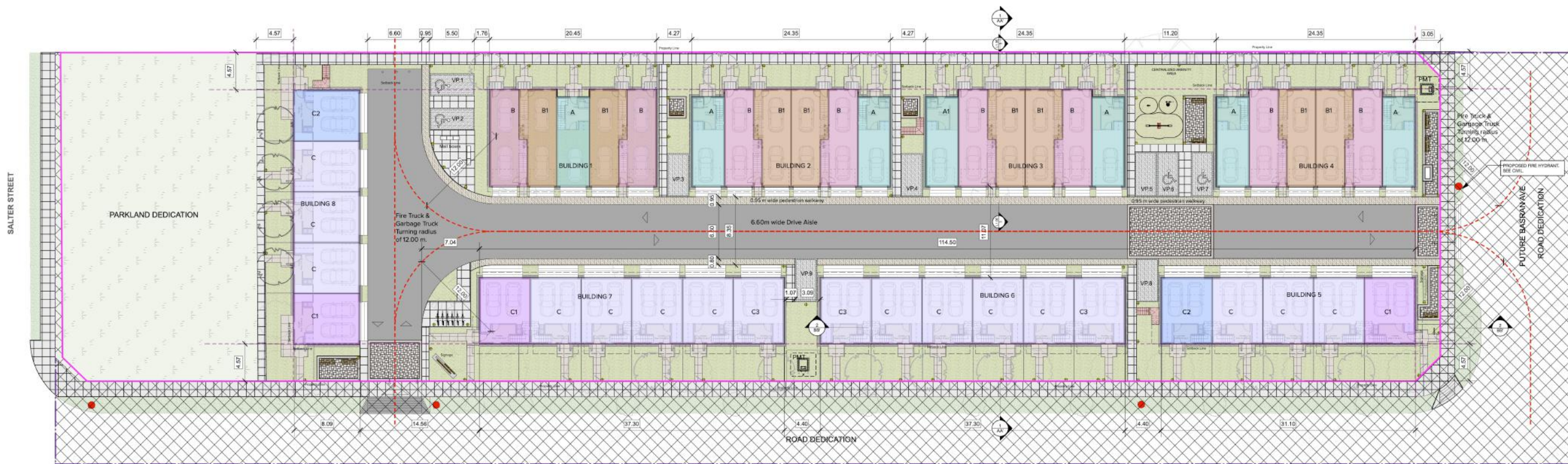


Attachment 3

Project Drawings (Select)



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 103, 15505 Marine Drive, WhiteRock, BC
6047831450 | ruchir@architecturepanel.com

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DESIGN RATIONALE AND SUMMARY

The proposed project is a multi-family rental residential development that is located in the City of New Westminster and is included in the Queensborough Main Street Development. This project aims to provide affordable housing that reflects the diversity of the surrounding community and also aims to preserve the historical context of the neighbourhood. The project will add 45 units of affordable housing units to the *Ewen Avenue Multi-Family areas*. The project is also inclusive of affordable housing for households with low to moderate incomes. 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.

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 entries 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 that vary in size and variety adds 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 distinct separation of areas. All private open spaces are well screened by the thoughtful proposal of shrubs and trees from common amenity spaces and sidewalks. Colors featured on the *Benjamin Moore historical Vancouver true colors* are used to create a serene color palette and is intentionally utilized to bring out the design features and forms as well as contributes to the overall quality of the community. The site has design features that encourages an effective interaction from the public through the seating areas as well multiple sidewalks. The proposed 1.5m North - South 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 welcomes interactions with passerby but are also protected with fences for security. Ornamental shrubs and trees to add color and texture to the buildings. 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 the leaf litter.

A common amenity area is provided in the center of the site away from noise and from main roads. 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.

