

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

909, 911 & 915 12TH STREET, NEW WESTMINSTER, BC



PROJECT TEAM



DINICOLO ENTERPRISES LTD | OWNER

9342 194th Street, Surrey, BC, V4N 4E9 | T: 604.888.8484 M: 604.834.3644

With over 30 years of experience in the construction industry, DiNicolo Enterprises Ltd, a division of The DiNicolo Group of Companies, is well versed in providing a product to its consumers that can be enjoyed for generations to come. DGC is a family owned and operated company that has built numerous multimillion dollar custom homes, owns and operates rental property throughout the lower mainland, and has its eyes set on further growth into condominiums and townhomes. At DGC, we believe the heart of a family is its home and our mandate is to continue to provide our consumers with the very best product.



VIVID GREEN ARCHITECTURE | ARCHITECT

1141-11871 Horseshoe Way, Richmond, BC, V7A 5H5 | T: 604.284.4900 M: 778.389.4904 | www.vividgreenarchitecture.com

Established in 2011, Vivid Green Architecture Inc. undertakes multiple types of architectural projects in Metro Vancouver and Western Canada, from residential, industrial and commercial projects to institutional, sports and recreational projects. Our Team applies local & global knowledge to solutions through 2 ground principles: clean, functional design with focus on the importance of sustainability, while engaging senses. Our design philosophy follows our practical approach to durable building design, ease of maintenance, and high value for investment. Successfully worked across the vast spectrum of building typology and project delivery methods.



PMG LANDSCAPE ARCHITECTURE | LANDSCAPE ARCHITECTURE

C100 4185 Still Creek Dr., Burnaby, BC V5C 6G9 | T: 604.294.0011 F: 604.294.0022 | <http://www.pmglandscape.com>

Experienced team of Landscape Architects, technicians and support staff, who work collaboratively to bring innovation to life and design landscapes that add value to the communities in which they work. PMG provides sustainable design that connects people to their community and environment through thoughtful integration of form and function.



PHOENIX ENVIRONMENTAL SERVICES LTD | ENVIRONMENTAL STUDY

505 – 1755 West Broadway Vancouver, BC V6J 4S5 | T: 604.689.3888 | <https://phoenixenvironmental.com>

Founded in 1989, Phoenix Environmental Services Ltd. is an Environmental Consulting firm based in Vancouver B.C. that specializes in providing sound environmental services to urban development projects within the Lower Mainland.



BRAUN GEOTECHNICAL | GEOTECHNICAL STUDY

102-19049 95a Ave #102, Surrey, BC V4N 4P3 | T: 604.513.4190 | <https://braungeo.com/>

Provides geotechnical and geological engineering services. 30 years of local experience in geotechnical assessment and foundation engineering design allows Braun Geotechnical LTD to define the problems related to ground conditions and provide cost effective engineering solutions.



RJC ENGINEERS | ENVELOPE & ENERGY CONSULTANT

Suite 300-1285 West Broadway, Vancouver BC V6H 3X8 | T: 604.738.0049 F: 604.738.1107 | <https://www.rjc.ca>

Specializing in structural engineering, building science, structural restoration, structural glass and façade engineering and parking facility design and restoration, RJC Engineers is one of North America's leading engineering firms.

