

# Sangster Greenway

Azure x Laidler  
May 2022



# Sangster St Project

Sustainable  
living  
solutions

Affordable  
Ownership &  
Affordable  
Rental Options

Family  
Friendly  
Options

Creating  
community

Creative  
solution  
to  
housing  
crisis

Missing  
Middle  
solution &  
Unit  
Choices

# Sangster St Project



Ownership and rental affordability (based on BC Housing's definition of affordability). Provide in excess of 20% below market affordability (doubling the requirement from BC Housing)



Align with and continue supporting the award-winning City of New Westminster's Family Friendly Housing policy



Allow a community approach for all residents with shared spaces for all residents regardless if owner or renter



Creating community spaces by working with the adjacent parklands to improve them for local residents beyond those living in these homes.



Community living as the residents will have walkability to the New Westminster Aquatics and Community centre, medical offices, grocery, and various other amenities across the street.



Residents will benefit from EV stations, Evo, Bike parking/ storage



Minutes away from Justice Institute of BC, local high schools, elementary schools, and daycares

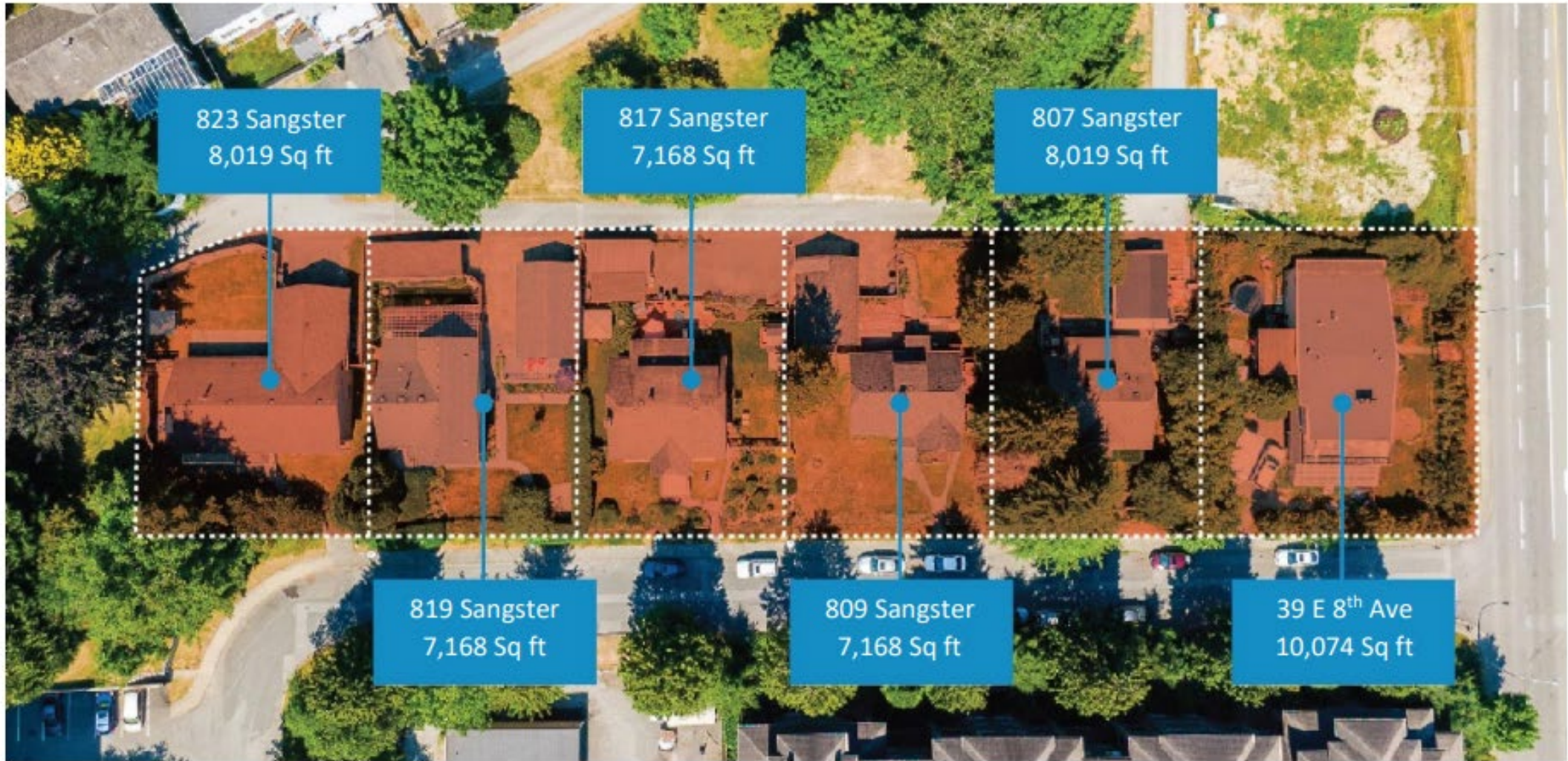


Not on an arterial road which will allow for a neighbourhood feel



Promote the Hey Neighbour! concept

# 6 Home Assembly ( 1+ acre site)



## 6 Home Assembly ( 1+ acre site)

Sangster is an isolated street

Does not connect with the concrete  
midrise neighbour

The homes behind are at a higher  
elevation

Project fits with current/existing massing  
(OCP for property in front is high rise)