DEVELOPMENT REPORT

1135 SALTER ST.

Area Calculation	Permissible/ Minimum Required	Proposed	RT-3A ZONE Compliance
BUILDING HEIGHT	10.700 m	10.360 m	COMPLIANCE
GROSS SITE AREA INCLUDING ROAD & PARLAND DEDICATION		9350.50 sq m	
NET SITE AREA (EXCLUDING PARKLAND AND ROAD DEDICATION)		5803.11 sq. m.	
SITE COVERAGE	40%	37.87% (2198.04 sq.m.)	
FAR	0.9	0.75	COMPLIANCE
MINIMUM SETBACK PROVIDED			
FRONT - NORTH	3.050 m	3.050 m	COMPLIANCE
REAR - SOUTH	4.570 m	4.570 m	COMPLIANCE
SIDE - EAST & WEST	4.570 m	4.570 m	COMPLIANCE

DISTANCE BETWEEN BUILDINGS

Distance	Permissible/ Minimum Required	Proposed	Compliance
DISTANCE BETWEEN 2 SIDE WALLS FACE EACH OTHER OF THE BUILDING	4.270 m	4.270 m	COMPLIANCE
DISTANCE BETWEEN FRONT AND REAR OF THE BUILDING	9.745 m	11.070 m	COMPLIANCE

DENSITY CALCULATION

NUMBER OF UNITS/ AREA IN ACRE = 45/ 1.43 = 31.47 UNITS/ ACRE

UNIT AREA CALCULATION

AREA CALCULATION	NO. OF BEDROOMS	UNITS	LEVEL 1 (GARAGE LEVEL)(UNINHABITABLE)	LEVEL 2	LEVEL 3	PROPOSED UNIT AREA	RT-3A Compliance	TOTAL AREA
			sq.m.	sq.m.	sq.m.	sq.m.	Required Floor area - 79.01 sq.m.	sq.m.
PROPOSED UNITS		45						
UNIT A	2 - Bedroom	6	44.11	41.85	45.83	87.68	COMPLIANCE	526.08
UNIT A1	2 - Bedroom	1	44.11	40.08	45.83	85.91	COMPLIANCE	85.91
UNIT B	3 - Bedroom	8	48.66	45.18	45.18	90.36	COMPLIANCE	722.88
UNIT B1	2 - Bedroom	8	48.68	42.88	42.88	85.76	COMPLIANCE	686.08
UNIT C	3 - Bedroom	14	50.19	45.33	50.79	96.12	COMPLIANCE	1345.68
UNIT C1	3 - Bedroom	3	50.59	47.58	52.21	99.79	COMPLIANCE	299.37
UNIT C2	3 - Bedroom	2	50.59	45.79	52.21	98.00	COMPLIANCE	196.00
UNIT C3	3 - Bedroom	3	50.59	47.58	52.21	99.79	COMPLIANCE	299.37

BUILDING AREA CALCULATION

AREA CALCULATION	(EXCLUDING BALCONY)	
LEVEL	AREA (sq.m.)	AREA (sq.ft)
BUILDING 1	464.86	5001.89
BUILDING 2	567.72	6108.67
BUILDING 3	567.72	6108.67
BUILDING 4	567.72	6108.67
BUILDING 5	501.9	5400.44
BUILDING 6	602.28	6480.53
BUILDING 7	602.28	6480.53
BUILDING 8	501.9	5400.44
GROSS AREA	4376.38 sq.m.	47089.85 sq.ft.



VARIANCE REQUESTED FOR THE FOLLOWING:

1. 32 NUMBERS OF TANDEM PARKING SPACES (16 units with Tandem parking)

UNIT TYPES

- A** SINGLE GARAGE UNITS : 6 UNITS
- A1** SINGLE GARAGE UNITS : 1 UNIT
- B** TANDEM UNITS : 8 UNITS
- B1** TANDEM UNITS : 8 UNITS
- C** SIDE-BY-SIDE GARAGE UNITS : 14 UNITS
- C1** SIDE-BY-SIDE GARAGE UNITS : 3 UNITS
- C2** SIDE-BY-SIDE GARAGE UNITS : 2 UNITS
- C3** SIDE-BY-SIDE GARAGE UNITS : 3 UNITS

TOTAL NUMBER OF UNITS: 45

NOTE:

Parking Garages for all units & visitor parking stalls VP-5 & VP-8 proposed to be roughed-in for Level 2 for EV charging

Project
1135 Salter St.

Owner
1080894 BC LTD.

