

Attachment 2

Project Summary Letter and Select Drawings

January 27, 2022

Dilys Huang, MCIP, RPP, LEED Green Assoc.
City of New Westminster

**DP-Application Review for 102-128 East Eighth Avenue & 721 Cumberland Street,
New Westminster**

File: PAR01366
Doc # 1504917

CIVIC ADDRESS: 102-128 East Eighth Avenue & 721 Cumberland Street, New Westminster

LEGAL ADDRESS: LOTS 61 AND 62, PLAN 20449 AND LOTS 23 TO 30, ALL EXCEPT: SOUTHERLY 8 FEET, OF LOT 13, PLAN 2620 ALL OF SUBURBAN BLOCK 4 NEW WESTMINSTER DISTRICT

PROJECT SUMMARY

The proposed development, New Westminster Townhouses, is comprised of an assembly of 10 separate existing properties located in the McBride-Sapperton neighbourhood. The Townhouse Project site is situated on the south side of East Eighth Avenue between Cumberland Street and York Street and is located one block away from the Justice Institute of BC. The lots have an approximate combined area of 6,411 sq. m. (69,003 sq. ft.).

The site has a fairly significant slope with a difference of approximately 17 m. (55 ft.) from the high end at the north-east corner down toward Cumberland Street and the rear lane at the south-west corner. Similar to neighbouring residential lots, the subject properties currently contain single detached dwellings. The lots to the north across East Eighth Avenue are also designated (RGO) Residential – Ground Oriented Infill Housing, while those to the east, south, and west are designated (RD) Residential – Detached and Semi-Detached Housing.

There is a transit bus stop located in front of the subject site along East Eighth Avenue.

The allowable density for the project area is 1.00 FSR (0.15FSR Basement + 0.85 FSR above grade). The total density calculated/proposed is 1.00 FSR (0.15FSR Basement + 0.85 FSR above grade).

The proposed project is to facilitate a 55-unit, ground-oriented infill townhouse development consisting of units that range from two to two-and-a-half / three storeys in height within eight buildings. The proposed units range from 94.2 sq. m. (1014 sq. ft.) to 126.7 sq. m. (1,364.6 sq. ft.), and the overall development would have a Floor Space Ratio (FSR) of 1.00.

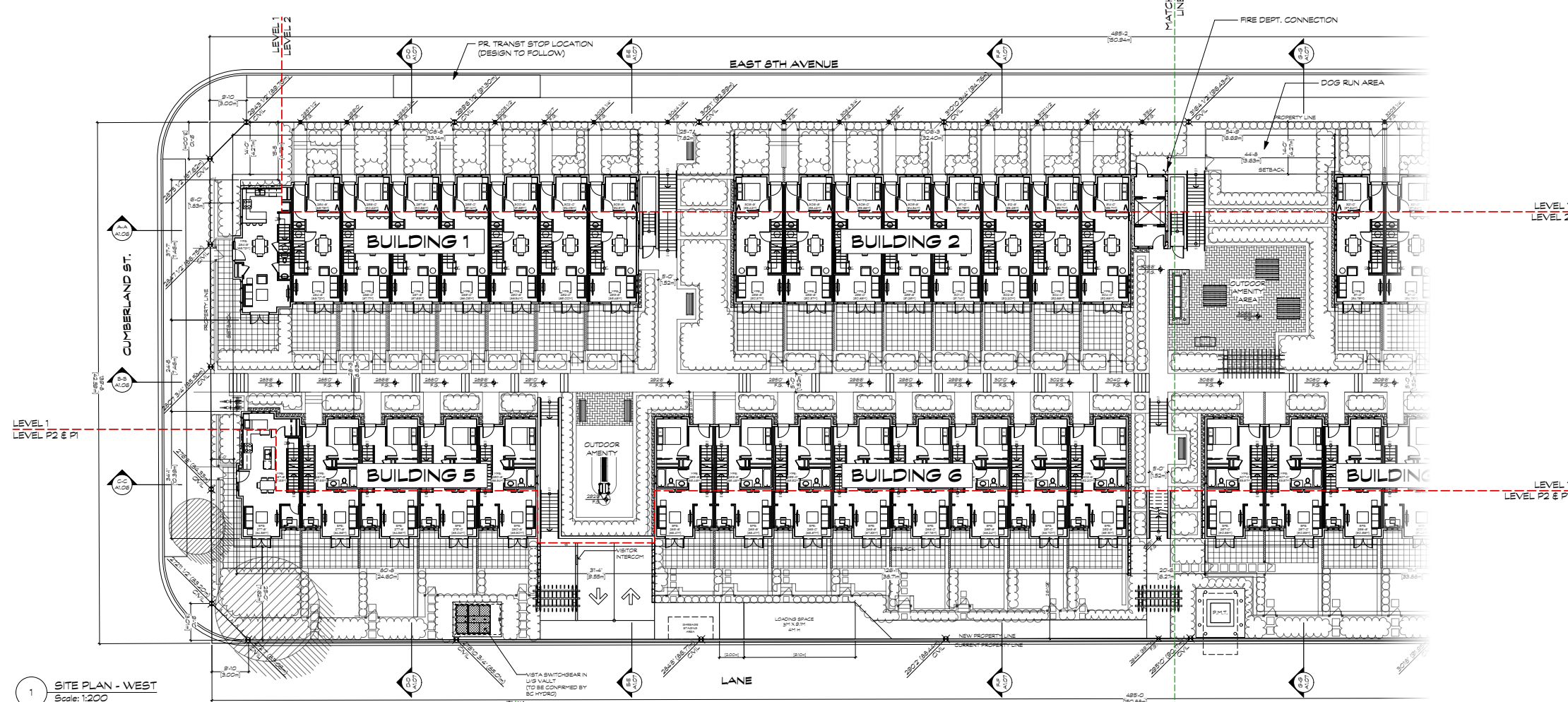
A total of 92 (88 regular + 4 H/C) off-street parking spaces including 6 Visitor stalls are proposed. All of the parking spaces would be located in an underground parkade divided into two sections, with one access off of the rear lane. Four of the total off-street parking stalls are currently designated as accessible, meeting the minimum required number of accessible parking spaces. The project will provide electric vehicle charging infrastructure, in accordance with zoning requirements.