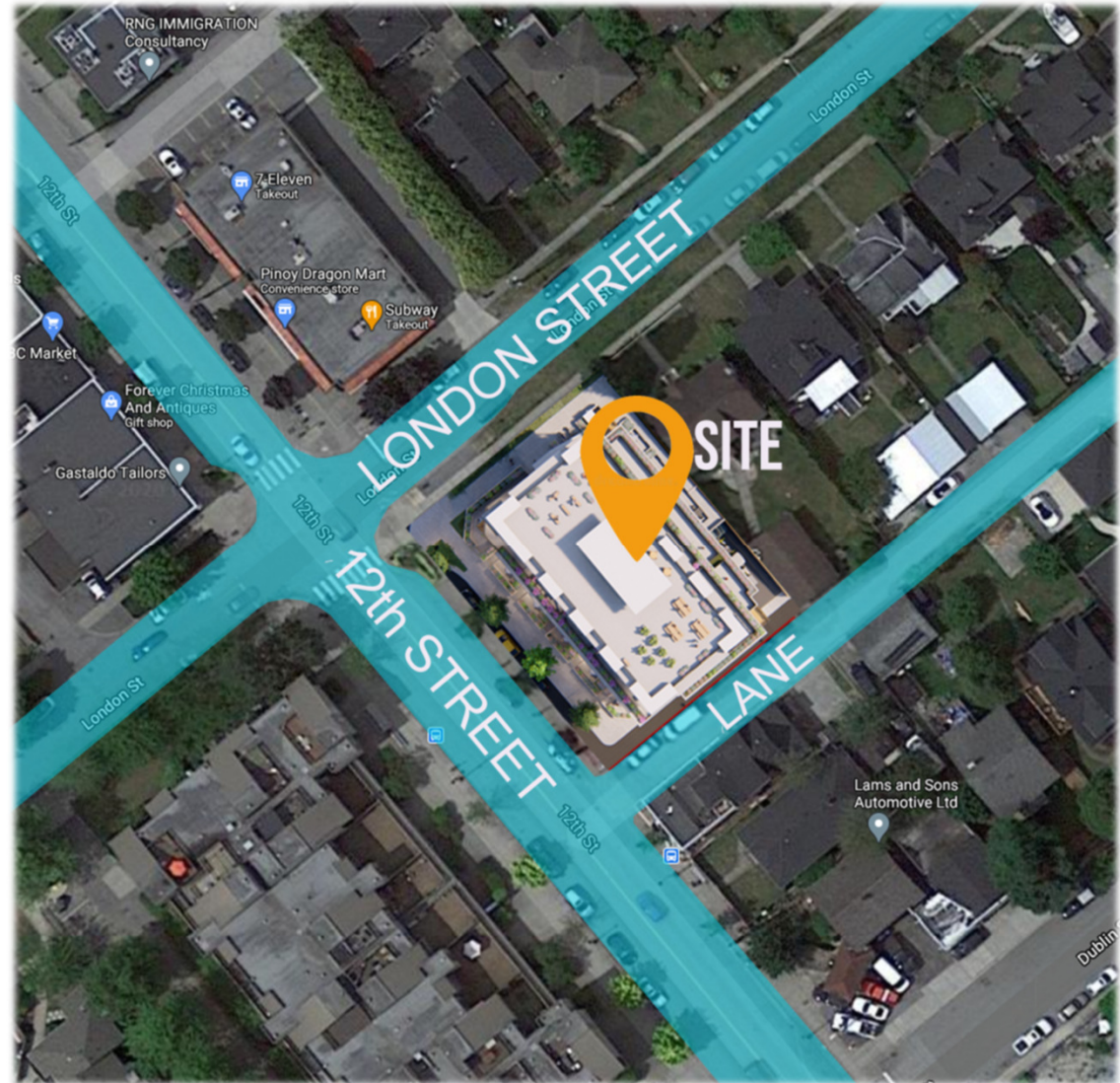
SITE CONTEXT



Upper Twelfth Street is designated as one of New Westminster's Great Streets. The site is part of a Development Permit Area (2.1), which is designated to guide the transition of a portion of a commercial corridor to a residential corridor by facilitating new multi-unit residential development, with ground-oriented housing units that activate the public realm.



-  Residential - Multi-Unit Buildings
-  Upper Twelfth Street Residential Corridor
-  Greenway/Trail
-  School/Park/Community Facility/Open Space



SITE CONTEXT

THE SITE

The proposed development is located on the southeast corner of 12th Street and London Street, on a site of approximately 13,091 SF.

The site slopes down approximately 0.9m to the south along 12th Street, and up down 0.1m to the south along London Street.

The lot to the Northeast is occupied by a series of single lots with detached houses and to the Southeast across 12th Street are existing commercial uses.

To the Southwest (directly across E 12th Avenue) and to the northwest (across London) and to the Southeast (across 12th Street) are existing commercial uses. The current use of the site are 4 commercial business.

The site is currently zoned as community commercial district (Medium Rise) (C-2A).