Sheet Title
SITE PLAN

Total Sheets 23	Sheet No. A2.01
Drawn By BF/SS/LT	Checked By RD
Reviewed By RD	Status
Contractors	Consultants Architecture Panel Inc.
AHJ City of New Westminster	Documents

No	Date	Issue Notes
A	10-09-21	Rezoning
B	13-12-21	DP submission
C	11-03-22	DP Re-submission



Scale 0 5 10 15 20 m



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Project
1135 Salter St.

Owner
1080894 BC LTD.

Sheet Title TRANSPORTATION PLAN

Total Sheets	23	Sheet No.	A2.02
Drawn By	BF/SS/LT	Checked By	RD
Reviewed By	RD	Status	
Contractors		Consultants	Architecture Panel Inc.
AHJ	City of New Westminster	Documents	

No	Date	Issue Notes
A	10-09-21	Rezoning
B	13-12-21	DP submission
C	11-03-22	DP Re-submission



1 TRANSPORTATION PLAN

Scale: NTS

NOTE:
Parking Garages for all units & visitor parking stalls VP-5 & VP-8 proposed to be roughed-in for Level 2 for EV charging

PARKING REPORT

	Units	Permissible	Number	Space Length	Space Width	RT-3A ZONE Compliance
TANDEM PARKING - (1.4/ 2 BD UNIT)	8	NONE	16 (19%)			VARIANCE REQUESTED
TANDEM PARKING - (1.5/ 3 BD UNIT)	8	NONE	16 (19%)			VARIANCE REQUESTED
STANDARD CAR PARKING - (1.4/ 2 BD UNIT)	7	9.8	7	5.30 m	2.70 m	COMPLIANCE
STANDARD CAR PARKING - (1.5/ 3 BD UNIT)	22	33	44	5.30 m	2.70 m	COMPLIANCE
TOTAL	45		83			
VISITOR PARKING - (0.2 PER UNIT)	9	9	9	5.30 m	2.70 m	COMPLIANCE
VISITOR PARKING - STANDARD SIZE	5	5	5	5.30 m	2.70 m	COMPLIANCE
ACCESSIBLE PARKING	4	4	4	5.50 m	2.70 + 1.50 m	COMPLIANCE
TOTAL			9			
LONG TERM BICYCLE PARKING - (1.25 PER UNIT)	56.25	90				COMPLIANCE
VISITOR BICYCLE PARKING	6	6				COMPLIANCE

COMPLIANCE (Green) VARIANCE REQUESTED (Red)

FOR PARKING SPACES:

PER Sec 140.9 for Multiple Dwelling - 1.5/ 3-Bedroom Unit & 1.4/ 2 Bedroom Unit.
Number of Proposed Units - 45
Proposed 2 Parking Spaces per Unit (38 units)
Proposed 1 Parking Space per Unit (7 units)
Provided Standard Parking space size: 2.70 m x 5.30 m (PER Sec 140.31)

FOR ACCESSIBLE VISITOR PARKING SPACES:

PER Sec 145.4 for Multiple Dwelling - 4 per 70-100 off-street parking spaces
Required Number of Accessible Parking is 4.
Provided Number of Accessible Parking is 4.
Provided Parking Space size: 4.20 m x 5.50 m (PER Sec 145.6)

FOR VISITOR PARKING SPACES:

PER Sec 140.9 for Multiple Dwelling - 0.2 Parking spaces per unit is required.
Number of Proposed Units - 45
Required Number of Visitor Parking is 9.
Provided Number of visitor Parking is 9.
Provided Standard Parking Space size: 2.70 m x 5.30 m (PER Sec 140.31)

FOR LONG TERM BICYCLE PARKING SPACES:

PER Sec 150.3 for Multiple Dwelling - 1.25 Nos. / Unit
Number of Proposed Units: 45
Proposed 2 Parking Spaces per Unit.

