100 BRAID STREET

NEW WESTMINISTER, BC

VIRTUAL INFORMATION SESSION

OCTOBER 07, 2020



eta landscape architecture

CHRIS DIKEAKOS ARCHITECTS INC.

WESGROUP

BASE ZONING

THE SITE IS CURRENTLY ZONED FOR A 20-STOREY MARKET CONDOMINIUM. THIS MEANS THAT A 20 STOREY BUILDING CAN BE DEVELOPED ON THE SITE TODAY (AND DOES NOT REQUIRE FURTHER COMMUNITY CONSULTATION OR APPROVAL). THIS USE IS OUTRIGHT, AND WOULD BE SUBJECT TO DEVELOPMENT PERMIT APPROVAL BY THE CITY.

OUR PROPOSAL (REZONING APPLICATION)

- THE PROPOSAL SEEKS TO CONVERT THE 20-STOREY MARKET CONDOMINIUM BUILDING WITH A 34-STOREY SECURED RENTAL BUILDING THAT WOULD DELIVER 423 HOMES AND A 4,000 SQ.FT. ART GALLERY AND STUDIO SPACE.
- PROPOSAL SEEKS TO INCREASE MAXIMUM BUILDING HEIGHT, INCREASE DENSITY, AND REDUCE PARKING REQUIREMENTS.

POLICY

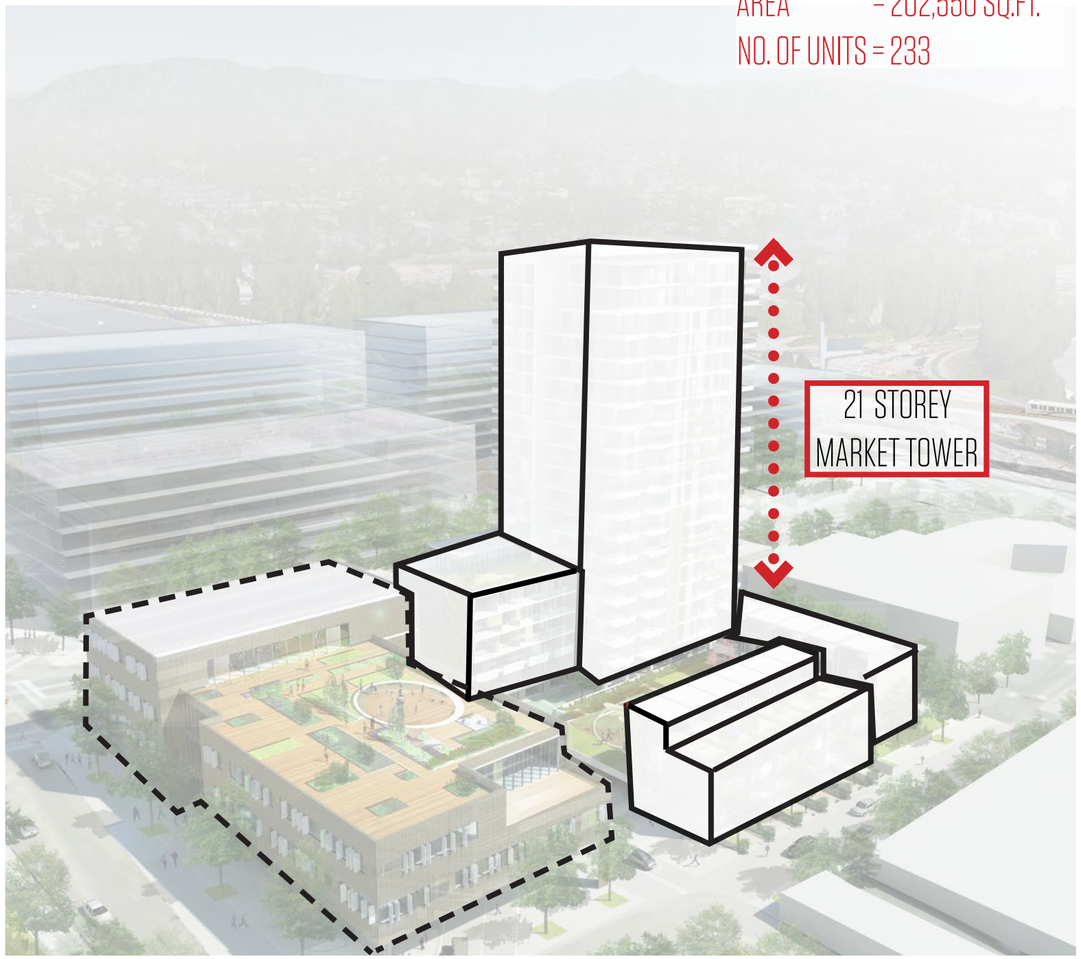
THE APPLICATION HAS BEEN MADE UNDER THE CITY'S SECURED MARKET RENTAL HOUSING POLICY (2017), WHICH ALLOWS COUNCIL TO CONSIDER ADDITIONAL DENSITY ON THIS SITE THROUGH A REZONING IN ORDER TO FACILITATE THE CREATION OF SECURED (LONG-TERM) MARKET RENTAL UNITS. THIS SITE WAS ACCOUNTED FOR IN THE SAPPERTON & MASSEY VICTORY HEIGHTS TRANSPORTATION PLAN.

ENHANCED AFFORDABILITY OPPORTUNITY

- WESGROUP IS PURSUING A PRIVATE PARTNERSHIP WITH CMHC WHICH WILL SECURE 96 OF THE 423 UNITS AT AFFORDABLE RATES.
- "AFFORDABILITY" IS BEING DEFINED BY CMHC AS "30% OF 70% OF CMHC MEDIAN HOUSEHOLD INCOME."
- THE AFFORDABLE HOUSING COMPONENT IS NOT A CITY OF NEW WESTMINSTER POLICY REQUIREMENT, RATHER, IT IS AN ADDED BENEFIT OF THE PROPOSAL THAT IS BEING PURSUED THROUGH A VOLUNTARY, PRIVATE SECTOR PARTNERSHIP WITH CMHC. WITHOUT THIS PARTNERSHIP, THE PROGRAM WILL REVERT BACK TO THE PREVIOUS PROGRAM UNDER THE EXISTING ZONING OF 20-STOREYS OF MARKET CONDOMINIUM RESIDENTIAL.

