228 Seventh St. / New Westminster

Rezoning/ Development Permit Submittal

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toad

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Design Team

Owner

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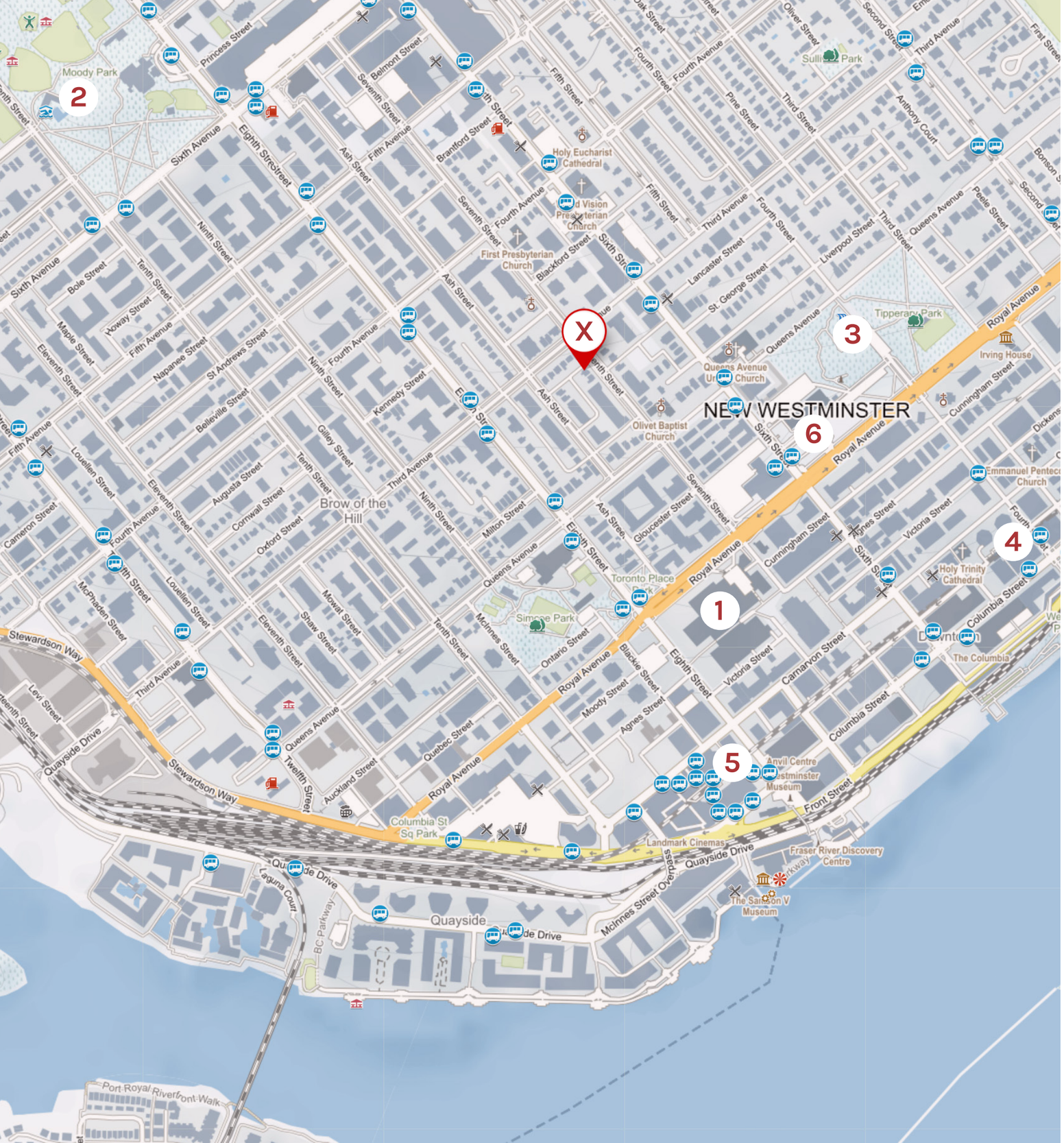


Location Map

Notable Sites

1 Douglas College New Westminster Campus

2 Moody Park

3 Tipperary Park

4 Columbia SkyTrain Station

5 New Westminster SkyTrain Station

6 New Westmister - City Hall

Massing 3D View

Design Rationale

Project Description

The proposed structure is a two-storey wood-frame building that will help Westminster House Society to enlarge its current intake and administration spaces. The building will be located at the corner of two lanes with primary pedestrian access provided via the principal building on Seventh Street and additional access from the lane via a new gate.

Massing, Form & Character

The proposed laneway house has been designed in accordance with a majority of the requirements set out in the design guidelines for new laneway & carriage houses in the City of New Westminster. The highest portion of the building is concentrated towards the centre of the lot and the flanking lane in order to minimize the impact of shade and overlook on neighbouring properties. The upper floor facing the adjacent property is integrated into the roof geometry to create a compact building form. The structure steps back at the lane intersection to satisfy the 15' corner visibility requirement.

In order to maintain the existing courtyard (frequently used by clients for various activities), the upper floor spans above two parking stalls and creates a covered outdoor space adjacent to the courtyard.

The building will have good natural cross ventilation via proposed windows and skylights. Windows located on the facade facing the adjacent property will have increased sill heights (min 1.75 m) to mitigate privacy concerns.

Landscape Design & Sustainability

The current garbage & recycling storage for the property is neither well organized nor aesthetically pleasing. It will be replaced by a new garbage enclosure along the north lane and will accommodate all garbage bins and a front-end container. Low maintenance and evergreen plants have been proposed at the corner of the site to create a green pedestrian interface. Pedestrian level lighting along the lane will increase safety and visibility.

Materials

The material selection respects the existing context of the neighbourhood. Stucco, to match the principal building, will be used predominantly on the building exteriors. Vinyl windows will introduce a warm accent to the colour scheme.

Project Data

Civic Address	228 SEVENTH ST, NEW WESTMINSTER, BC
Postal Code	V3M 3K3
PID	012-634-671
Legal Description	LOT 7, NEW WEST DISTRICT, PLAN NWP2315 SUBURBAN BLOCK 5, GROUP 1.
Existing Zoning	RS-1
Proposed Zoning	CD
Lot Area	497.4 SQM (5,354.3 SQFT)
Dimensions	13.21 m x 37.66 m
Storeys	2
FSR Calculation	TOTAL PERMITTED DENSITY = BASE DENSITY + TRANSFER OF THE UNUSED DENSITY FROM THE MAIN HOUSE BASE DENSITY: 0.1 FSR * 5,354.3 SF LOT AREA = 535.4 SF UNUSED DENSITY FROM THE MAIN HOUSE: 0.5 FSR (MAX. PERMITTED) – 0.464 FSR (DENSITY OF THE MAIN HOUSE) = 0.036 FSR * 5,354.3 SF LOT AREA = 192.8 SF
Permitted Floor Area	728.2SF (67.7 m^2)
Proposed Floor Area	1369.2 SF (127.2 m^2)
Proposed FSR	0.720
Ground Floor Area (Principal house)	1010.6 SF (93.9 m^2)
Permitted Site Coverage	35% (1,874 SF)
Proposed Site Coverage	38.3% (2,049 SF)
Building Height (Laneway house)	Permitted & Proposed - 7m (272'5") (refer to section)
Building Height (Principal house, roof ridge)	278' (refer to elevation, elevations are to geodetic datum)
Side Yard Setback	1.22 m (Permitted & Proposed)
Rear Yard Setback	1.48 m (Permitted & Proposed)
Separation From the Principal House	4.88 m (Required) 4.76m (Proposed)
Parking	Required & Proposed - 2 parking stalls
Parking Stall Size	8.53'x17.39'

Project Summary Letter

Westminster House Society (WHS) project description is a new admission and triage laneway house. The outcome is an improved admission and triage process to support individuals who come into treatment by providing them with an improved intake process.