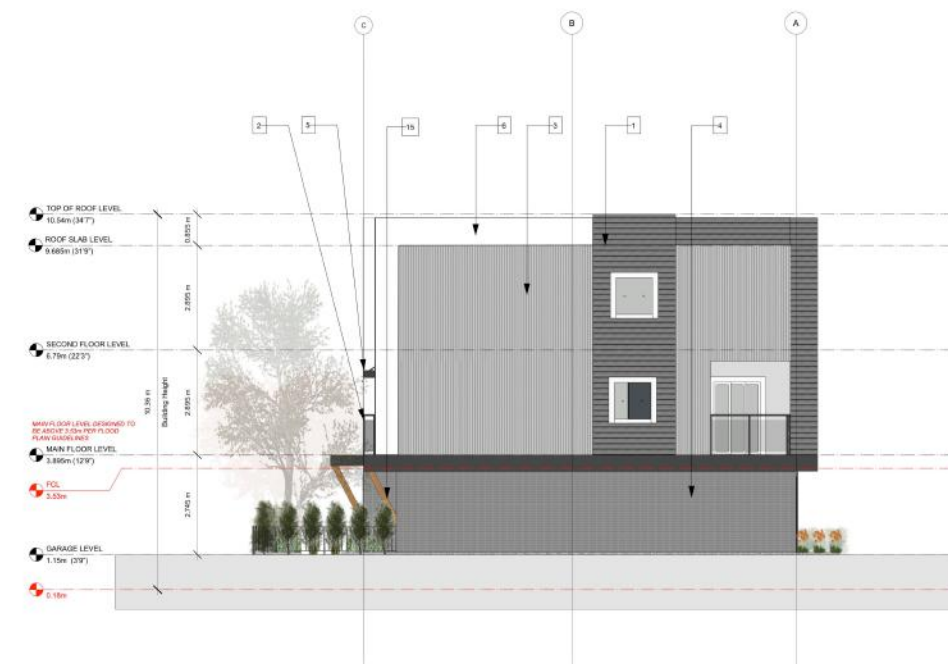
FOR SHORT TERM BICYCLE PARKING SPACES:

PER Sec 150.3 for Multiple Dwelling - 6 Nos
Required Number of Parking is 6.
Provided Number of Parking is 6.





