

Attachment 5
Applicant's Design
Rationale

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

December 16, 2021

RE: PROJECT SUMMARY LETTER

122 Eighth Avenue, New Westminster Property is located in the Glenbrooke North neighborhood. The property is walking distance to Terry Hughes park and Queen's park. Both levels of schools are in close vicinity. Shopping is easily accessible.

The current site is sloping up from North to South and neighboring area is moderately landscaped, mostly with large trees in rear yards.

Neighborhood consists of significantly older homes with some newer homes built from the 1990's and onwards. The general architecture is traditional or craftsman.

Proposed is a duplex on a site which has flanking and rear lanes. The front of each proposed unit faces Eighth Avenue. Main indoor and outdoor living space is on the ground level and majority of bedrooms are on the second level. The cellar is for recreational purposes. Proposal also includes Carports for each unit, accessed from the rear lane.

The proposed design compliments the current streetscape, continuing with the traditional craftsman style. Landscaping includes keeping a large tree in the rear yard and introduced planting will enhance the neighborhood.

The proposed project would provide family-friendly, ground-oriented housing, which is an important City goal to provide ground-oriented housing for our community. Ground oriented housing is critical for health, security, and overall well-being and encompasses choice, supply, security, affordability, and suitability. Also pursue creative approaches to housing policy and on-the-ground projects to transform the way housing is provided in New Westminster.

Also Facilitate development of a range of ground-oriented infill housing and provision of other choices in housing under a range of tenures and ownership models.

Warm Regards,

Jass Bhatia