WHS aims to achieve an improved client experience by advancing the operation layout that significantly influences the outcomes of the client process. The operation process provides a service that aims to support addicted individuals to become individuals who are recovering and have stable housing. The processes involved are an intense schedule of events throughout the treatment programs beginning with the admission process. The interim goals are to meet human needs that involve feelings of kindness and respect and to develop belonging by creating interpersonal relationships and trust. The trust starts with the admissions process.

The goal is to replace the existing garage with a new admissions office to triage the vulnerable population and expedite their access to services. The building will have a private counselling office for delicate conversations with the population served. It will include adequate food storage on the same site as the meal program and dining hall (currently, the food is typically stored in other buildings). The project will include access to a bathroom and running water for the support intakes and the staff working in the space, addressing the need to provide adequate working conditions for WHS staff responsible for supporting clients' recovery.

Over the past 12 years, WHS capacity and the program have grown by 488%. As a result, WHS Society has outgrown the office and does not have enough space to accommodate workers. Due to space constraints, the intake and triage process for vulnerable individuals needs improvements to expedite their access to services. Part of this process is currently being conducted in a covered area outside. In addition, the delicate intake process does not have a dedicated space for the admissions conversation necessary to understand the urgent needs of the individual; conversations may not be comfortable talking about without privacy.

Additionally, the space has no running water or bathroom, and the bed bug protocol procedure upon admission happens inside the common area bathroom, which is counterproductive. Furthermore, WHS staff that use the common area in the facility for all personal uses pose a safety concern, especially during pandemics. Finally, the organization lacks the space to store the food in one location that is presently in storage spaces in other areas including expensive commercial spaces. The solution is to integrate the food processes into one area close to the food service area improving access to food storage and the working condition of the staff and volunteers.

Since the proposed structure exceeds the floor area & site coverage allowed in zone RS-1 (and introduces a new accessory use) a Zoning Bylaw Amendment would be required for this development.