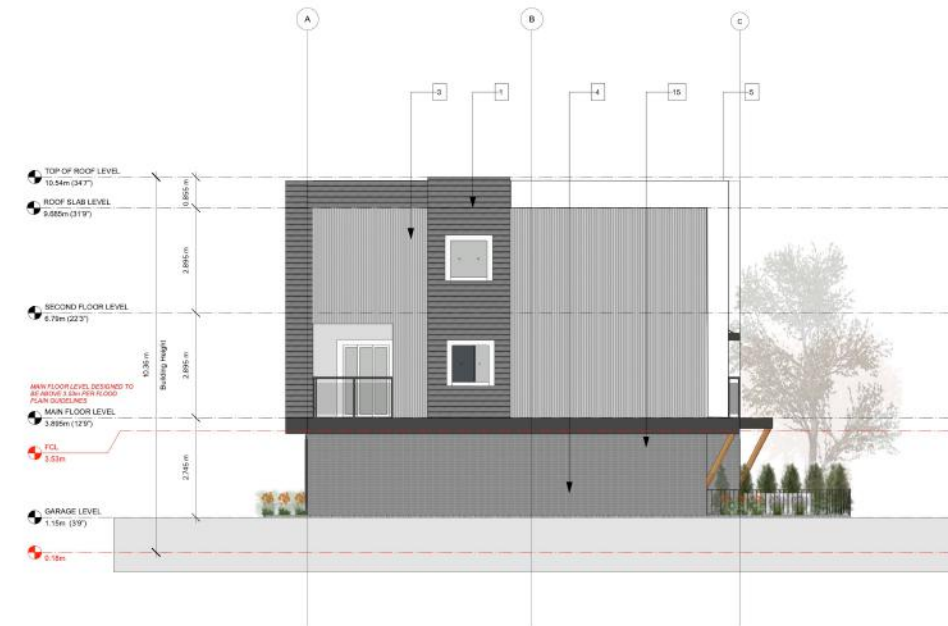
1 EAST ELEVATION
Scale: 1:96



2 SOUTH ELEVATION
Scale: 1:96



3 WEST ELEVATION
Scale: 1:96



4 NORTH ELEVATION
Scale: 1:96

- FINISHES**
- 1 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
 - 2 RAILING BLACK POWDER COATED WITH TEMPERED FROSTED GLASS
 - 3 CORRUGATED METAL SIDING WITH GALVANIZED FINISH
 - 4 ENDICOTT THIN BRICK GLAZED GRAY-SM4
 - 5 METAL CANOPY WITH TENSILE ROD SUPPORTS ABOVE (CHARCOAL GREY POWDER COATED)
 - 6 WHITE ACRYLIC STUCCO
 - 7 6" HORIZONTAL HARDIE SIDING, LIGHTER VICTORIAN PERIODOT, SEE BM CHART BELOW
 - 8 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERIODOT, SEE BM CHART BELOW
 - 9 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
 - 10 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
 - 11 6" HORIZONTAL HARDIE SIDING, LIGHTER PENDRELL GREEN, SEE BM CHART BELOW
 - 12 T X T MILLED FINISH HEMLOCK BEAM
 - 13 GRAY ACRYLIC STUCCO
 - 14 6" HORIZONTAL HARDIE SIDING, DARKER STRATHCONA RED, SEE BM CHART BELOW
 - 15 MILLED FINISH HEMLOCK BRACKET
 - 16 N/A

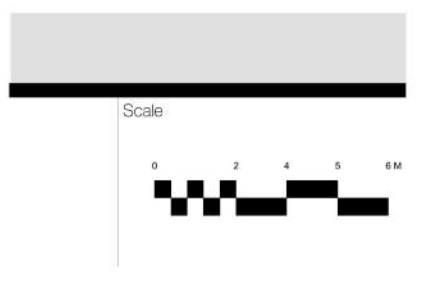


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Project
1135 SALTER ST.
 Owner
1080894 BC LTD.
 Sheet Title
BUILDINGS 2, 4 - ELEVATIONS

Total Sheets 23	Sheet No. A4.02	Contractors	Consultants Architecture Panel Inc.
Drawn By BF/SS	Checked By RD	AH-J City of New Westminster	Documents DP Application
Reviewed By RD	Status DP Application		

No	Date	Issue Notes
A	10-09-21	Rezoning
B	13-12-21	DP Submission
C	11-03-22	DP Re-submission