All the buildings of the development are oriented in an east-west direction to align with the long property line along East 8th Avenue. Each of the units have south facing facades with south-facing

outdoor patios as well as south-facing, above-grade decks for a majority of the units--South-facing decks are provided on the upper levels of at least 52 of the 55 units.

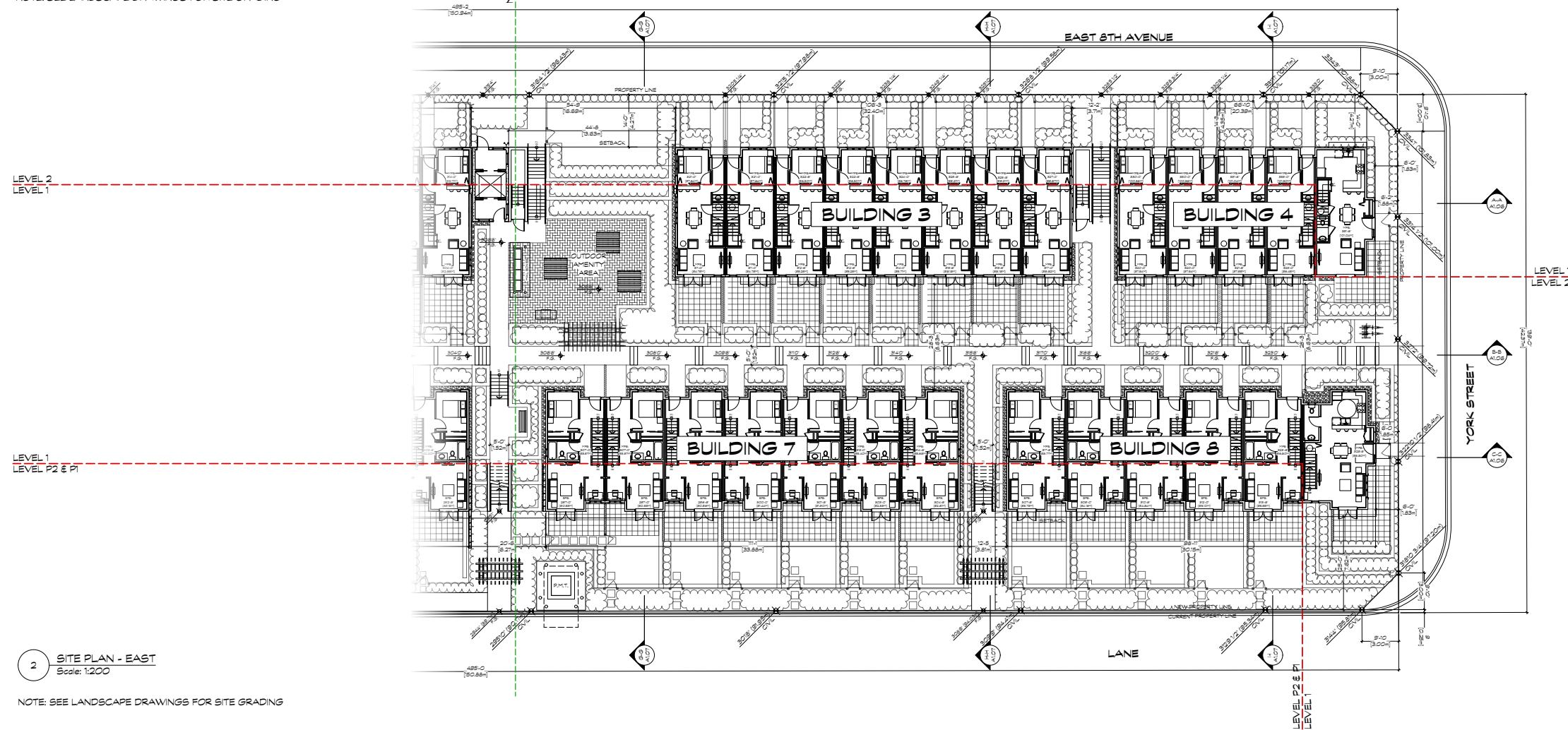
The slope of the site from east to west step the units and buildings and, thus, provide massing breaks to the building faces. The slope of the site from north to south provides second story views for the units along East 8th avenue as they look over/between the units along the lane.