Existing Site and Adjacent Area Photos

Lane: Northwest view of the site

Seventh St: North view of the site

Lane: Northeast view of the site

Seventh St: Adjacent residential buildings

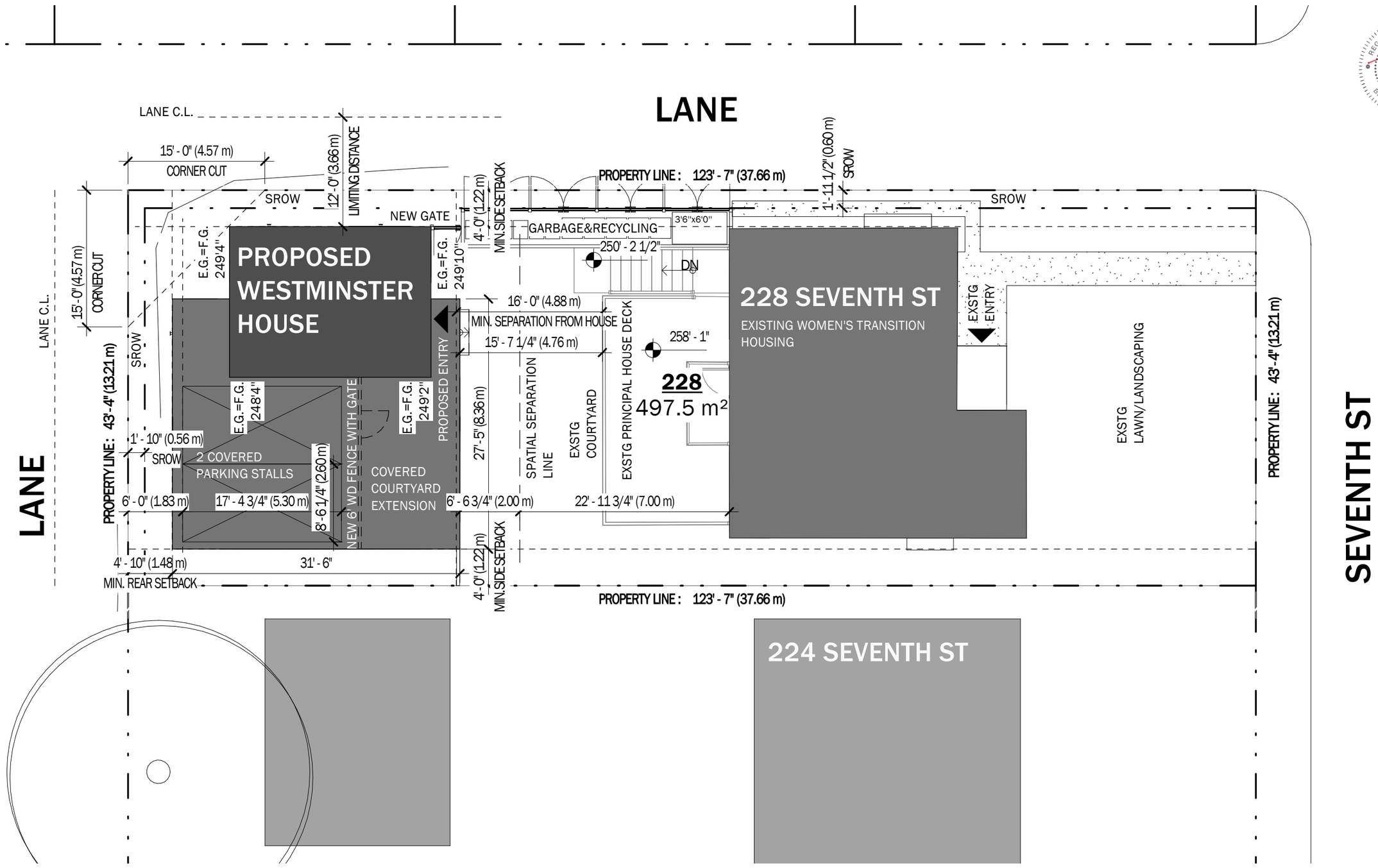
Lane: South view of the site

Seventh St: Adjacent residential buildings

Bird’s Eye View

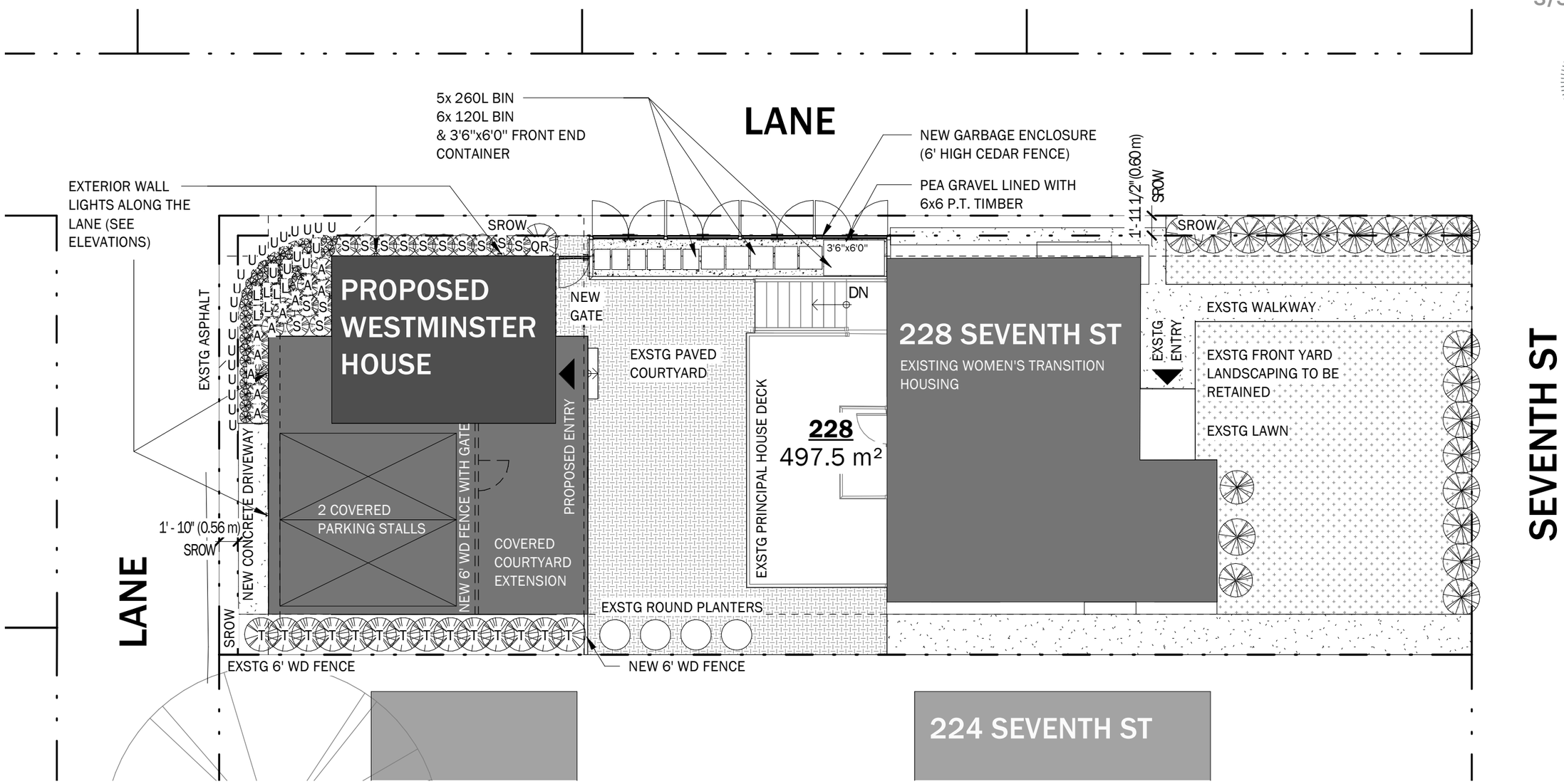
Site Plan

3/32" = 1'-0"