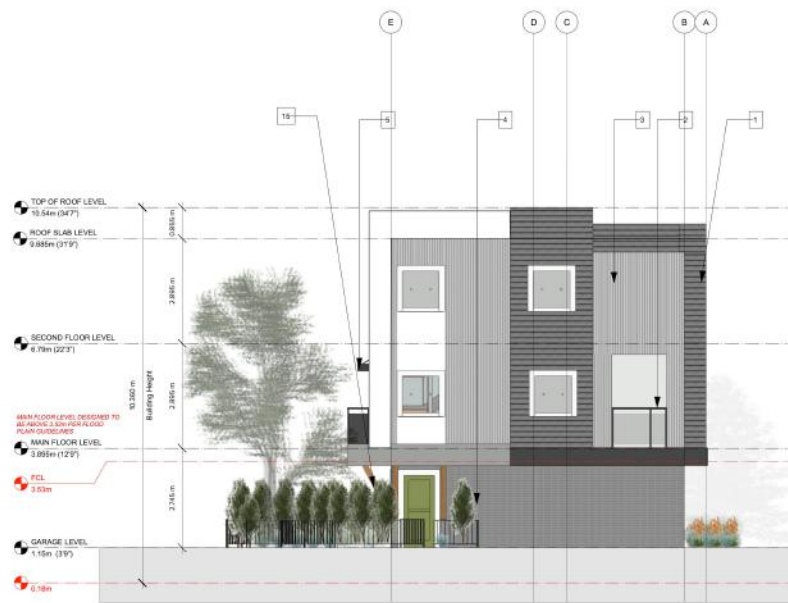
1 SOUTH ELEVATION
Scale: 1:96



2 EAST ELEVATION
Scale: 1:96

FINISHES

1. 6" HORIZONTAL HARDIE SIDING, EDWARDIAN GREY, SEE BM CHART BELOW
2. RAILING BLACK POWDER COATED WITH TEMPERED FROSTED GLASS
3. CORRUGATED METAL SIDING WITH GALVANIZED FINISH
4. ENDICOTT THIN BRICK GLAZED GRAY/S4
5. METAL CANOPY WITH TENSILE ROD SUPPORTS ABOVE (CHARCOAL GREY POWDER COATED)
6. WHITE ACRYLIC STUCCO
7. 6" HORIZONTAL HARDIE SIDING, LIGHTER VICTORIAN PERIOD, SEE BM CHART BELOW
8. 6" HORIZONTAL HARDIE SIDING, VICTORIAN PERIOD, SEE BM CHART BELOW
9. 6" HORIZONTAL HARDIE SIDING, DARKER STRATHCONA RED, SEE BM CHART BELOW
10. 6" HORIZONTAL HARDIE SIDING, PENDRELL GREEN, SEE BM CHART BELOW
11. 6" HORIZONTAL HARDIE SIDING, LIGHTER PENDRELL GREEN, SEE BM CHART BELOW
12. 1 X 1 MILLED FINISH HEMLOCK BEAM
13. GRAY ACRYLIC STUCCO
14. 6" HORIZONTAL HARDIE SIDING, STRATHCONA RED, SEE BM CHART BELOW
15. MILLED FINISH HEMLOCK BRACKET
16. 6" HORIZONTAL HARDIE SIDING, MOUNT PLEASANT TAN, SEE BM CHART BELOW



3 NORTH ELEVATION
Scale: 1:96



4 WEST ELEVATION
Scale: 1:96

HISTORICAL TRUE COLOURS

HISTORIC COLOUR - BENJAMIN MOORE'S CHOICES PER EVEN AND MULTI-FAMILY GUIDELINES



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Project
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Owner
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Sheet Title
BUILDING 5 - ELEVATIONS

Total Sheets
23

Drawn By
BF/SS

Reviewed By
RD

Sheet No.
A4.04

Checked By
RD

Status
DP Application

Contractors

A-I-J
City of New Westminster

Consultants
Architecture Panel Inc.

Documents
DP Application

No	Date	Issue Notes
A	10-09-21	Rezoning
B	13-12-21	DP Submission
C	11-03-22	DP Re-submission

Scale





1 BIRDS EYE VIEW TO SITE SHOWING MAIN ENTRANCE
Scale: NTS



2 VIEW TO SITE FROM SOUTH
Scale: NTS



3 VIEW TO SITE FROM SE LOOKING AT ENTRANCE
Scale: NTS



4 BIRD EYE VIEW TO SITE FROM SW
Scale: NTS



5 BIRD EYE VIEW TO SITE FROM SW SHOWING MASSING ON THE WEST
Scale: NTS



6 BIRDS EYE VIEW TO SITE FROM E LOOKING WEST OVER THE ROOFS OF PROPOSED ADJACENT DEVELOPMENT
Scale: NTS

THE ADJACENT ELEVATIONS OF THE BUILDINGS ON NORTH -WEST & NORTH-EAST AS SHOWN HERE ARE IMAGINED TO BE BUILT UNDER SAME FLOOD PLAIN CRITERIA AND HAVE BEEN CAREFULLY CONSIDERED TO HAVE 2 FLOORS ABOVE WITH 2.75 M FLOOR HEIGHT.



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Project
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Sheet Title
MASSING STUDY

Total Sheets	Sheet No.
23	A5.01
Drawn By	Checked By
BF/SS/LT	RD
Reviewed By	Status
RD	
Contractors	Consultants
	Architecture Panel Inc.

AHJ
City of New Westminster
Documents

No	Date	Issue Notes
A	10-09-21	Rezoning
B	13-12-21	DP submission
C	11-03-22	DP Re-submission

Scale



1 VIEW OF THE PEDESTRIAN WALKWAY ON SOUTH-EAST SIDE
Scale: NTS

SCAN QR CODE WITH YOUR COMPATIBLE DEVICE (SMART PHONE/IPAD) CAMERA FOR VIRTUAL VIEWING OF THE PROPOSED DEVELOPMENT

360°



SOUTH-EAST ENTRANCE

360°



AMENITY AREA

360°



INTERNAL VIEW

360°



MAIN ENTRANCE



2 VIEW OF ENTRY PLAZA ON SOUTH-EAST SIDE WITH PARKLAND BEYOND
Scale: NTS



3 VIEW OF BUILDING 1 ON THE NORTH-WEST SIDE
Scale: NTS



4 VIEW SHOWING USE OF HISTORIAN COLOURS
Scale: NTS



7 VIEW OF CENTRAL AMENITY PLAZA
Scale: NTS



6 INTERNAL ROADScape
Scale: NTS



5 VIEW OF MAIN ENTRANCE
Scale: NTS



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Project
1135 Salter St.