From Southeast of site



View from South of site along London Street, showing neighbor's house



Twelfth Street, east side, south of site



West side of twelfth Street, opposite the site



East side of twelfth Street, site on left of lane, neighbor on right of lane

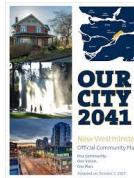


Looking north-east up twelfth Street from site

POLICY CONTEXT



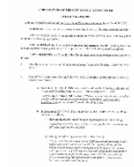
Metro Vancouver 2040: Shaping Our Future (Regional Growth Strategy) (RGS)



Our City 2041: New Westminster's Official Community Plan (OCP) & Downtown Community Plan



Family-Friendly Housing Bylaw and Design Guidelines



Adaptable Housing



BC Energy Step Code Requirements



Community Energy and Emissions Plan



2.1 Upper Twelfth Street Development Permit Area



OUR PROPOSAL

The proposed project is a multi-unit residential development on the corner of Twelfth Street and London Street which is aligned with the upper 12th Street Development Area with 6 of 9 ground units that are family-oriented, with direct access to the units from the street and frontage patios.

The direct street access from these 3-bedroom units will enhance the walkable and pleasant scale of Upper Twelfth Street.

Patios in front of the ground floor units have potential for a rich design of semi-private at the stage of detailed landscaping.

Architectural elements provides transitions between the street and private residential units and in part through natural grade changes.

Balconies, decks and building massing articulation have been used to create a lively expression along the Twelfth Street Corridor.

Sidewalk with ample widths for a comfortable and unimpeded pedestrian flow. Setbacks have been used to create private space for residential units at grade.



PROPOSAL HIGHLIGHTS



DISTINCT ARCHITECTURE

The architectural design is inspired by the site's surrounding architecture. This stretch finds existing rhythm along the streetscape with a wide range of styles from one-storey commercial to multi-storey apartment, some old, some are new in style.

The building floor plate is stepped or narrowed along the north-eastern and south-eastern exposure on the existing buildings of the adjacent properties. Units along these sides have been held back away from the property lines from the second floor to reduce the shadow impact on the existing buildings.

This helps to increase sunlight exposure onto the existing residential building and open spaces of the neighbouring property and pedestrians on the laneway

Ultimately, this will include landscaping, lighting and architectural elements; public, semi-public, semi-private and private spaces. At the same time, elements of the building are respectful to the neighbors, where the land uses are expected to remain as existing

Diagrammatic articulation and patterns of material and color variations such as flat roof and railing, compact cubic massing with little decoration, horizontal band streamlines, corner window, band of vertical bricks are inspired by Art deco styled buildings.



ON-SITE AMENITY SPACES

The project will provide a variety of indoor and outdoor amenity spaces including a lounge, a meeting and

co-working space, gym, a dog zone, and a roof garden and playground.



PUBLIC REALM IMPROVEMENTS

Improvements are proposed along the property frontages that will improve connectivity and contribute to a safer and more comfortable environment for pedestrians.

The ground-level townhouses will provide an active frontage and more "eyes on the street" along 12th Street and London Street.

The project has been designed to evoke a familiarity with the traditional heritage homes found in the surrounding neighborhood.

PROPOSAL HIGHLIGHTS



NEW HOUSING OPTIONS

The proposal will bring 40 new homes, including 31 strata condominiums, 9 strata ground oriented residential units to London and upper 12th Street.

The site's transit-oriented location and proximity to the neighborhood's transit network, shops, schools and parks makes it a perfect location for new homes.



FAMILY-FRIENDLY & ADAPTABLE HOUSING

The project provides opportunities for families to grow. Approximately 60% of the strata homes will be family-oriented, with two or more bedrooms.

This includes six larger townhomes with three bedrooms. In addition, 40% of all the units will be adaptable, which allows senior residents to age in place and supports those with limited mobility.



ACTIVE LIVING

The proposal is well located near amenities and services which presents the opportunity for future residents to reduce their dependence on personal vehicles.

With a variety of parks and destinations, walking distance and bike to school options, and bus routes which connects to community services and employment hubs, future residents will be able to easily adopt a more active lifestyle.

PROPOSAL STATISTICS

The proposal will bring 40 new homes to upper 12th Street, New Westminster

Site Area: 13,091 SF Lo Coverage: 70% (9,257 SF)

Proposed Density (Gross Floor Area): 2.39 FAR (31.334 SF)

Amenity Areas:

Indoor Amenity Areas: 431 SF

Outdoor Amenity Areas: 4,325 SF

Unit Mix (40 total)

Strata Homes

Studio:	2	2-Bedroom + Den:	6
1-Bedroom:	10	3-Bedroom (townhomes):	5
1-Bedroom + Den:	4	3-Bedroom + Den (townhomes):	1
2-Bedroom:	12	Total:	40