Landscape & Garbage Site Plan

3/32" = 1'-0"

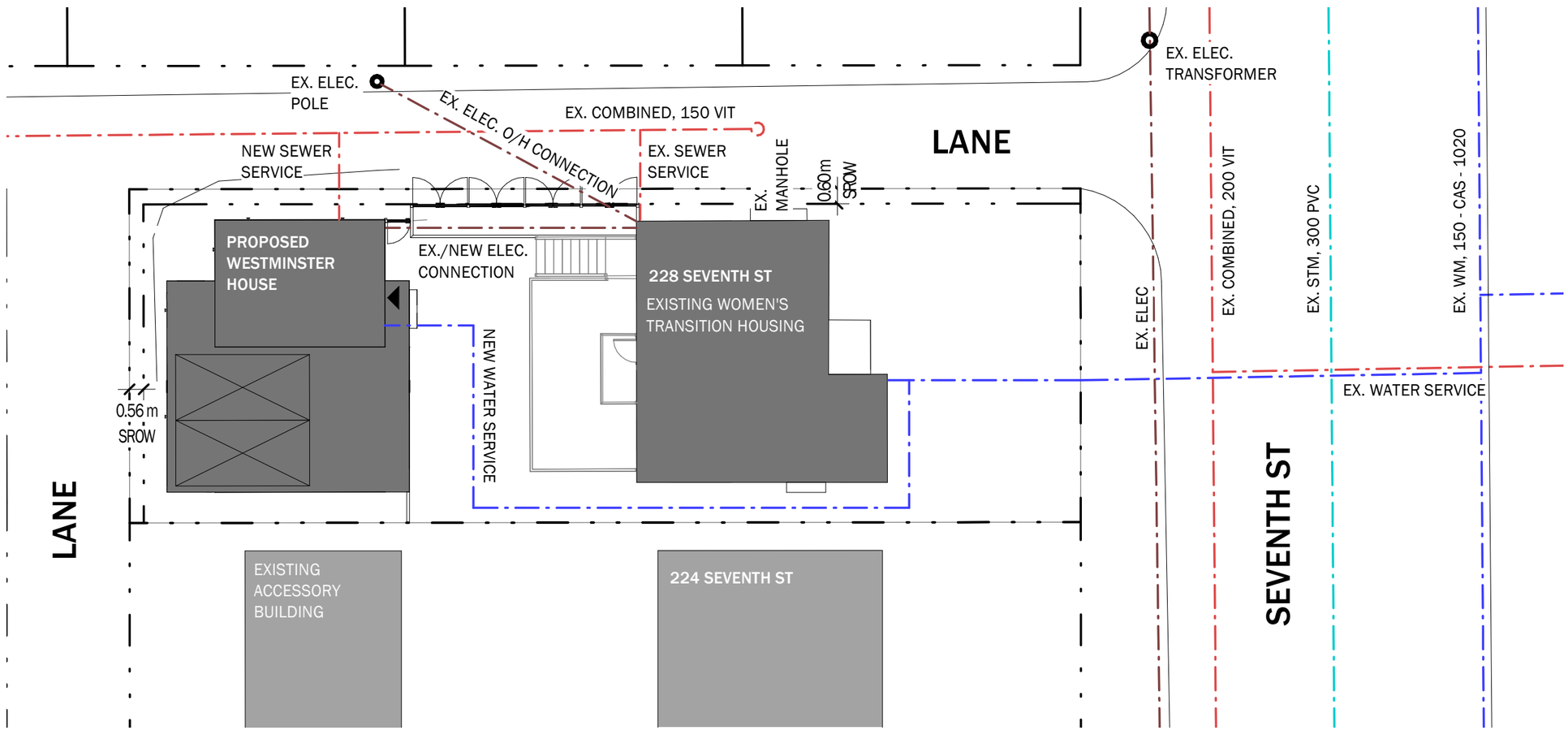


PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
QR	1	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR OAK
T	30	TAXUS X MEDIA 'H.M.EDDIE'	YEW HEDGE
U	37	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
S	21	SARCOCOCCA HUMILIS	SWEETBOX
A	15	ARTEMISIA 'POWIS CASTLE'	WORMWOOD
L	18	LEPTINELLA SQUALIDA	PLATT'S BLACK