Private open space for the individual townhouse units is provided through patio spaces and lawn on south end of the units. The DPA guidelines require a minimum of 14.86 sq. m. (160 sq. ft.) of private open space with a minimum dimension of 1.83 m. (6 ft.) for each unit. Each of the unit's outdoor patios meet or exceed these outdoor livability size requirements.



1 SITE PLAN - WEST
Scale: 1:200

NOTE: SEE LANDSCAPE DRAWINGS FOR SITE GRADING



2 SITE PLAN - EAST
Scale: 1:200

NOTE: SEE LANDSCAPE DRAWINGS FOR SITE GRADING

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REVISION:

NO.	DATE	DESCRIPTION
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ISSUE:

DATE	DESCRIPTION
23.07.20	ISSUED FOR DP
19.01.21	RE-ISSUED FOR DP
27.08.21	RE-ISSUED FOR DP
27.01.22	RE-ISSUED FOR R2 / DP

SEAL:

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15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741


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PROJECT:

NEW WEST RESIDENCES

102-128 EAST 8TH AVE
& 721 CUMBERLAND ST.
NEW WESTMINSTER, BC











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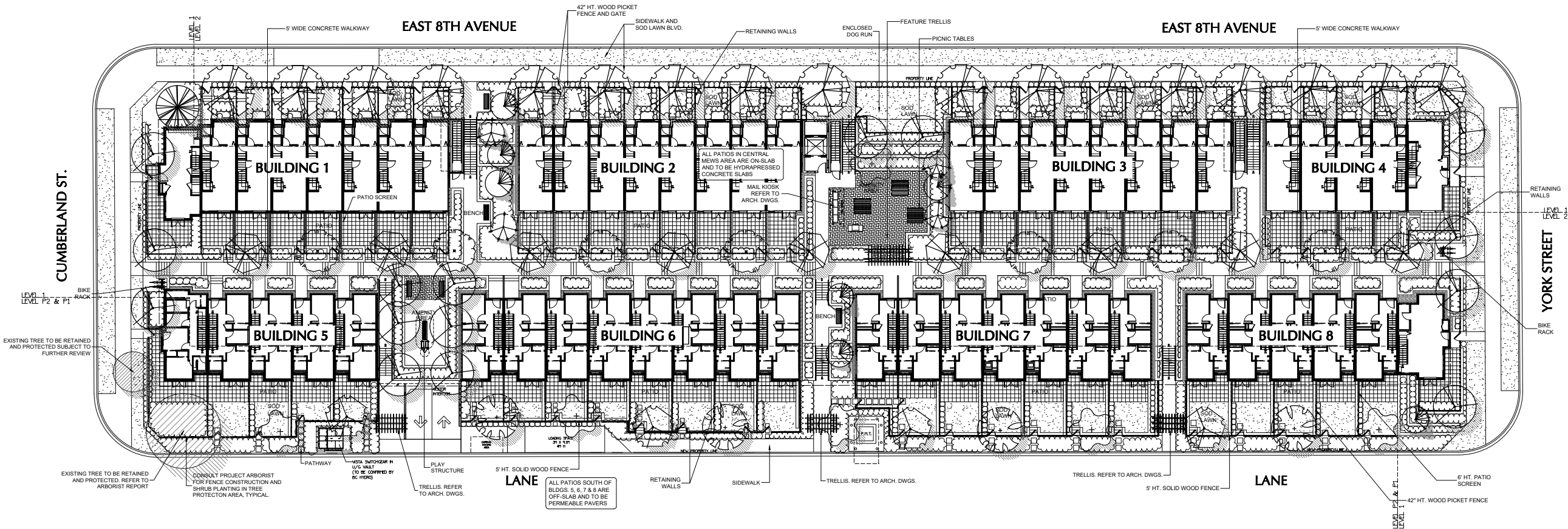
SHEET TITLE:

