facing St Andrews Street have the elevation of their main floors below the level of the sidewalk in front of the project. The landscaping has been kept low and the fencing is open to allow as much of a view of the sidewalk as possible from the activity level of these units. The sidewalk is visible from the second floor of all four units. The project has two community gardens adjacent to the front lot line to pull activity toward St. Andrews Street. At the rear of the site there is overlook of the parking and Belleville Street from the two end units.

Low fencing along the perimeter of the site allows views into the site from neighbouring properties and views back to those buildings from the eight units in the lower section of the development that face the side lot lines. The property is gated and has site lighting for safety. The lower walkway is 3.04 metres (10 feet) from the buildings on either side for easy overlook of the foot traffic in this area.

## **Sustainability**

The following measures have been included to enhance the sustainability of the project:

- The development will comply with Step 3 of the BC Step Code and have R22 effective exterior walls.
- The project is using Hardi panel and siding for exterior walls and wood in accent areas. These are durable materials that are easily maintained.
- The landscaping features native drought tolerant plants.
- The project proposes to remove four trees. Twenty on-site trees would be planted in common areas and rear yards along in addition to four street trees.
- A bicycle locker and loop are provided on all front patios.
- On site storm water retention is provided which can be used for on-site watering if the necessary.

The project is easy cycling distance to Lord Kelvin School, Fraser River Middle School, New Westminster Secondary School, the New Westminster skytrain station, Moody Park and the Uptown commercial area. The development site is walking distance to the frequent bus service provided on both Twelfth Street and Sixth Avenue.

## **Adjacency Considerations**

### **1024 Saint Andrews Street – Parkcrest Court**

The adjacent apartment building, is the Parkcrest Court, at 1024 St Andrews Street. That building is three levels plus a penthouse. There are two units per floor that have bedroom windows on the west wall of the building facing the proposed project. That building is at a slight angle to the shared property line with setbacks of 5.17 metres (16.95 feet) at the north end of the building and 5.06 metres (16.6 feet) at the south end of the building. The ground floor of the Parkcrest Court building is at 56.15 metres (184.2 feet) geodetic. The roof of the apartment building is at 65.2 metres (213.8 feet) geodetic.

The activity areas of the apartment units and the balconies of the units face north and south. The windows that face to the east toward the proposed project are primarily

bedroom windows. There are two large apple trees located in the side yard of the Parkcrest Court building and a large willow tree in the front/side yard of the building adjacent to the balconies on the front of the building.

In the proposed development, building B has four units B01 to B04 that face east toward the Parkcrest Court apartment building, and one unit B05 that faces St Andrews Street but has windows and a private yard facing east.

The two tables below summarize the geodetic relationship between the two buildings

Project Unit #	Ground Floor (Geodetic)	Second Floor (Geodetic)	Third Floor (Geodetic)	Roof (Geodetic)
B05	54.7 metres (179.5 feet)	57.8 metres (189.5 feet)	na	64.3 metres (211 feet)
B04	54.4 metres (178.6 feet)	57.8 metres (189.5 feet)	60.8 metres (199.5 feet)	63.6 metres (208.5 feet)
B03	54 metres (177 feet)	57.3 metres (188 feet)	60.4 metres (198 feet)	63.1 metres (207 feet)
B02	53.5 metres (175.5 feet)	56.8 metres (186.5 feet)	58.9 metres (196.5 feet)	62.6 metres (205.5 feet)
B01	53.1 metres (174 feet)	56.4 metres (185 feet)	59.4 metres (195 feet)	62.2 metres (204.4 feet)

1024 St Andrews	Ground Floor	Second Floor	Third Floor	Penthouse
Geodetic Elevation	56.15 metres (184.2 feet)	59.2 metres (194.1 feet)	62.4 metres (204.8 feet)	65.2 metres (213.8 feet)

The following separations are proposed between the Parkcrest Court building and the proposed townhouse building:

- At grade townhouse units B01 – B04 have a separation of 9.43 metres (30.93 feet) from the Parkcrest Court building.