Adaptable Homes

1-Bedroom/+Den:	7
2-Bedroom/+Den:	9
40% of units	
Total:	16

Vehicle Parking Provided

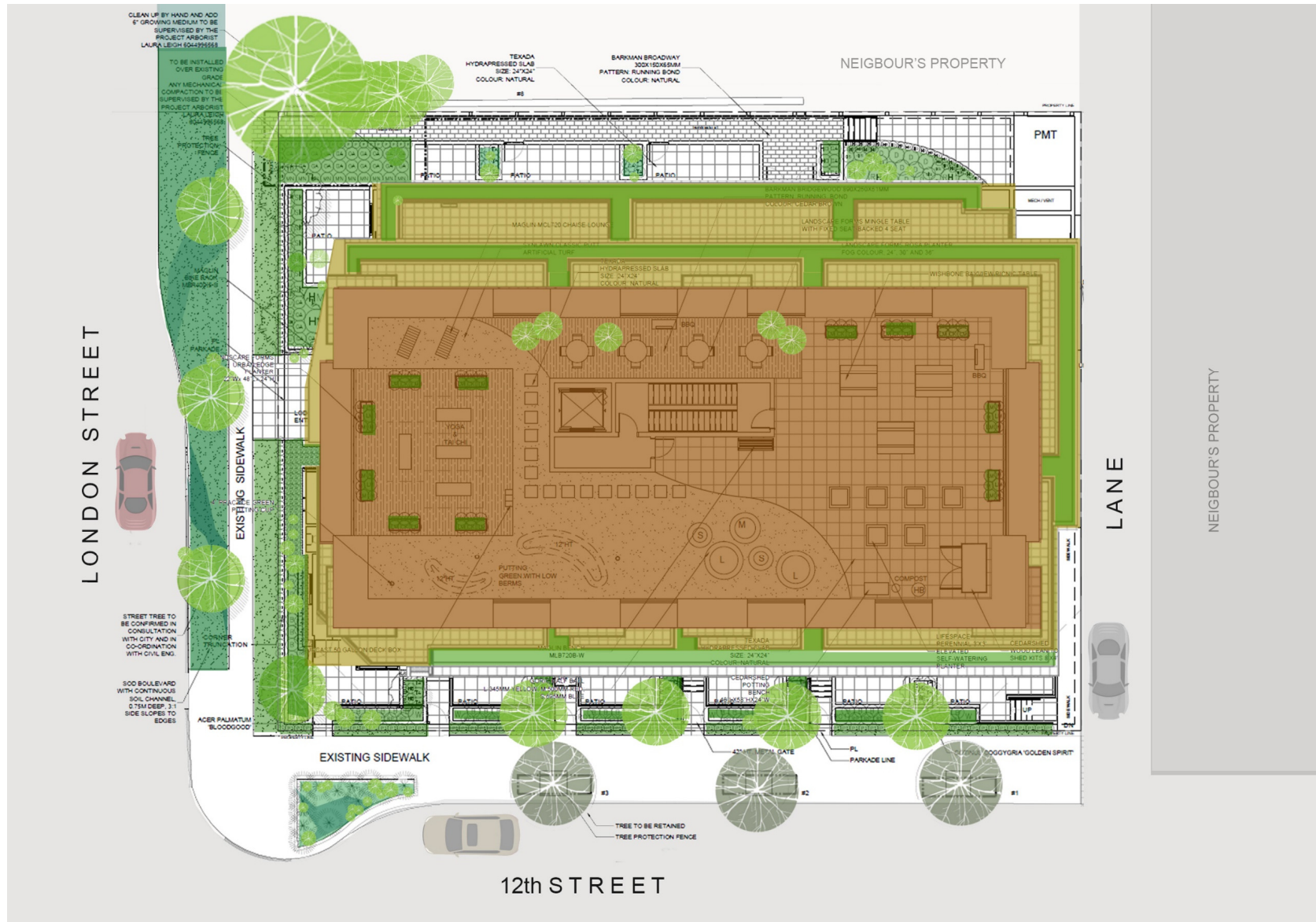
Small Car Parking Spaces:	18 stalls
Standard Car Parking Spaces:	40 stalls
Accessible Parking Spaces:	3 stalls
Total :	61
stalls	