Project adjacent on 8<sup>th</sup> is developing as  
townhomes with no direct connection to  
this site

Closing Sangster will provide  
pedestrian greenway opportunity

Beneath the greenways we can expand  
the parkade structure

Promote the Hey Neighbour! Initiatives

Create affordability

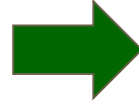
Promote community/ Sustainability





Massing Inspiration: Remain within the context of the current neighbourhood – Proposing midrise woodframe  
(Properties in front are High Rise Residential in the OCP)

VIEW TOWARDS JUSTICE INSTITUTE ACROSS 8<sup>TH</sup> STREET



Align with 7 Bold Step – Reclaim the Streets  
Close Sangster St. to create a Pedestrian Public amenity

# Affordability by Adaptable Units

Hey Neighbour!  
Promote Social Interaction  
Prevent Isolation

Shared Amenity Spaces





# Options

## Proposed Option

30% Family Friendly Units

50% Rental

Using **unflawed CMHC Rental Rates\*** of comparable unit types & building age  
*(\* please ask us for more details)*

Affordability in Rental using 2005+ construction CMHC rates – 10%  
*(\* please ask us for more details)*

Adaptable unit types allow for 'Built-In' Affordability with efficient design

Community spaces and congregation areas: Kitchens, patios, 'We Work' spaces, Indoor friendly areas, TV/ Games room

Enhanced active transportation spaces

Provide Greenway by closing Sangster

## If Proposed Option with adjustments is not accepted

30% Family Friendly Units

20% Rental

Using Inclusionary Policy criteria of Affordability (20% of units)

Can provide conventional unit mix and New Westminster's affordability criteria if project goes to 12+ storeys