- The townhouse building steps back at the second level to provide an 11.76 metre (38.6 foot) separation between the buildings. The townhouse units have a bedroom and a balcony at the second level facing the Parkcrest Court building.
- The townhouse building steps back a further at the third level to provide a total separation of 13.04 metres (42.8 feet). The townhouse units have a bedroom and a bathroom window on the third level facing the Parkcrest Court building.
- Townhouse unit B05 is a two level unit that has a 9.53 metre (31.24 foot) separation from the Parkcrest Court Building. The townhouse unit has patio at grade and two bedroom windows on the second level.

The following pages have been included in the drawing set to illustrate the height and sitting relationship between the two buildings:

- Page A0100 shows the building locations and separations.
- Page A0405 shows a window overlay.
- Page A0504 Shows sections to the neighbouring buildings to the east and west.

### **413 and 417 Eleventh Street**

The houses located on these two properties face Eleventh Street. The house at 413 Eleventh Street is located 3.65 metres (12 feet) from the common property line. Grade level in the rear yard of the house is slightly lower than the finished grade of the project. The top of the roof of the house is slightly above the second floor deck of unit A01. The two buildings have a separation at grade of 7.98 metres (26.17 feet).

The house at 417 Eleventh Street is 2.1 metres (6.9 feet) from the common property line. Grade level in the rear yard of the house is 5 feet below the finished grade of the project. The eaves of the house are level with the floor of the second level of unit A05. The two buildings have a separation of 6.50 metres (21.33 feet).

### **Interior courtyard**

In the upper courtyard area, the separation between unit A06 and B06 is 8.73 metres (28.65 feet) at the first and second levels of the units. The courtyard area between the two units has a seating area, a children's play area and the central walkway for the project. The two units each have one high window on the ground floor and two

bedroom windows on the second level that face each other across the courtyard area. The two units face St Andrews Street and have their front doors and private patios facing the street. The patios are vertically separated from the courtyard area, and have landscape buffers and fencing for privacy.

In the lower walkway area, the walkway is 2.13 metres (7 feet) wide and each unit has a front semi private patio with a depth of 3.15 metres (10.3 feet) for a total separation at grade of 8.73 metres (28.65 feet). A four foot high fence and a landscape buffer separate the patio from the walkway. The buildings have the same separation at level two. The buildings step back 2.07 metres (6.8 feet) at the third level for a separation of 12.27 metres (40.27 feet). The third level has the primary bedroom and there is a balcony off the bedroom that faces across the walkway. There are privacy screens to separate adjacent balconies.

In the drawing set page A0100 shows the separations between the buildings in the courtyard and walkway areas.

### **COMPARISON WITH OTHER NEW WESTMINSTER PROJECTS**

The following chart provides a comparison between the project proposed on St. Andrews Street and other small completed and proposed infill projects.

Address	Year	FSR	Site Coverage	Number of units	Project type	Status
1209 4 <sup>th</sup> Ave.	2015	1.05	38%	10	Duplex	Complete
1014 – 1022 4 <sup>th</sup> Ave.	2015	1.15	51%	8	Townhouse	Complete
1209 -1217 8 <sup>th</sup> Ave.	2019	1.0	38.8%	22	Townhouse	Approved
802 – 806 8 <sup>th</sup> St.	2020	1.0	38.1	18	Townhouse	Preliminary
45 East 8 <sup>th</sup> Ave	2020	0.89	37%	4	Townhouse	Preliminary
102/104 8 <sup>th</sup> Ave 721Cumberland	2021	1.0	38%	10	Townhouse	Preliminary
102/128 8 <sup>th</sup> Ave.	2021	1.0	40%	55	Townhouse	Preliminary
<b>1032 &amp; 1036 St. Andrews Street</b>	<b>2021</b>	<b>1.0</b>	<b>38.2%</b>	<b>12</b>	<b>Townhouse</b>	<b>Current Application</b>

The proposed development project is consistent with the density and site coverage of other recent townhouse projects in New Westminster.

## **CONCLUSION**

The proposed twelve unit townhouse development satisfies the requirements of the Land Use and Development Permit Area designations in the Official Community Plan. The project has two small inconsistencies with the Zoning bylaw which can be addressed. The development is consistent with the density and site coverage of other recent infill projects in the City of New Westminster.

The project provides ample separations and privacy toward the adjacent sites and in the common walkway and courtyard. The project proposed will provide twelve well designed townhouse units for families. The project has private and common open spaces that will benefit all residents.

The twelve unit townhouse project should be considered by New Westminster City Council.