Visitor Parking:	8 stalls
Residential Parking:	53 stalls

Bicycle Parking Provided

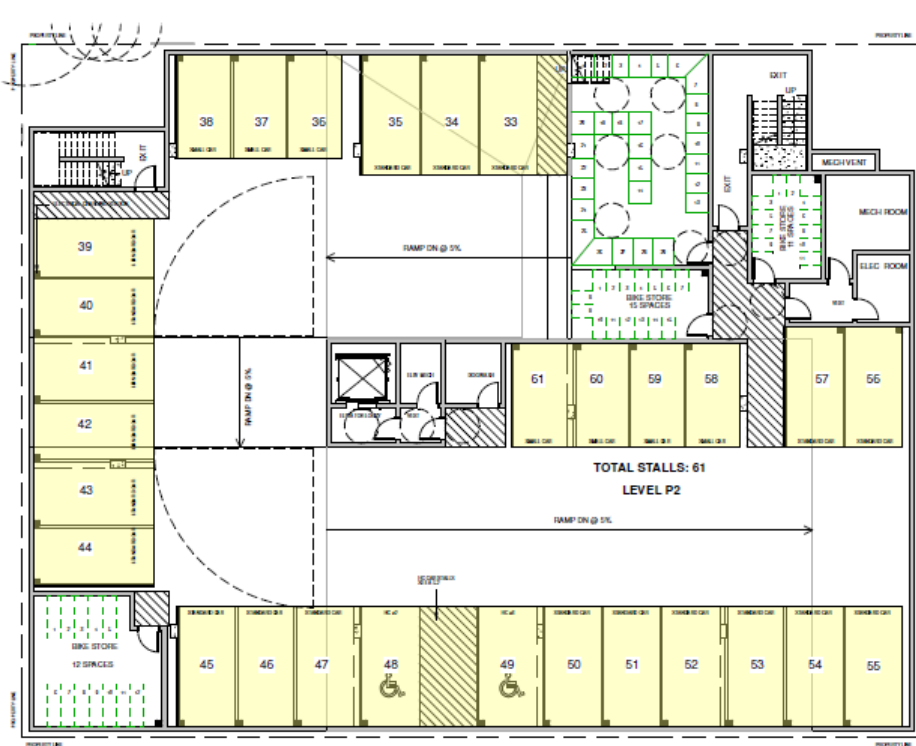
Long Term Bicycle Parking:	50 spaces
Short Term Bicycle Parking:	6 spaces
Total:	56 spaces

LANDSCAPE PLAN / SITE PLAN

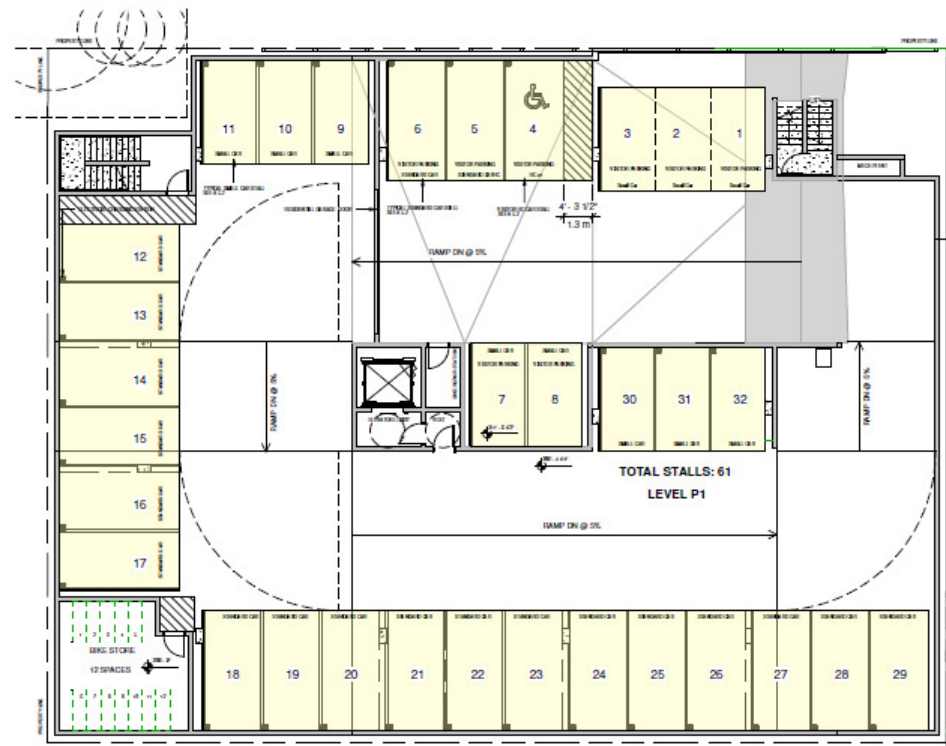


LANDSCAPE PLAN / SITE PLAN

PARKING PLANS



PARKADE (P2)