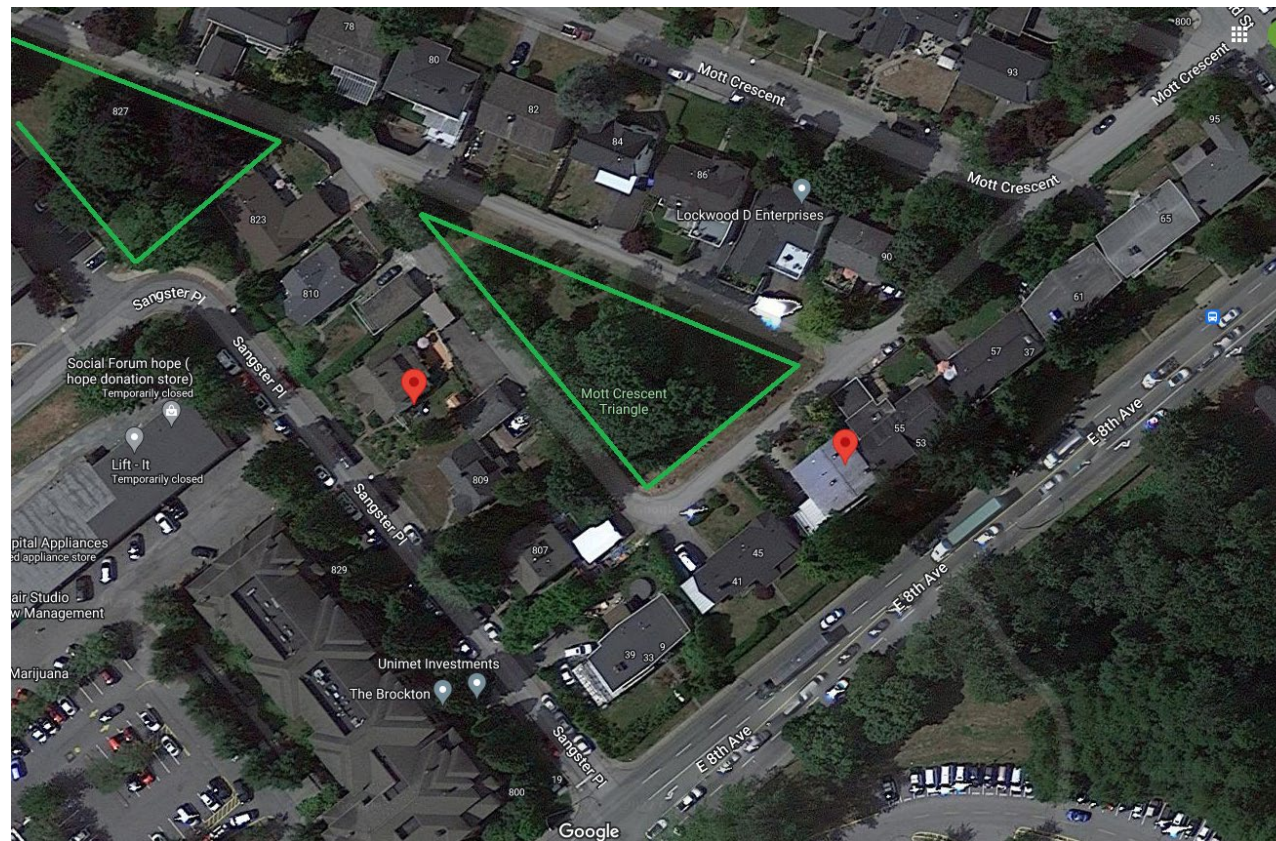
Greenway pedestrian space by closing Sangster

Community spaces and congregation areas: Kitchens, patios, 'We Work' spaces, Indoor friendly areas, TV/ Games room

Multiple levels of underground parking

Enhanced active transportation spaces

8 storey buildings nearby + possible tower with-in 1 block= 12+ storey will align in future neighbourhood context



Enhanced Community Benefit

Greenways / Park Upgrades : Upgrades to Mott Crescent Triangle



Sustainable Active Transportation  
30% Additional Bike Parking, Evo stalls, E-Scooters, EV  
stations