SITE PLAN

REVISION NO.:	SHEET NO.:
-	A1.00

SEAL:

PLANT SCHEDULE					PMG PROJECT NUMBER: 19-117
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE					
	17	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B	
	15	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B	
	4	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	2.5M HT; B&B	
	6	CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B	
	4	MAGNOLIA x 'YELLOW BIRD'	YELLOW BIRD MAGNOLIA	5CM CAL; 1.5M STD; B&B	
	7	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B	
	9	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B	
	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B	
	7	PYRUS CALLERYANA 'RED SPIRE'	RED SPIRE ORNAMENTAL PEAR	6CM CAL; 1.5M STD; B&B	
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	5CM CAL; 1.5M STD; B&B	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					



NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JAN.27	RE-ISSUED FOR RE-ZONING AND DP	MCY
2	22 JAN.27	NEW SITE PLAN	JH
3	21 DEC.23	REVISE PATIO/ WALKWAYS	JH
4	21 AUG.20	NEW SITE PLAN / CITY COMMENTS	DO
5	21 AUG.20	NEW SITE PLAN / CITY COMMENTS	DO
6	21 AUG.20	NEW SITE PLAN	DO
7	20 JUL.15	NEW SITE PLAN	DO
8	20 MAY.15	REVISE WALKWAY / YARDS	DO
9	20 JAN.27	NEW SITE PLAN / CITY COMMENTS	DO

CLIENT:

PROJECT:

RESIDENTIAL DEV.

102-128 EAST 8TH AVENUE
& 721 CUMBERLAND STREET
NEW WESTMINSTER, BC

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 19 JUL 15 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: DO
CHKD: MCY

L1

OF 6

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CHECKED BY:
RC

SCALE:
N/A

PROJECT NO.:
631

SHEET TITLE:
3D VISUALS

REVISION NO.:
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SHEET NO.:
A0.03



VIEW FROM EAST 8TH AVENUE LOOKING AT SITE ENTRY TO AMENITY AREA & ELEVATOR ACCESS FROM STREET



CORNER OF CUMBERLAND STREET AND LANEWAY LOOKING NORTH



VIEW LOOKING SOUTH FROM EAST 8TH AVENUE



CORNER OF EAST 8TH AVENUE AND YORK STREET LOOKING SOUTH



1 STREETScape - EAST 8TH AVENUE (OVERALL)
Scale: 1:250

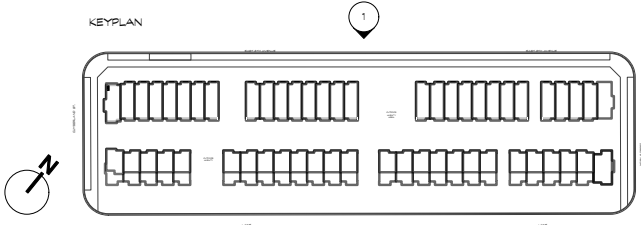


2 STREETScape - EAST 8TH AVENUE (BUILDING 3 & 4)
Scale: 1:150



3 STREETScape - EAST 8TH AVENUE (BUILDING 1 & 2)
Scale: 1:150

KEY PLAN



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SHEET TITLE: STREETScape	
REVISION NO.: -	SHEET NO.: A1.08