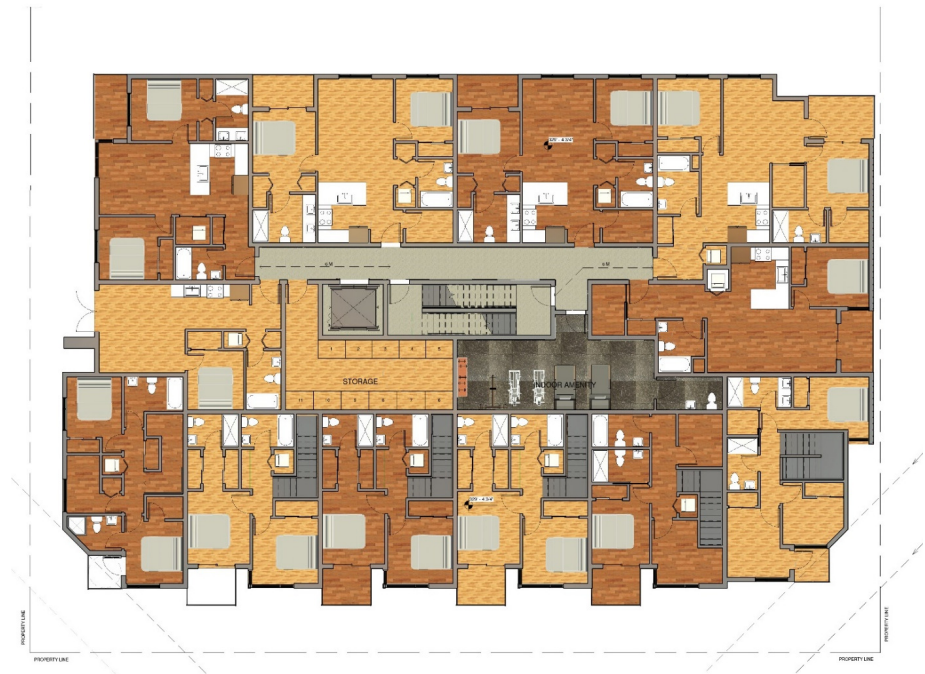


PARKADE (P1)