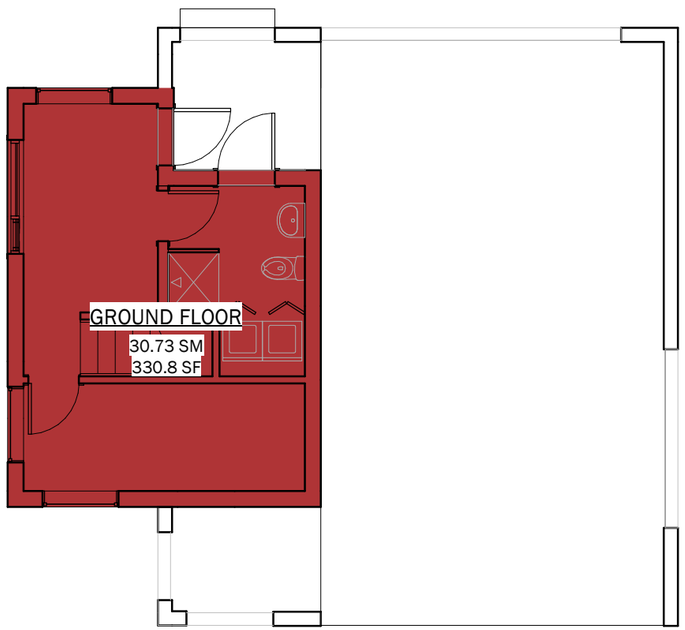
Utilities Plan

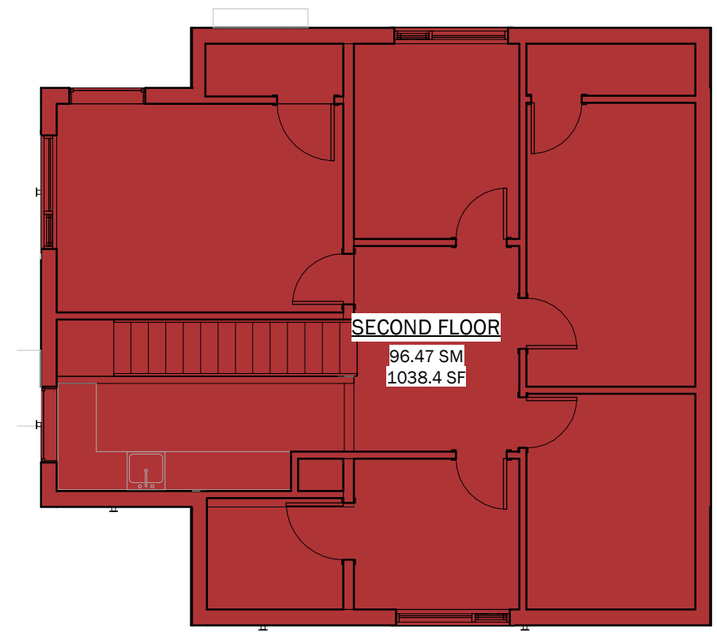
1/16" = 1'-0"



Area Overlays

1/8" = 1'-0"

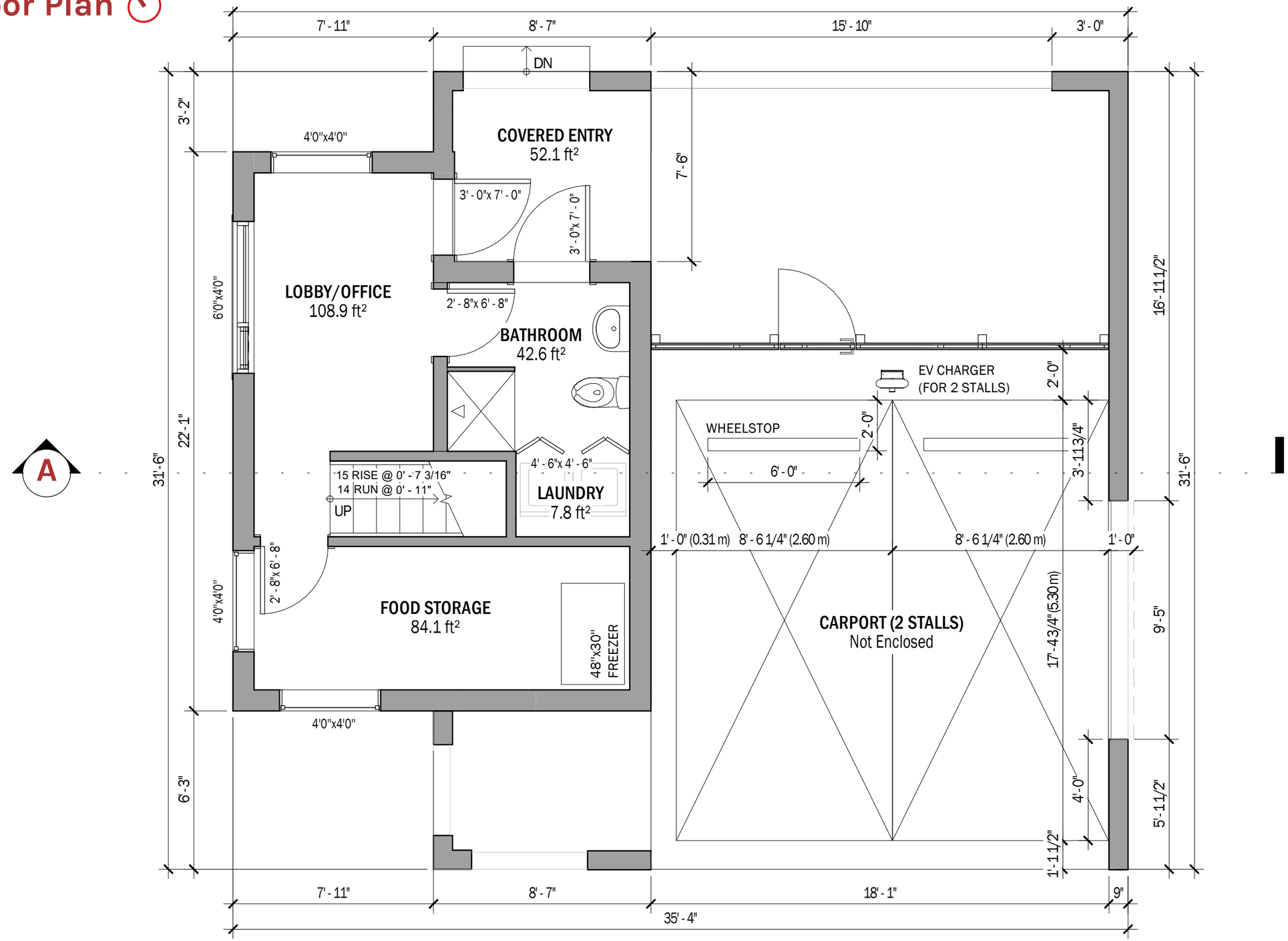




	Area SF	Area SQM
GROUND FLOOR	330.8 ft²	30.7 m²
SECOND FLOOR	1038.4 ft²	96.5 m²
TOTAL:	1369.2 ft²	127.2 m²