EXISTING ZONING vs. PROPOSED DESIGN

DENSITY = 4.31 FSR
AREA = 202,550 SQ.FT.
NO. OF UNITS = 233



DENSITY = 6.45 FSR
AREA = 303,153 SQ.FT.
NO. OF UNITS = 423 (INCLUDING 96 BELOW-MARKET UNITS)



APPLICANT-LED ENGAGEMENT

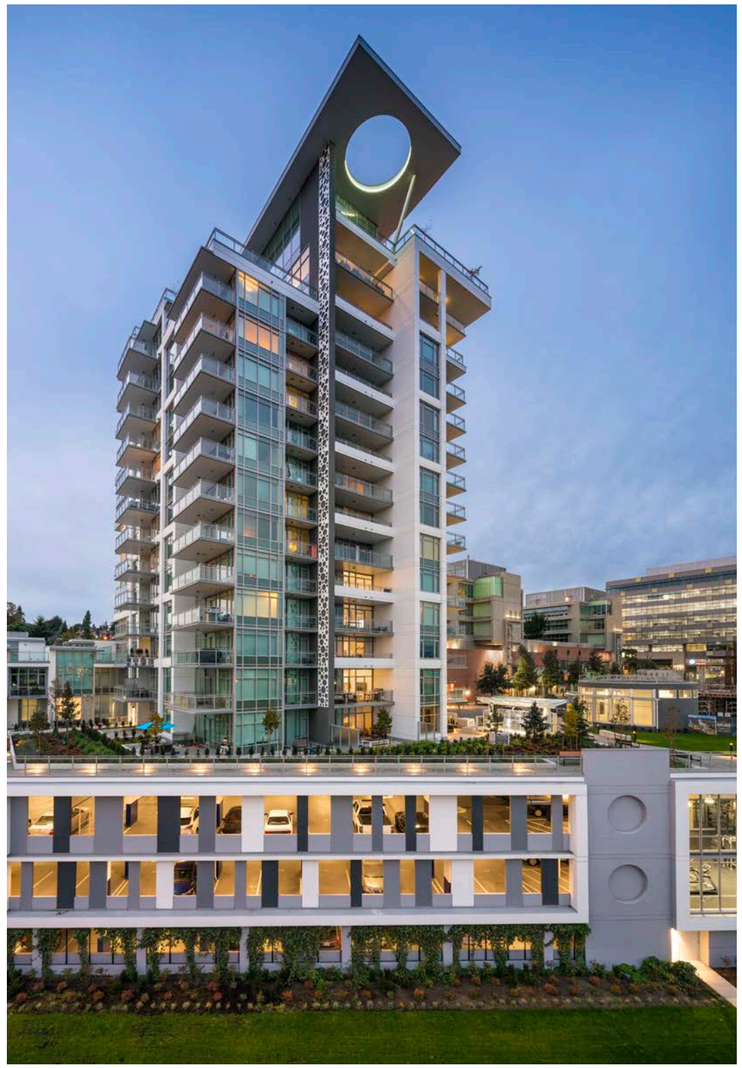
Wesgroup is committed to an open and transparent community consultation process. Wesgroup has invited immediate neighbours, local community organizations and not-for-profits to participate in continued dialogue on the application. The following stakeholders have been invited to provide feedback on our proposal for 100 Braid Street

- Immediate Residential and Commercial Neighbours
- Sapperton Residents Association,
- Sapperton Business Association,
- New Westminster Chamber of Commerce,
- Urban Academy School,
- Royal Columbian Hospital,
- McBride Elementary School,
- Douglas Commerce and Business Association, and
- Individual stakeholders as identified through the consultation process.

DEVELOPMENT TEAM

WESGROUP +

CHRIS DIKEAKOS ARCHITECTS INC.



BREWERY DISTRICT BUILDING 4 | NEW WESTMINISTER

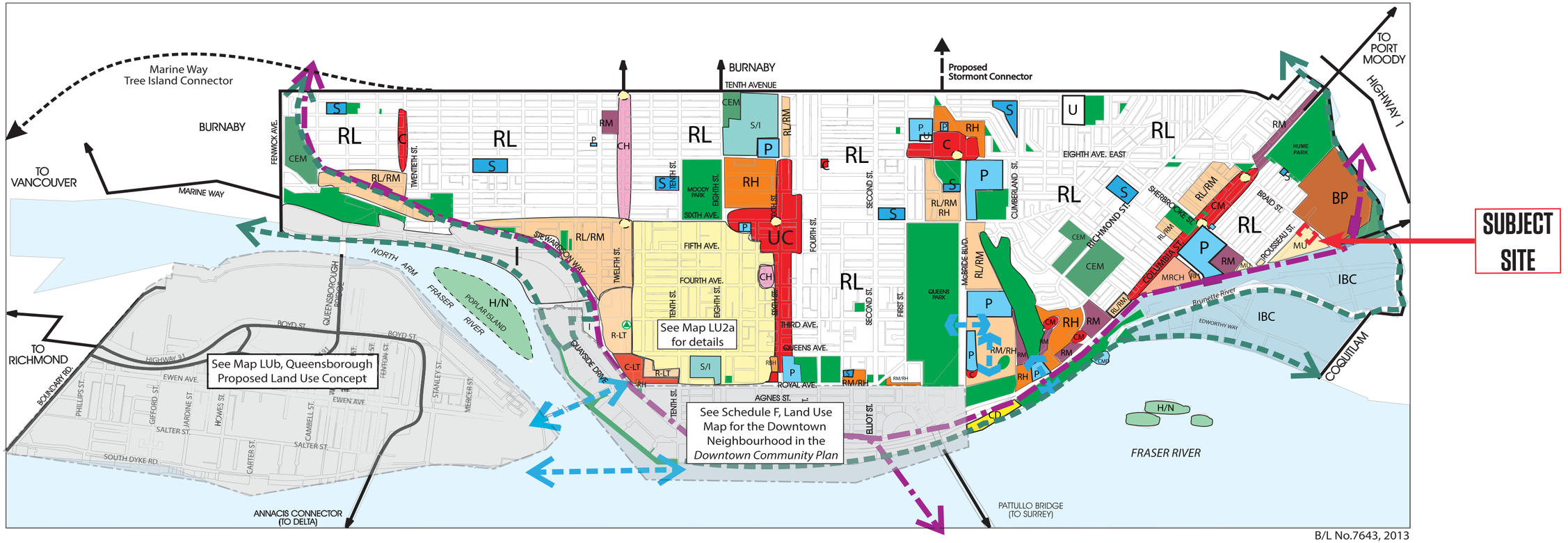


BREWERY DISTRICT BUILDING 6 | NEW WESTMINISTER



BREWERY DISTRICT BUILDING 7 | NEW WESTMINISTER

NEIGHBOURHOOD PLAN



B/L No.7643, 2013

- CIVIC ART
- WALKWAY SYSTEM
- SKYTRAIN
- SKYTRAIN STATIONS
- PEDESTRIAN CONNECTORS

CTO	COMMERCIAL TRANSIT ORIENTED
CMD	COMMERCIAL MARINE DISTRICT
CM	COMMERCIAL MAIN STREET
C	COMMERCIAL
CH	COMMERCIAL HISTORIC AREA
C-LT	COMMERCIAL LOWER TWELFTH
UC	UPTOWN COMMERCIAL