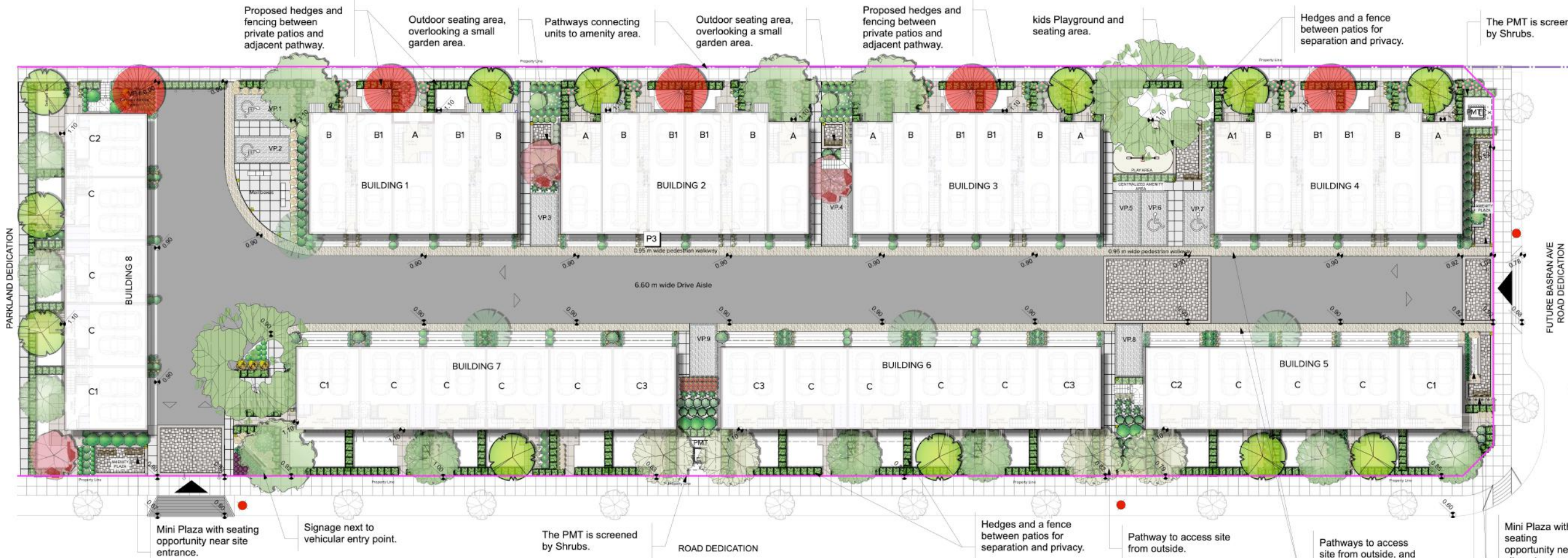
Owner
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Sheet Title
PERSPECTIVES

Total Sheets 23	Sheet No. A6.01
Drawn By BF/SS/LT	Checked By RD
Reviewed By RD	Status
Contractors	Consultants Architecture Panel Inc.
AHJ City of New Westminster	Documents

No	Date	Issue Notes
A	10-09-21	Rezoning
B	13-12-21	DP submission
C	11-03-22	DP Re-submission

Scale



1 CONCEPT PLAN
Scale: 1:200



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



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Project
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Owner
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Sheet Title
CONCEPT PLAN

Total Sheets	6	Sheet No.	L1.02
Drawn By	BF/SS/LT	Checked By	RD
Reviewed By	RD	Status	
Contractors		Consultants	Architecture Panel Inc.

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Documents

No	Date	Issue Notes
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