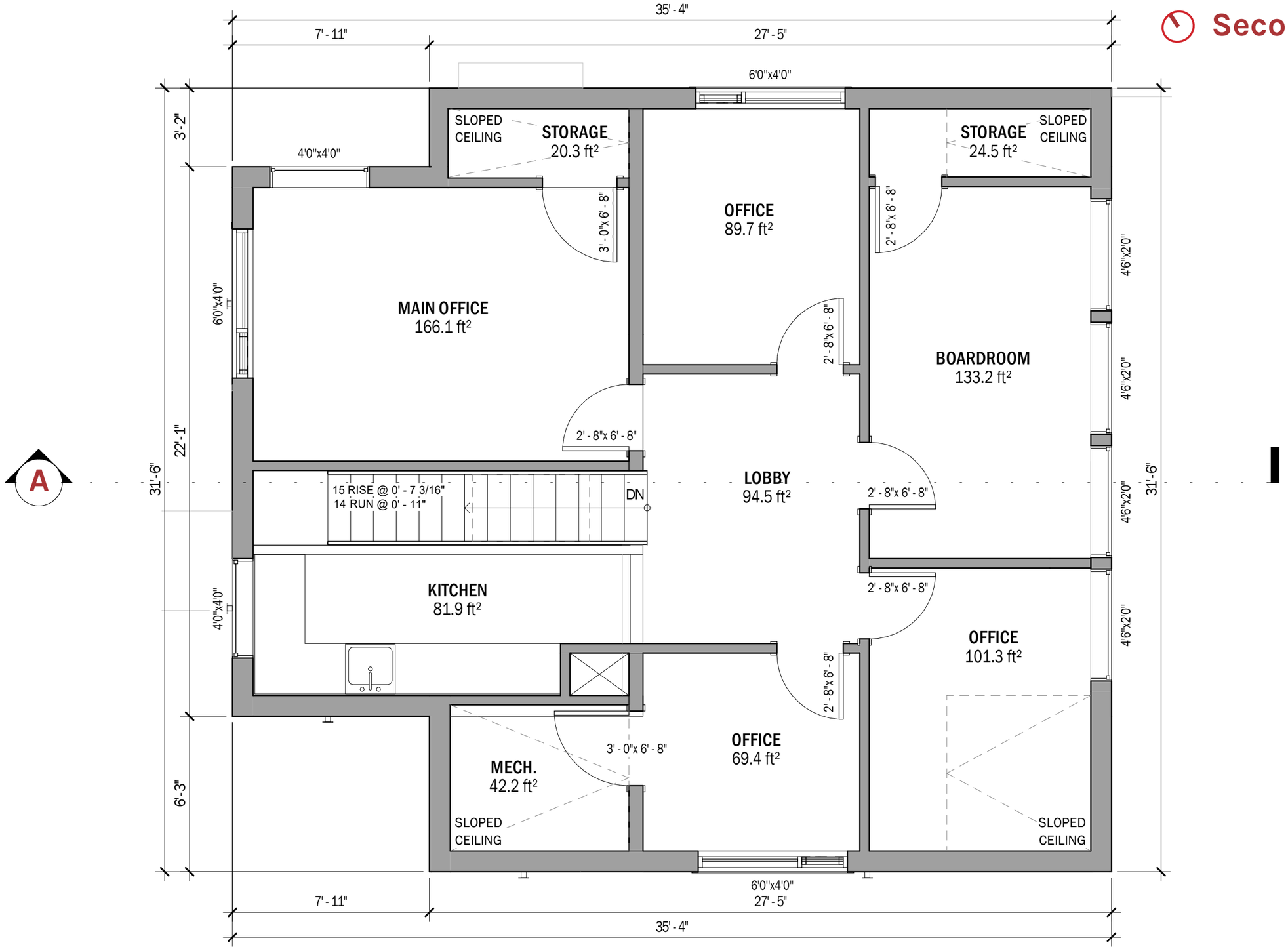
Ground Floor Plan

1/4" = 1'-0"



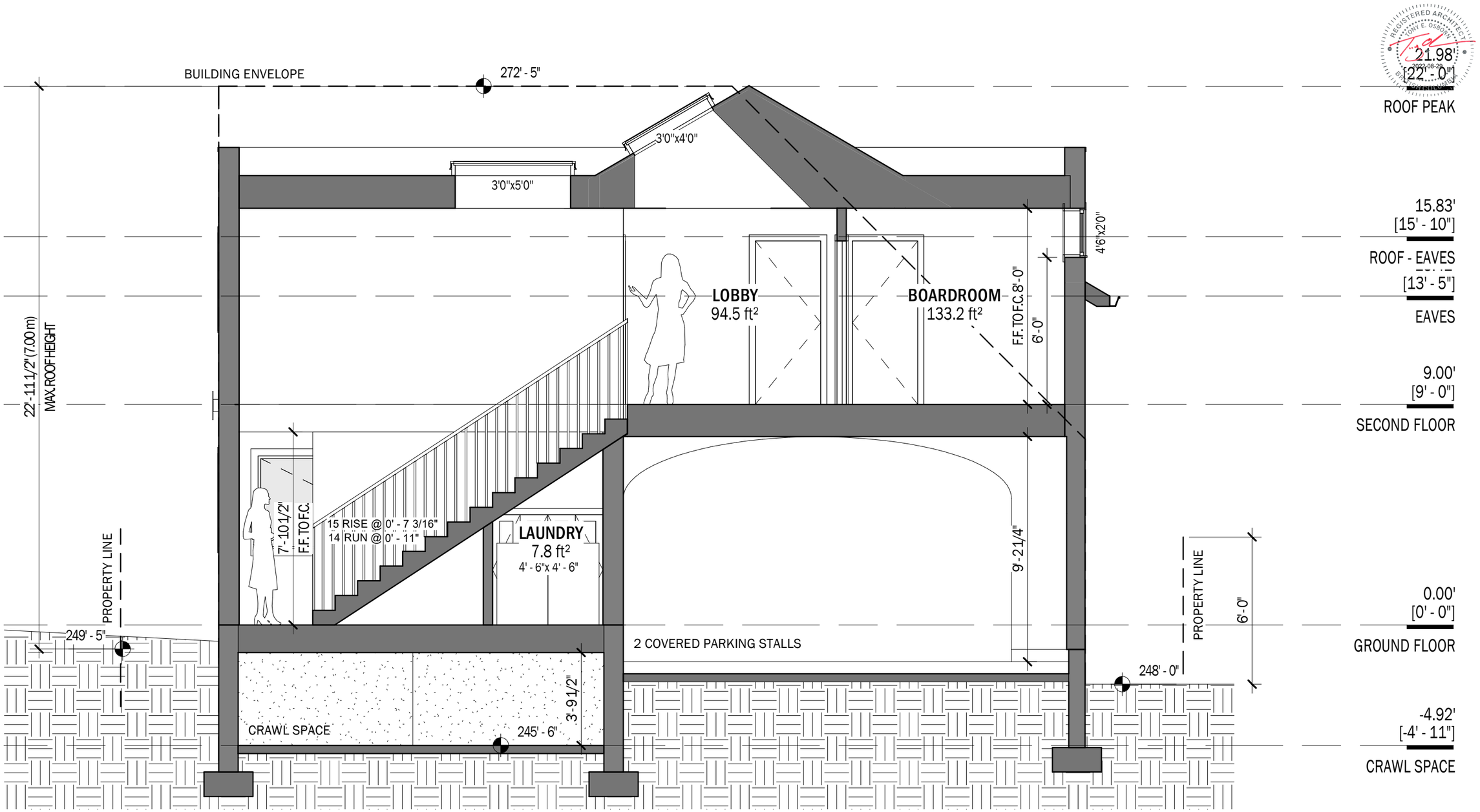
Second Floor Plan

1/4" = 1'-0"