RL	RESIDENTIAL - LOW DENSITY
RM	RESIDENTIAL - MEDIUM DENSITY
RH	RESIDENTIAL - HIGH DENSITY
RL/RM/RH	RESIDENTIAL - MIXED DENSITY
RBH	RESIDENTIAL - BROW OF THE HILL
R-LT	RESIDENTIAL - LOWER TWELFTH
CEM	CEMETERIES/OPEN SPACE
H/N	HABITAT / NATURAL
	PARKS/COMMUNITY FACILITIES
S/I	SCHOOL/INSTITUTION

P	MAJOR INSTITUTIONAL
S	SCHOOLS
CD	COMPREHENSIVE DEVELOPMENT
WR	WATERFRONT RESIDENTIAL
I	INDUSTRIAL
U	UTILITIES
IBC	INDUSTRIAL BRUNETTE CREEK
MU	MIXED USE
MRCH	MIXED USE RESIDENTIAL, COMMERICAL, & HEALTH CARE

Diagram from City of New Westminister Official Community Plan.

CONTEXT



TRANSLINK SKYTRAIN BRAID STATION



SAPPERTON GREEN (CONCEPTUAL RENDERING)



URBAN ACADEMY SCHOOL

HUME PARK

SAPPERTON GREEN
(REZONING IN PROGRESS)

TRANS-CANADA HIGHWAY

BRAID STATION

INFILL
TOWNHOUSE
OCP LAND USE

7 MINUTE WALK (700m)

BRAID STREET

URBAN ACADEMY SCHOOL

SITE

MIXED USE
HIGH RISE
OCP LAND USE

GARRETT STREET

INFILL
TOWNHOUSE
OCP LAND USE

BOUSSEAU STREET

MIXED
EMPLOYMENT
OCP LAND USE

BRUNETTE AVENUE

BRAID STREET

MAJOR STREET

INFILL
TOWNHOUSE
OCP LAND USE

N

SAPPERTON GREEN

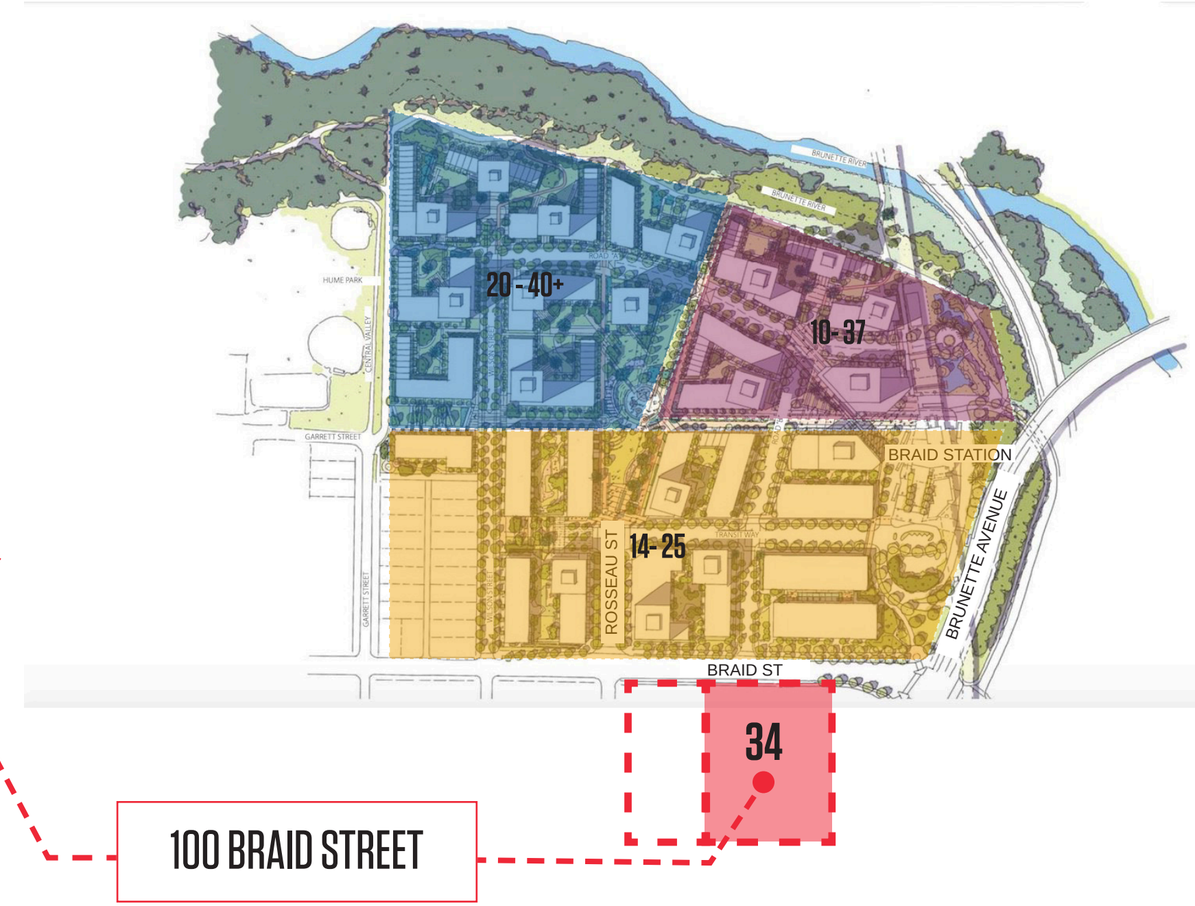
Sapperton Green to transform area around Braid SkyTrain. (Conceptual Rendering - QuadReal Property Group)

* OCP Amendment has been approved however rezoning (including Master Plan Concept) are still under review by the City and subject to community consultation and Council approval.