# Pillars of Success

50% Secured Rental

30% Family-Friendly Units

Provide 20%+ below market affordability

Sangster Greenway

Shared Amenity Spaces

Promote Social Interaction

RE-Imagine Pocket Parks

30% Additional Bicycle Stalls

Ground-Oriented Family Units



# Thank you

Azure Properties Group x Laidler Group

# Appendix



Adaptable Unit Examples



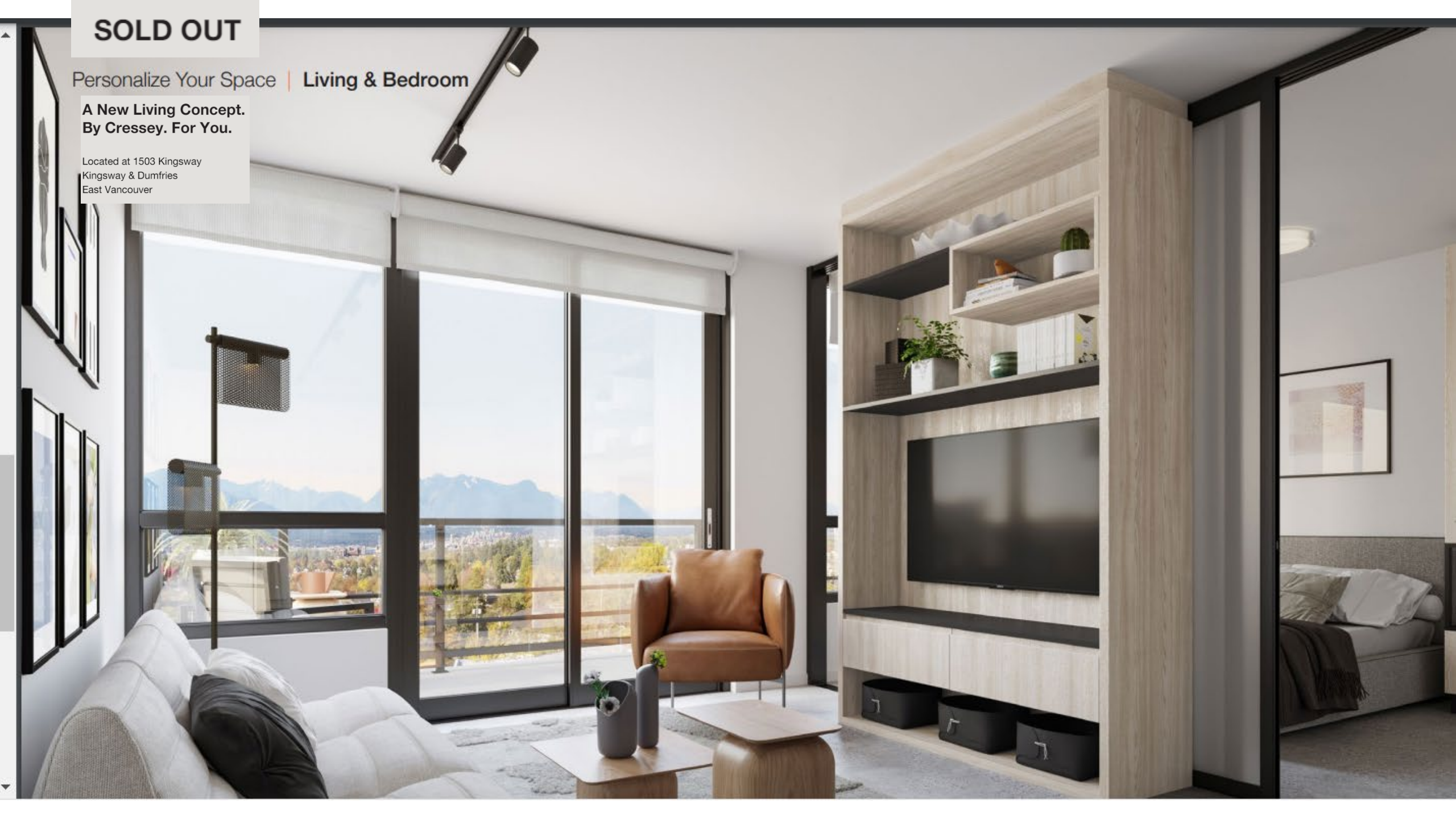


**SOLD OUT**

Personalize Your Space | **Living & Bedroom**

**A New Living Concept.  
By Cressey. For You.**

Located at 1503 Kingsway  
Kingsway & Dumfries  
East Vancouver



Align with Affordable housing strategies

Align with Inclusionary Policy

Align with Family Friendly Policy

Promotes Hey Neighbour! Initiative

Provides affordability in ownership and rental

Promotes community

Promotes sustainability

Provides community benefits

Both buildings to be identical

Ample bike parking

Provide 20%+ below market affordability

Create community spaces for shared spaces for all residents (rental/ owners)

Deliver unit types that are designed for families

Promotes inclusion and communal spaces to prevent loneliness

Reduced rent and ownership cost

Provide shared community spaces throughout to promote socialization

Minutes from community centres, local businesses, grocery, schools

Improve adjacent parklands to improve for all local residents

Both buildings to be identical

Parking design that promotes accessibility and security for bikes

# Policy Alignment Discussion

Adaptable units ranging in size allows for affordability

Rental rates that align with 2005+ built comparisons

Using square footage base rather than unit count to satisfy the quantity of family friendly units

Reconfigure the large townhome units to conventional 2 and 3 bedroom units, we can likely gain 10-15 additional Family Friendly units

Create more efficient studios and 1 bedroom units than typical through creative design, to allow these units to be less expensive to build, sell and rent for the end user

# Adaptable units ranging in size allows for affordability

## **Unit mix and size guidelines for below-market/non-market rental units**

The unit mix reflects the requirements of the New Westminster Family-Friendly Housing Policy for rental units. Unit sizes are based on BC Housing Design Guidelines 2018. Below/ non-market rental units provided should be consistent with the unit sizes listed below. City to be flexible based on the population served.

<b>Number of Bedrooms</b>	<b>Share of Units</b>	<b>Unit Size</b>
Studios	75%	350 sq. ft.
1-Bedroom		525 sq. ft.
2-Bedroom	20%	725 sq. ft.
3-Bedroom	5%	925 sq. ft.