Section A

1/4” = 1’-0”



Existing Principal Dwelling - Rear Elevation

1/4" = 1'-0"

LIMITING DISTANCE			6.0 m
EXPOSED BUILDING FACE			75.8 m^2
EXISTING UPO	**=**	**5.4%**	**4.1 m^2**
ALLOWABLE UPO	=	34%	25.8 m^2

Northeast Elevation

1/4” = 1’-0”

Facade:
Red maroon stucco

Facade:
Gray stucco

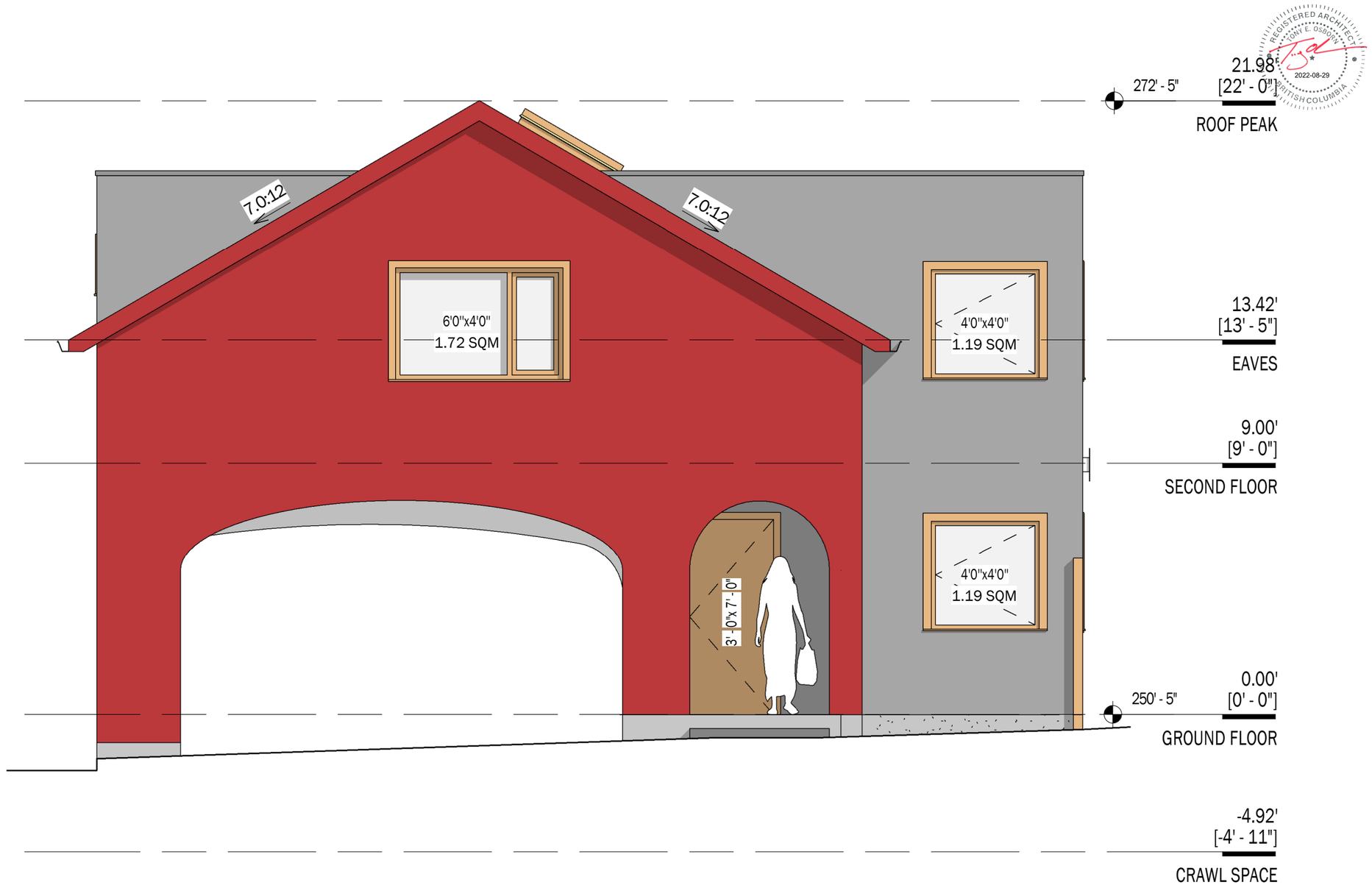
Windows:
Vinyl, warm wood colour

Door:
Steel, colour to match windows

Fascia:
Wooden board, red maroon colour

Soffit:
Perforated soffit panel, gray colour

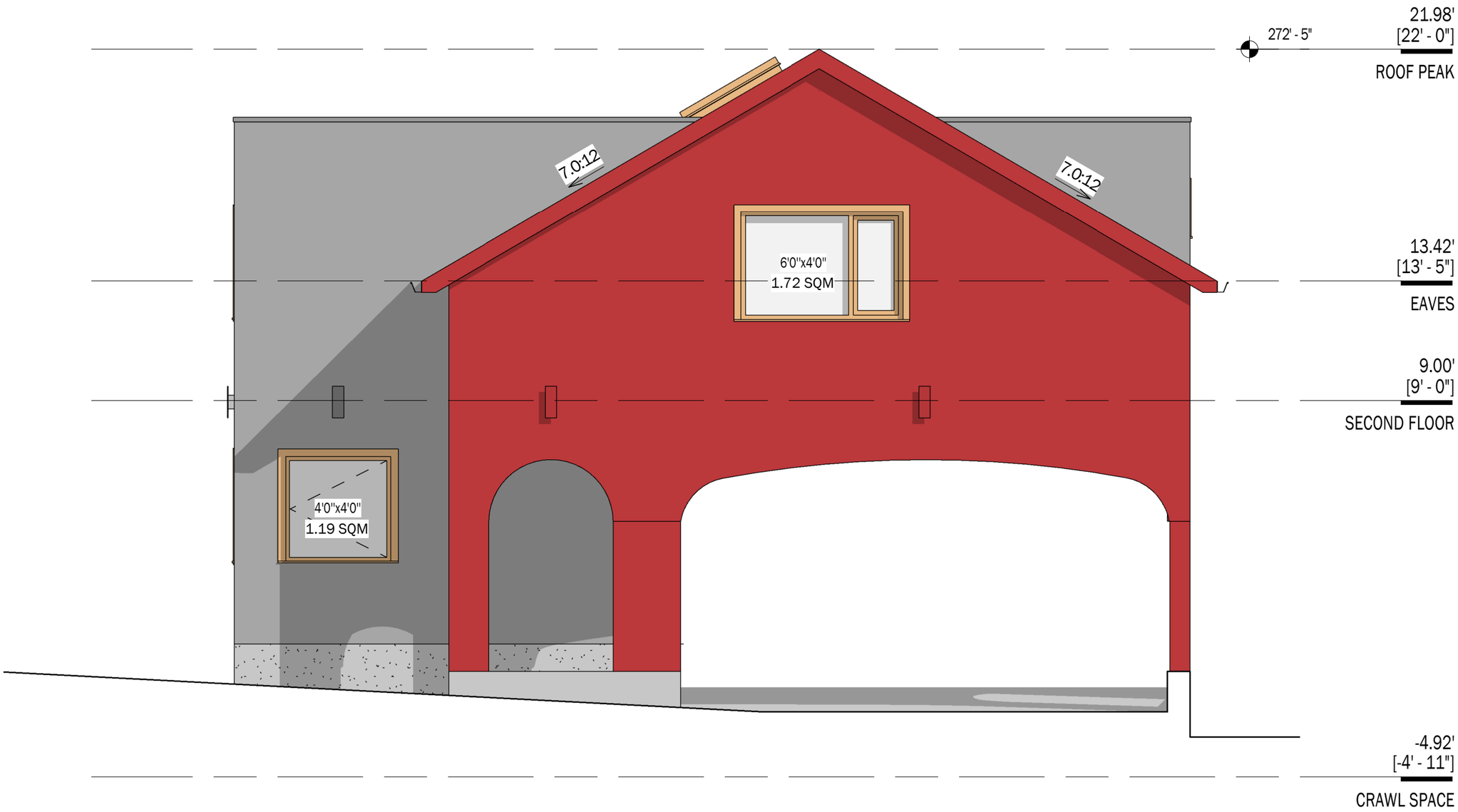
Roof:
Asphalt shingles



LIMITING DISTANCE			2.0 m
EXPOSED BUILDING FACE			42.7 m^2
PROPOSED UPO	**=**	**9.6%**	**4.12 m^2**
ALLOWABLE UPO	=	10%	4.27 m^2

Southwest Elevation

1/4" = 1'-0"



LIMITING DISTANCE			4.0 m
EXPOSED BUILDING FACE			42.7 m^2
PROPOSED UPO	**=**	**6.8%**	**2.91 m^2**
ALLOWABLE UPO	=	28%	11.97 m^2

Southeast Elevation

1/4” = 1’-0”