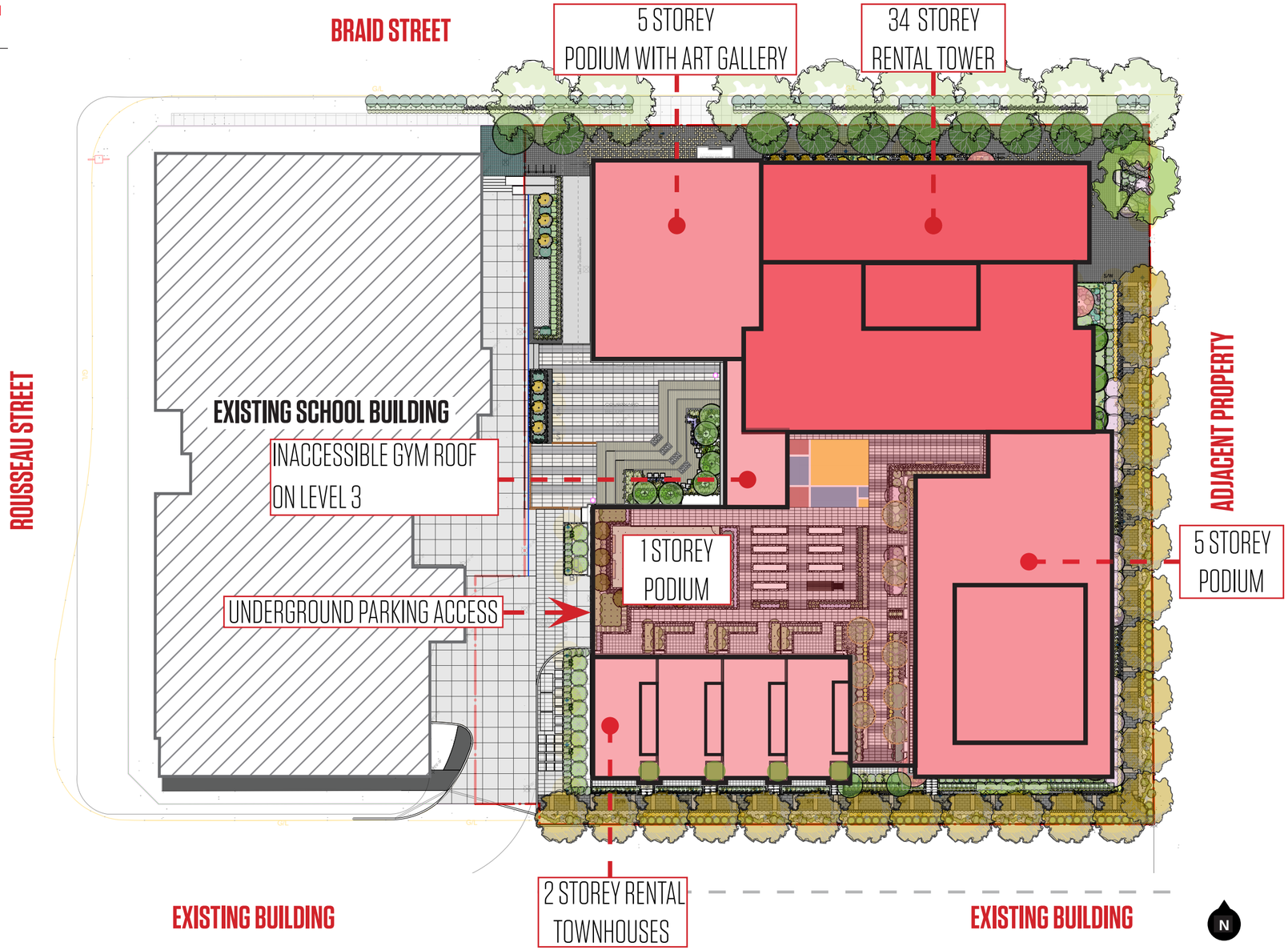


Overall development plan for Sapperton Green. (QuadReal Property Group)

* Proposed heights are subject to rezoning and community consultation.