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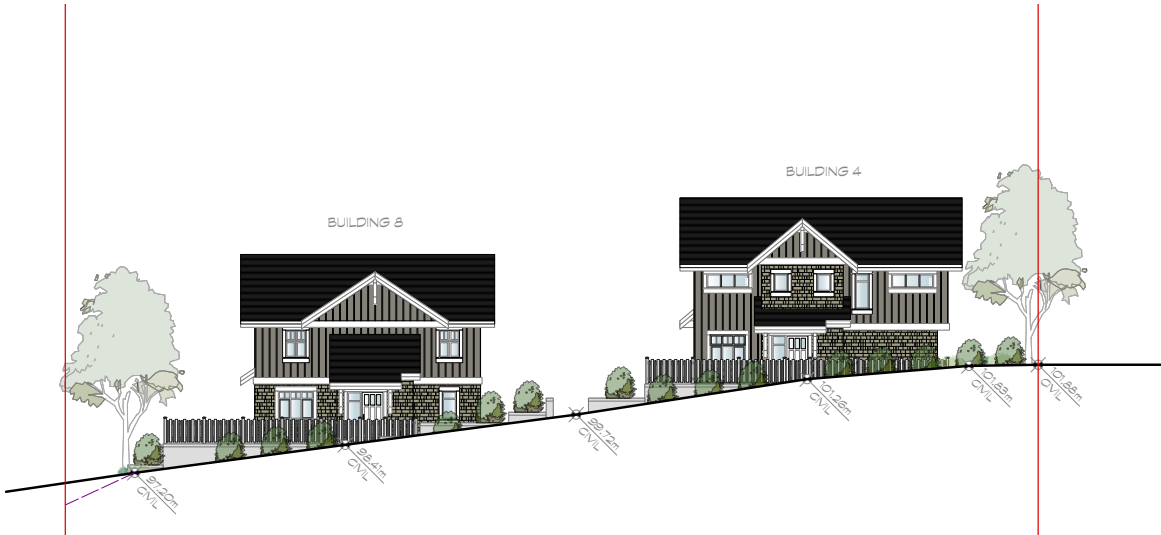
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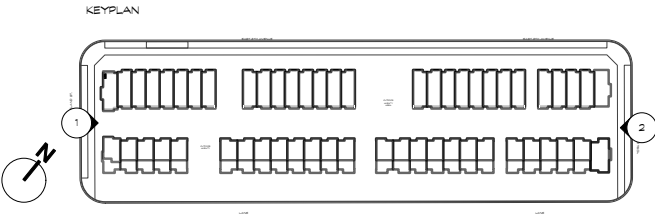
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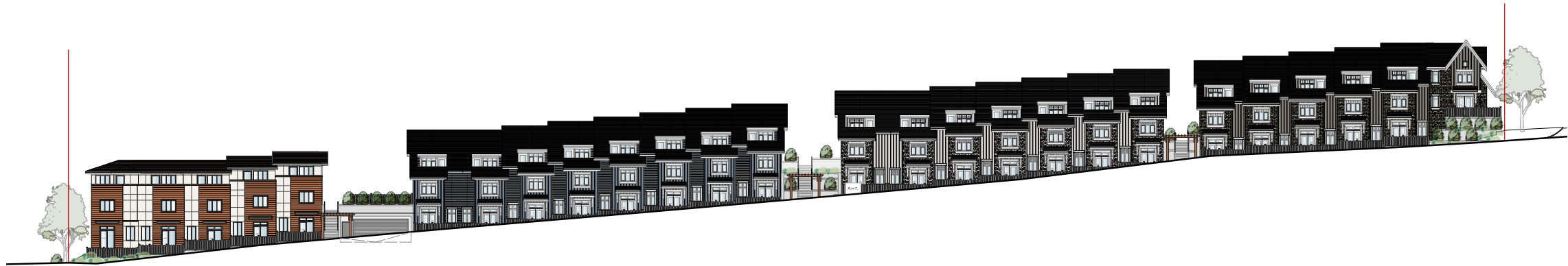


1 **STREETSCAPE - CUMBERLAND STREET (BUILDING 1 & 5)**
Scale: 1:150



2 **STREETSCAPE - YORK STREET (BUILDING 4 & 6)**
Scale: 1:150





1 STREETScape - LANE (OVERALL)
Scale: 1:250

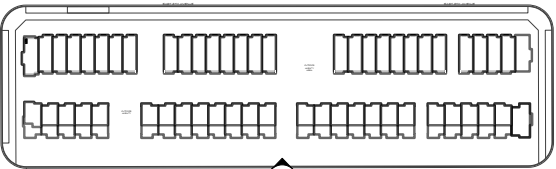


2 STREETScape - LANE (BUILDING 5 & 6)
Scale: 1:150



3 STREETScape - LANE (BUILDING 7 & 8)
Scale: 1:150

KEY PLAN



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SCALE: 1:150
SHEET TITLE:
STREETScape

REVISION NO.:
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SHEET NO.:
A1.10