Facade:
Red maroon stucco

Facade:
Gray stucco

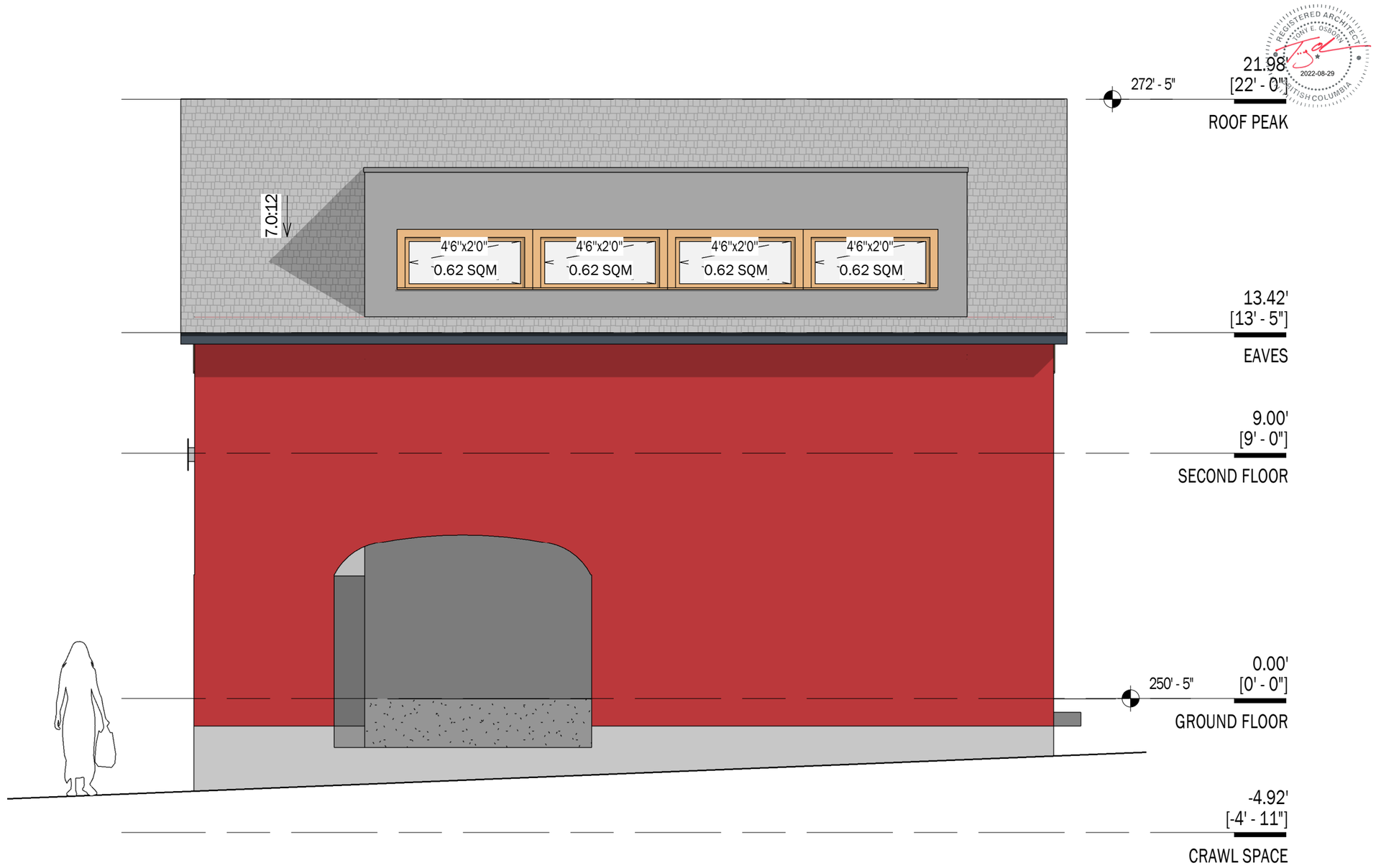
Windows:
Vinyl, warm wood colour

Door:
Steel, colour to match windows

Fascia:
Wooden board, red maroon colour

Soffit:
Perforated soffit panel, gray colour

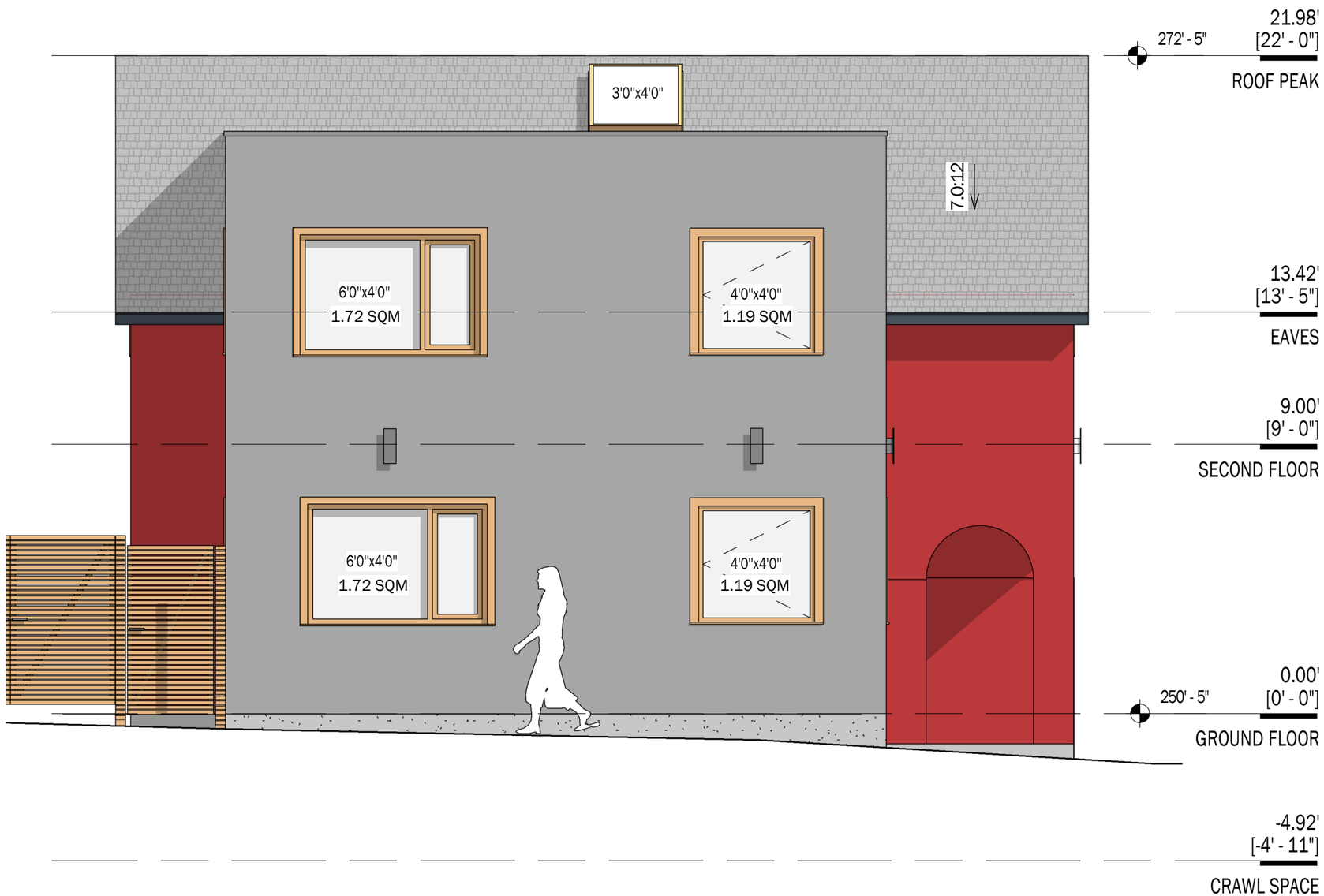
Roof:
Asphalt shingles



LIMITING DISTANCE			1.20 m
EXPOSED BUILDING FACE			42.9 m²
PROPOSED UPO	**=**	**5.6%**	**2.40 m²**
ALLOWABLE UPO	=	7%	3.00 m²

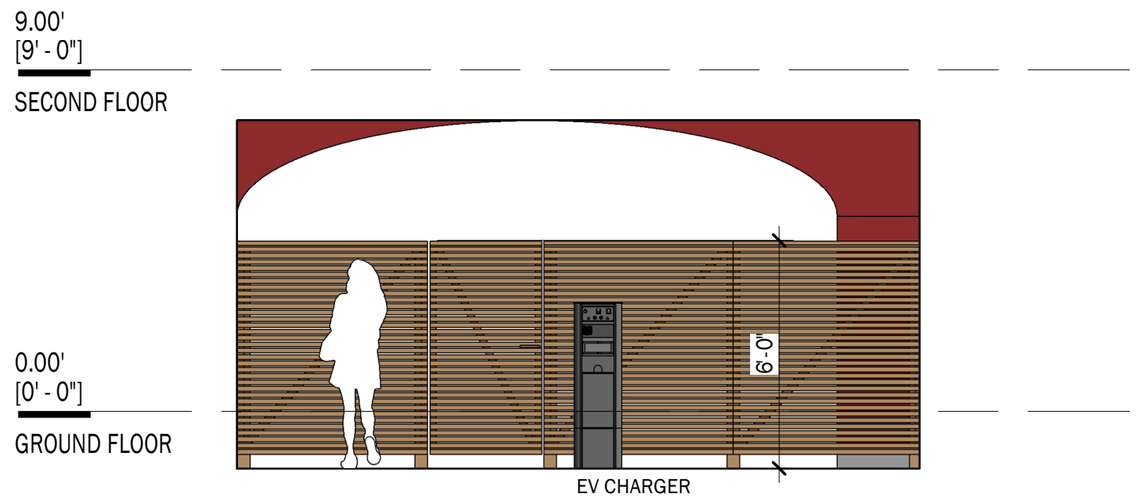
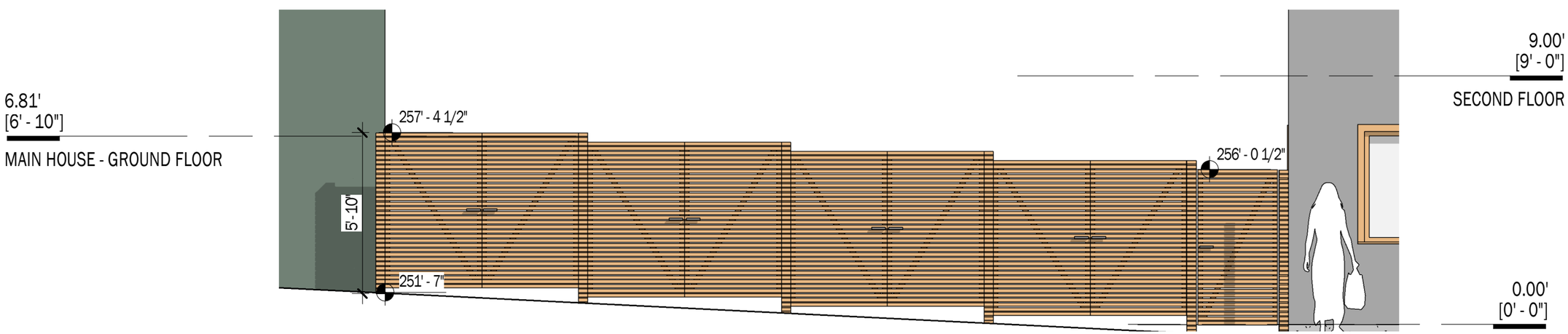
Northwest Elevation

1/4" = 1'-0"



LIMITING DISTANCE			3.6 m
EXPOSED BUILDING FACE			42.7 m^2
PROPOSED UPO	**=**	**13.6%**	**5.8 m^2**
ALLOWABLE UPO	=	24.9%	10.6 m^2

Fencing Elevations

1/4” = 1’-0”

Fencing:
Red cedar
horizontal slats
(1.5”x3/4”)