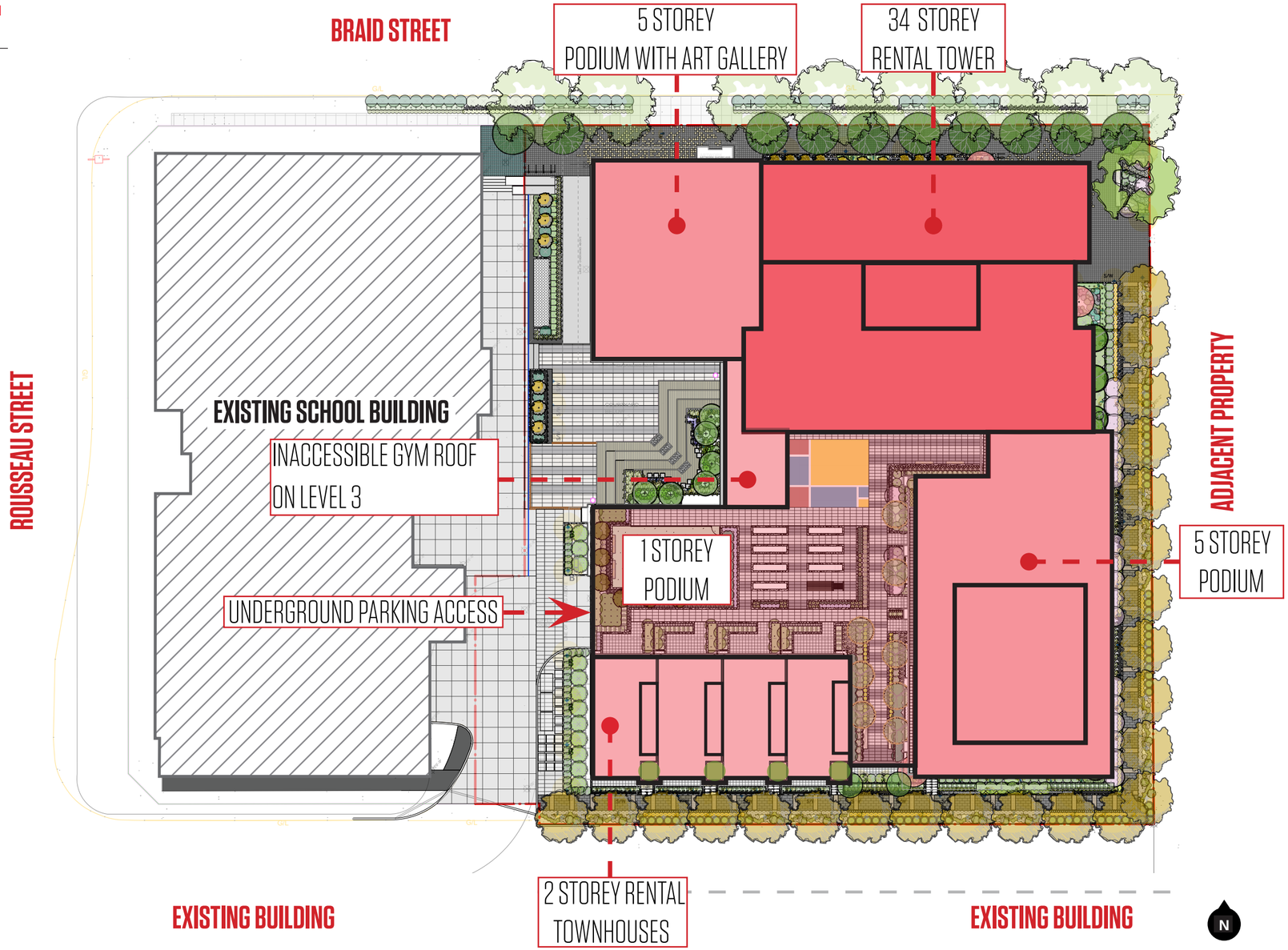
SITE



PROJECT OVERVIEW

202,550 **PERMITTED PROJECT AREA**
SQUARE FEET

SITE



PROJECT OVERVIEW

202,550 PERMITTED PROJECT AREA
SQUARE FEET

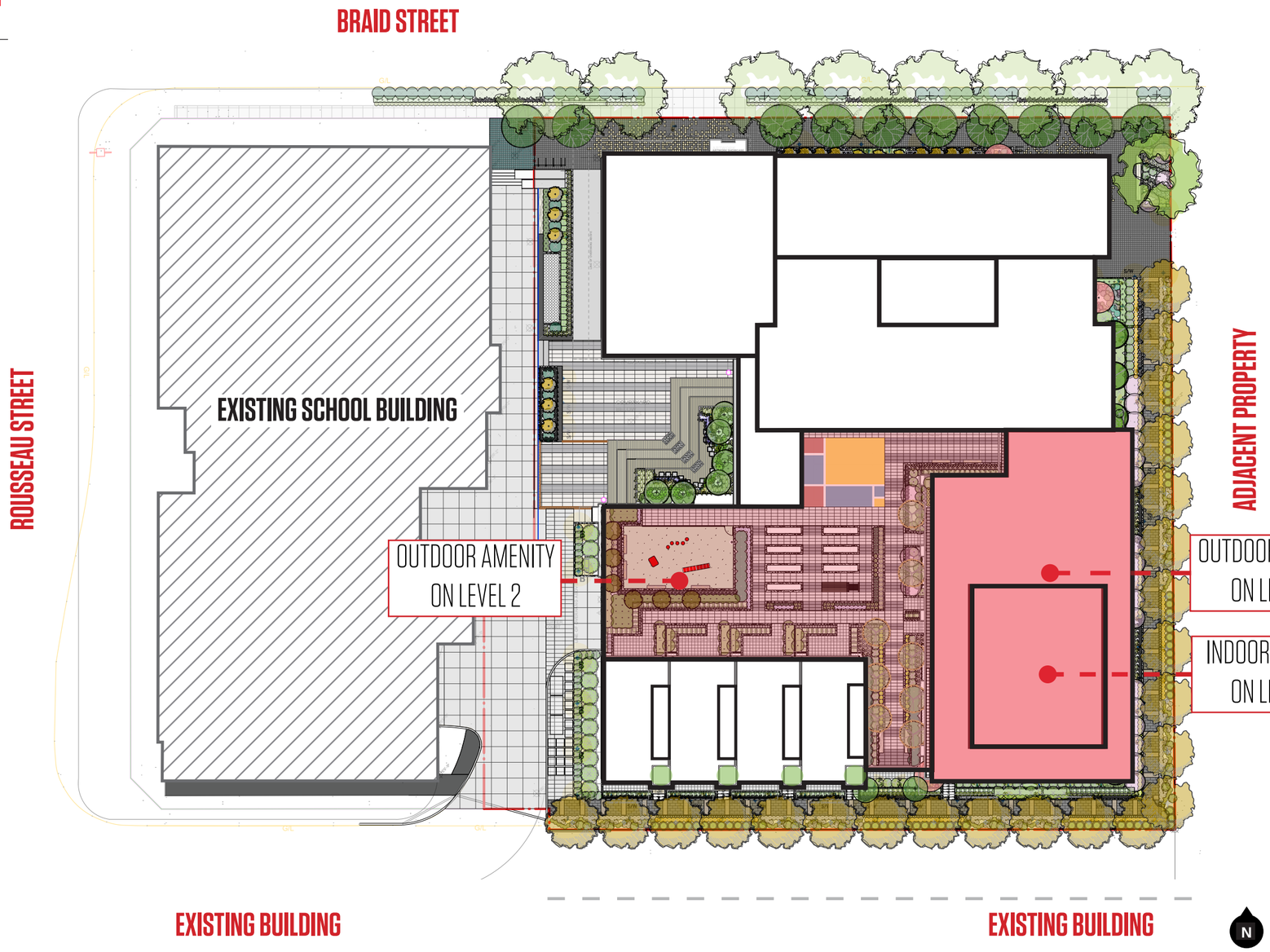
303,153 PROPOSED RENTAL RESIDENTIAL AREA
SQUARE FEET