FLOOR PLANS

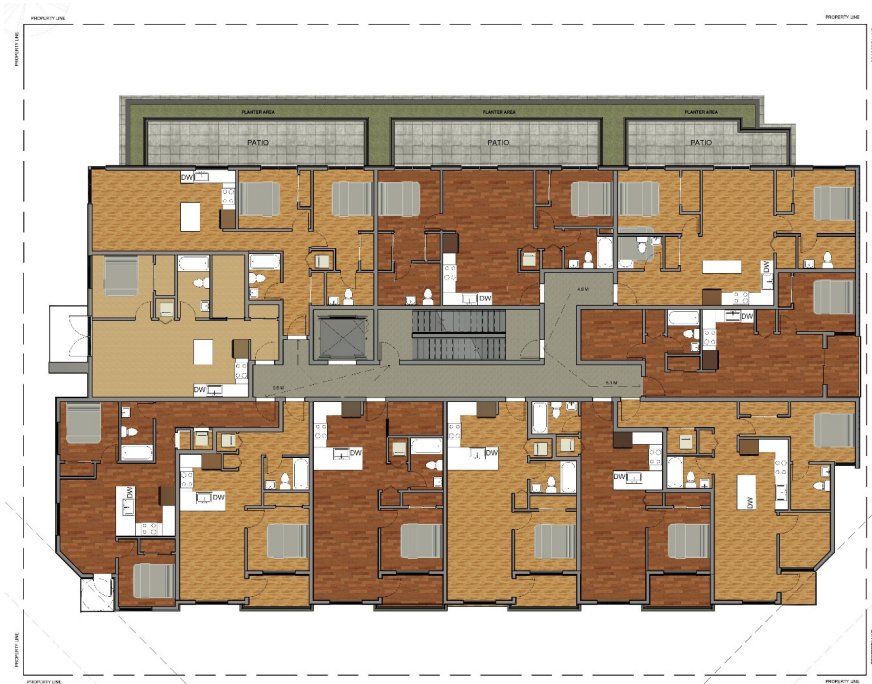


LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN

FLOOR PLANS



LEVEL - 3 FLOOR PLAN



LEVEL - 4 FLOOR PLAN

FLOOR PLANS



LEVEL - 5 FLOOR PLAN



ROOF PLAN

ELEVATIONS



EAST ELEVATION



WEST ELEVATION

ELEVATIONS

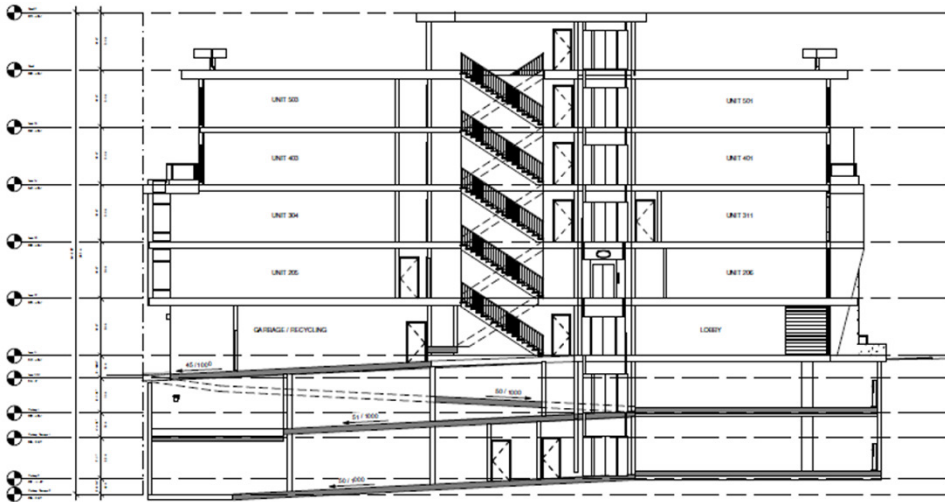


SOUTH ELEVATION

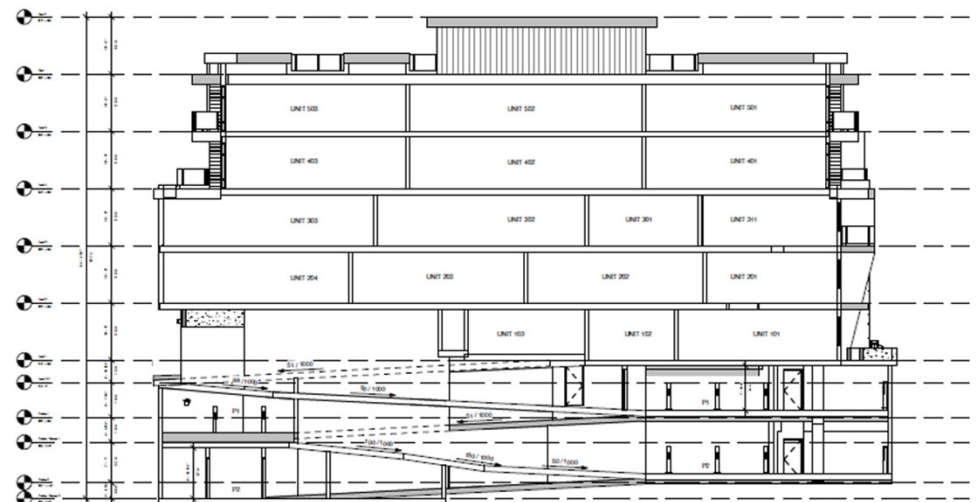


NORTH ELEVATION

SECTIONS



SECTION A-A



NORTH SECTION B-B

SHADOW STUDY



DESIGN CONCEPT



NORTH-WEST TO SOUTH-EAST VIEW



SOUTH-WEST TO NORTH-EAST VIEW

DESIGN CONCEPT



SOUTH TO NORTH VIEW



SOUT-EAST TO NORTH-WEST VIEW

DESIGN CONCEPT



SOUTH SIDE FACING 12TH STREET



MAIN ENTRANCE VIEW