190.26

All bachelor units shall comply with the following:

- a) Each bachelor unit shall have a minimum floor area of 350 square feet (32.52 square metres) except that in an elderly citizens' home this floor area may be reduced to not less than 300 square feet (27.87 square metres) conditional upon satisfactory communal recreational space being provided within a building, or portion of a building, on the same site having a floor area of not less than 50 square feet (4.65 square metres) for each bachelor unit;
- b) There shall be not less than one complete bathroom contained within each bachelor unit;
- c) There shall not be more than one kitchen contained within each bachelor unit;

Adaptable units ranging in size allows for affordability

# Rental rates that align with 2005+ built comparisons

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +								
	Oct-20	Oct-21	Oct-20	Oct-21	Oct-20	Oct-21	Oct-20	Oct-21							
<b>New Westminster</b>															
Pre 1960	881	b	906	b	988	b	1,046	a	1,127	c	1,242	c	**		**
1960 - 1974	999	a	1,042	a	1,181	a	1,193	a	1,447	a	1,467	a	1,736	a	1,917
1975 - 1989	1,052	a	1,027	d	1,339	a	1,289	a	1,667	b	1,586	b	**		**
1990 - 2004	**		**		983	d	**		**		**		**		**
2005+	**		**		1,722	b	1,769	a	2,165	a	2,234	a	2,551	a	**
Total	1,122	b	1,187	b	1,230	a	1,275	a	1,569	a	1,624	a	1,954	a	2,057
10% below total all years construction	\$1,018.80		\$1,068.30		\$1,107.00		\$1,147.50		\$1,412.10		\$1,461.60		\$1,758.60		\$1,851.30
10% below 2005+ construction	\$1,405.05	\$-	\$1,436.50	\$-	\$1,549.80		\$1,592.10		\$1,948.50		\$2,010.60		\$2,295.90		\$3,195.15

	Studio			1 bedroom		
	New West Table Azure Proposed		2005+ built cond	New West Table Azure Proposed		2005+ built con
Rental Amount/Mortgage (PMT)	945	1405.05	\$1,721	1058	1549.8	\$1,988
I = 3.5% per year	0.29%	0.29%	0.29%	0.29%	0.29%	0.29%
N = amortized 25yrs	300	300	300	300	300	300
FV	0	0	0	0	0	0
Value of Units (New West)	\$ 188,765	\$ 280,660	\$ 343,778	\$ 211,336	\$ 309,574	\$ 397,121
20% downpayment	\$ 47,191	\$ 70,165	\$ 85,944	\$ 52,834	\$ 77,393	\$ 99,280
Value of Units based on PMT	\$ 235,956	\$ 350,825	\$ 429,722	\$ 264,171	\$ 386,967	\$ 496,401
Value Lost-New West Rent Calc.		\$ 114,869	\$ 193,766		\$ 122,797	\$ 232,231

Rental rates that align with 2005+ built comparisons

	2 bedroom		2020-2022 sales	3 bedroom		2020-2022 sales
	New West Table	Azure Proposed	2005+ built con	New West Table	Azure Proposed	2005+ built condo
Rental Amount/Mortgage (PMT)	1350	1948.5	\$2,624	1665	2295.9	\$3,509
I = 3.5% per year	0.29%	0.29%	0.29%	0.29%	0.29%	0.29%
N = amortized 25yrs	300	300	300	300	300	300
FV	0	0	0	0	0	0
Value of Units (New West)	\$ 269,664	\$ 389,215	\$ 524,147	\$ 332,585	\$ 458,608	\$ 700,936
20% downpayment	\$ 67,416	\$ 97,304	\$ 131,037	\$ 83,146	\$ 114,652	\$ 175,234
Value of Units based on PMT	\$ 337,080	\$ 486,518	\$ 655,183	\$ 415,732	\$ 573,260	\$ 876,170
Value Lost-New West Rent Calc		\$ 149,439	\$ 318,104		\$ 157,529	\$ 460,439

Rental rates that align with 2005+ built comparisons



# Reconfigure the large townhome units to conventional 2 and 3 bedroom units

Even with these incentives, rental housing development is still often a difficult prospect from a viability standpoint. Economic analysis demonstrated that adjusting the existing 25 percent family-unit requirement to 35 percent with the inclusion of a minimum 10 percent three-bedroom requirement would be a

---

<sup>3</sup> CMHC, Private Apartment Rental Survey, 2013.

---

significant shift from current market practice that could render some projects unviable. Staff are sensitive to the need to ensure that City requirements do not discourage projects delivering on critical rental housing. Rental projects are