423 RENTAL RESIDENTIAL UNITS
34 FLOORS

4,252 COMMERCIAL AREA
SQUARE FEET

416 TOTAL PARKING STALLS

SITE



PROJECT OVERVIEW

202,550 PERMITTED PROJECT AREA
SQUARE FEET

303,153 PROPOSED RENTAL RESIDENTIAL AREA
SQUARE FEET

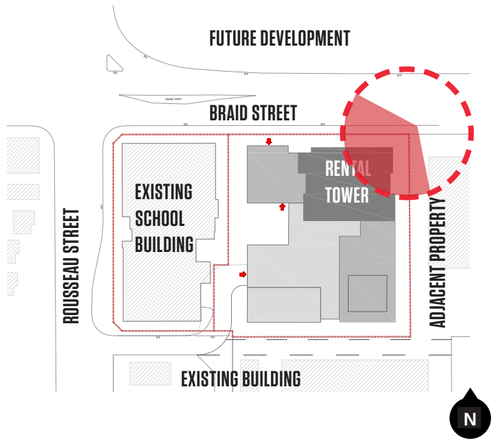
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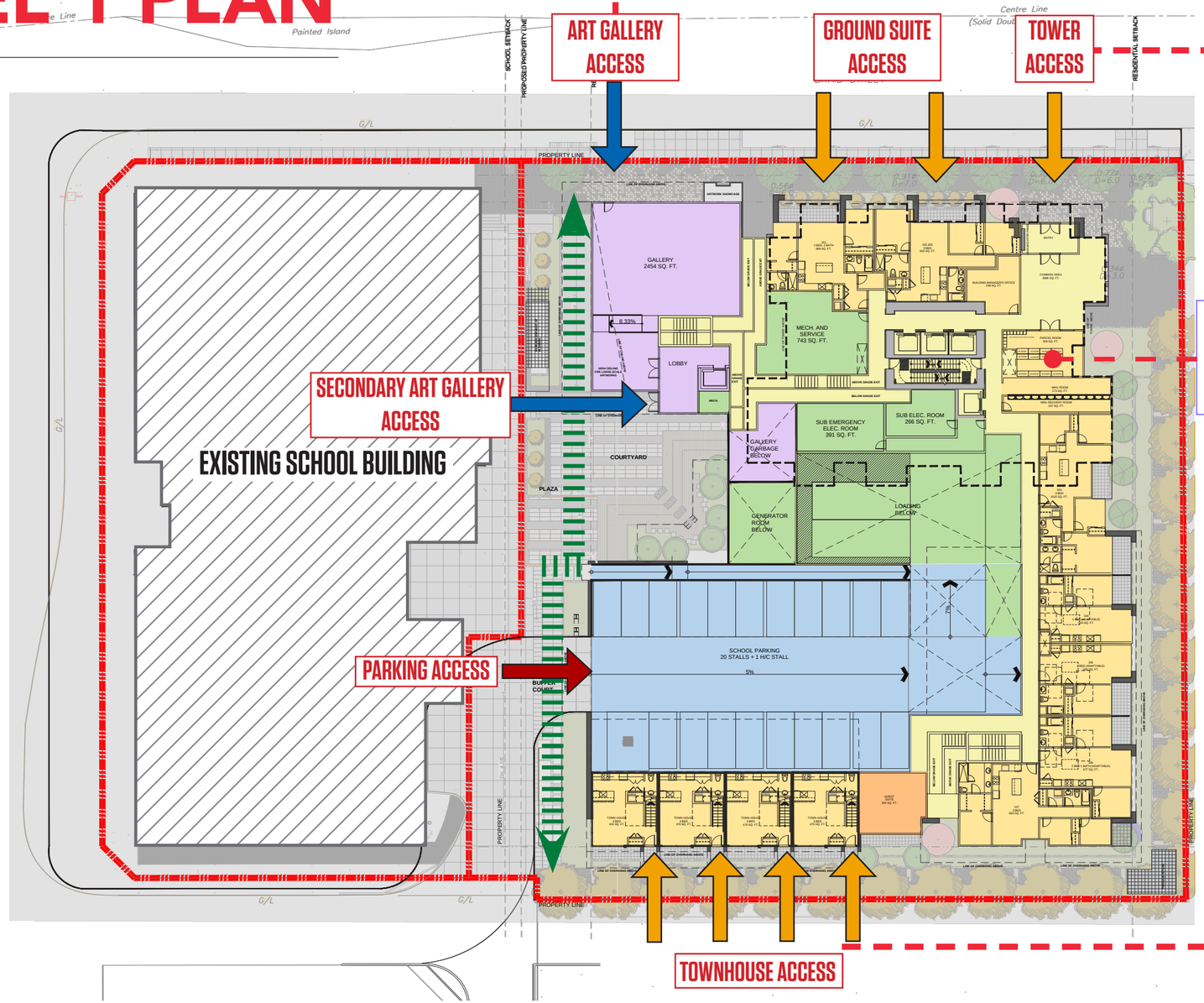
6,250 INDOOR AMENITY AREA
SQUARE FEET

4,720 OUTDOOR AMENITY AREA
SQUARE FEET



LOOKING SOUTH WEST FROM BRAID STREET

LEVEL 1 PLAN


ART GALLERY ACCESS
GROUND SUITE ACCESS
TOWER ACCESS
SECONDARY ART GALLERY ACCESS
EXISTING SCHOOL BUILDING
PARKING ACCESS
TOWNHOUSE ACCESS
PARCEL STORAGE ROOM
GALLERY 2454 SQ. FT.
LOBBY
MECH. AND SERVICE 743 SQ. FT.
SUB EMERGENCY ELEC. ROOM 391 SQ. FT.
SUB ELEC. ROOM 266 SQ. FT.
GALLERY GARBAGE BELOW
GENERATOR ROOM BELOW
LOADING BELOW
COURTYARD
PLAZA
SCHOOL PARKING 20 STALLS + 1 H/C STALL
PROPERTY LINE
SCHOOL SETBACK
PROPOSED PROPERTY LINE
REDEVELOPMENT SETBACK
Painted Island
Centre Line
N







LEVEL 1 PLAN







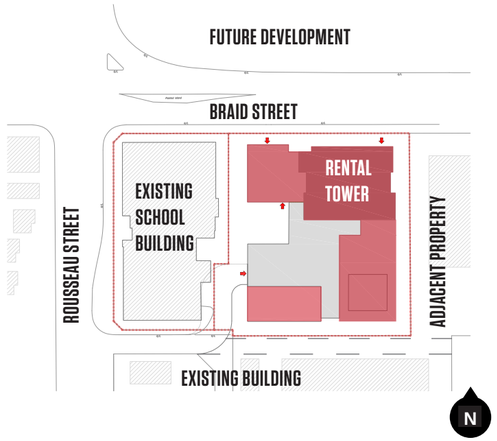




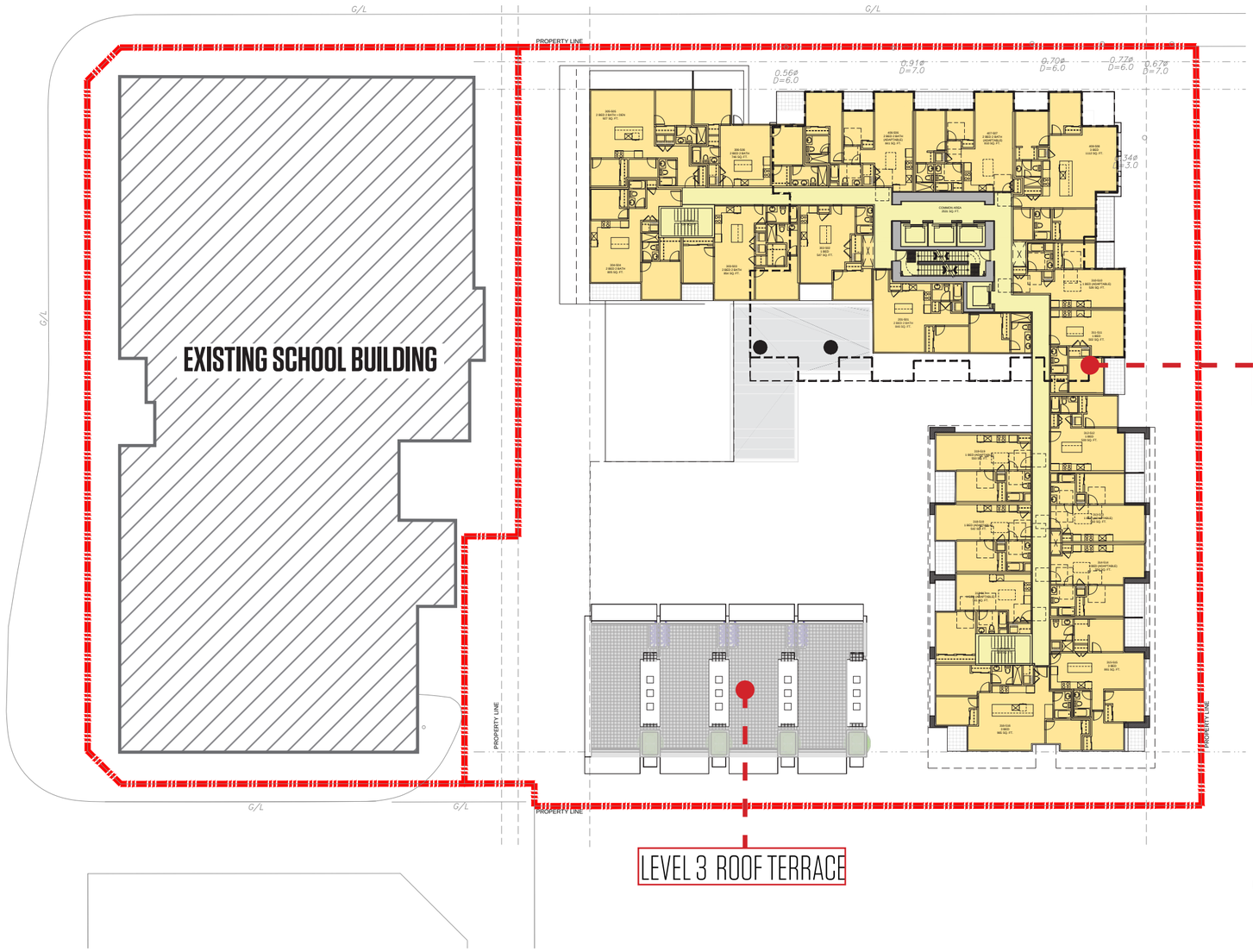
ART GALLERY ACCESS
GROUND SUITE ACCESS
TOWER ACCESS
PROPERTY LINE
GALLERY 2454 SQ. FT.
LOBBY
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SUB EMERGENCY ELEC. ROOM 391 SQ. FT.
SUB ELEC. ROOM 266 SQ. FT.
GALLERY GARBAGE BELOW
GENERATOR ROOM BELOW
LOADING BELOW
PUBLIC COURTYARD
PLAZA
EXISTING SCHOOL BUILDING
PARKING ACCESS
SCHOOL PARKING
20 STALLS + 1 H/C STALL
5%
ADJACENT EXISTING BUILDING
TOWNHOUSE ACCESS
N

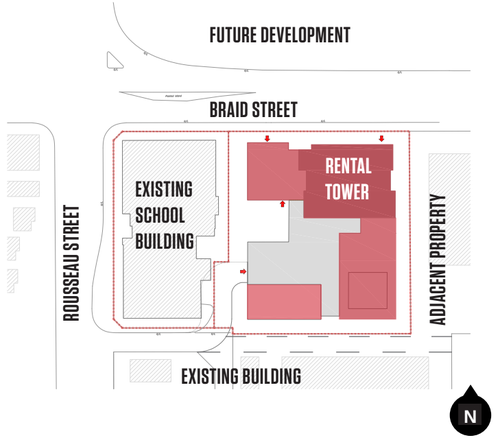
LEVEL 2 PLAN


EXISTING SCHOOL BUILDING
DOG PARK & URBAN AGRICULTURE OUTDOOR AMENITY
GALLERY MEZZANINE
FITNESS AMENITY
MEETING ROOM AMENITY
AMENITY ACCESS
TOWNHOUSE PATIO ACCESS
COMMON AREA 2592 SQ. FT.
LOBBY
OPEN TO BELOW
COURTYARD BELOW
ADJACENT EXISTING BUILDING
PROPERTY LINE
N

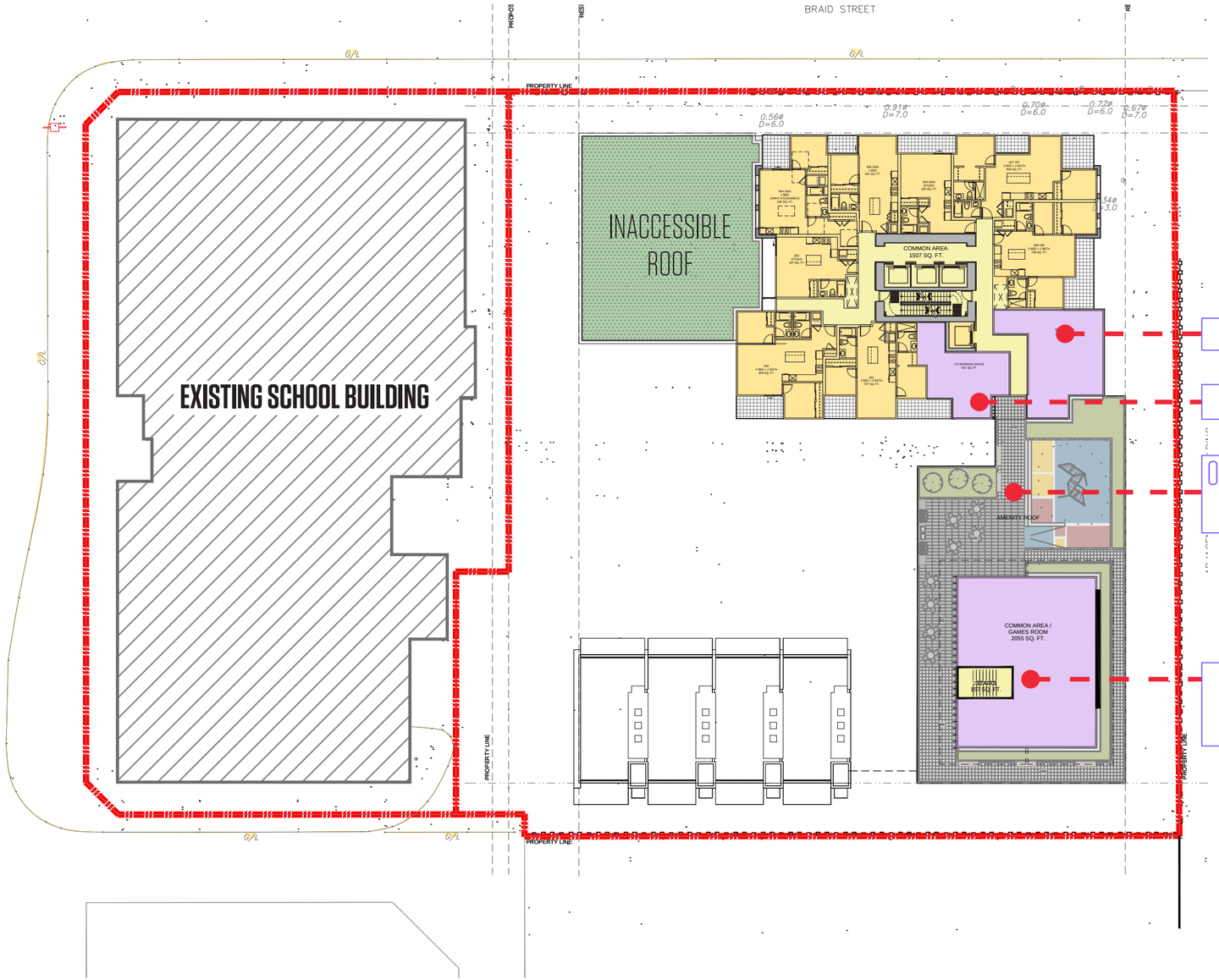

FUTURE DEVELOPMENT
BRAID STREET
ROUSSEAU STREET
EXISTING SCHOOL BUILDING
RENTAL TOWER
ADJACENT PROPERTY
EXISTING BUILDING
N

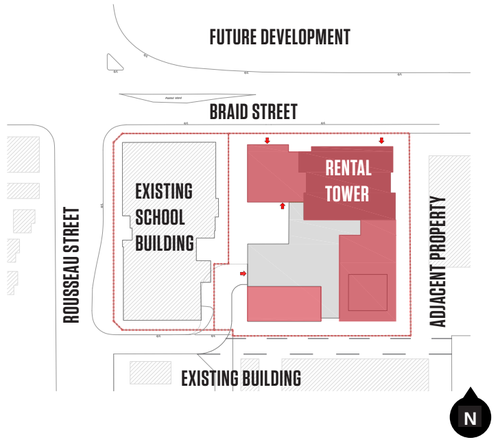
TYPICAL PODIUM LEVEL 4-5



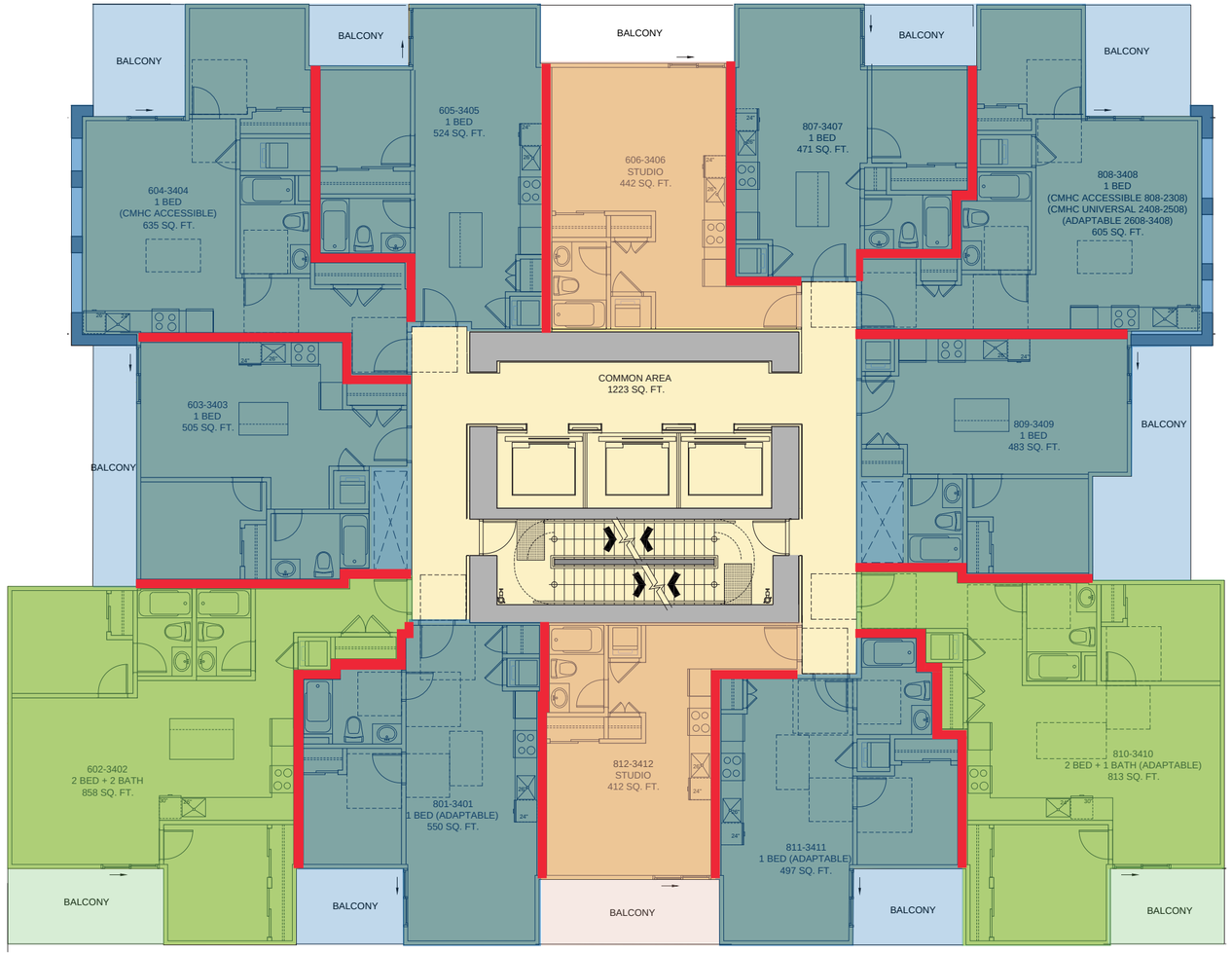


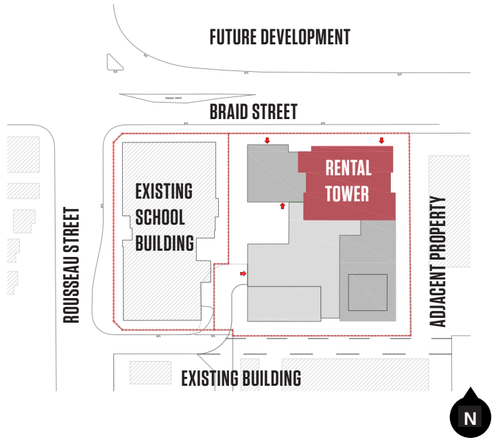
LEVEL 6 PLAN


BRAID STREET
PROPERTY LINE
EXISTING SCHOOL BUILDING
INACCESSIBLE ROOF
COMMON AREA
1507 SQ. FT.
AMENITY ROOF
COMMON AREA / GAMES ROOM
2055 SQ. FT.
MEDIA ROOM AMENITY
CO-WORKING SPACE AMENITY
OUTDOOR AMENITY WITH KIDS PLAY AREA & EATING AREA
COMMON AREA & GAMES ROOM AMENITY


FUTURE DEVELOPMENT
BRAID STREET
ROUSSEAU STREET
EXISTING SCHOOL BUILDING
RENTAL TOWER
ADJACENT PROPERTY
EXISTING BUILDING
N

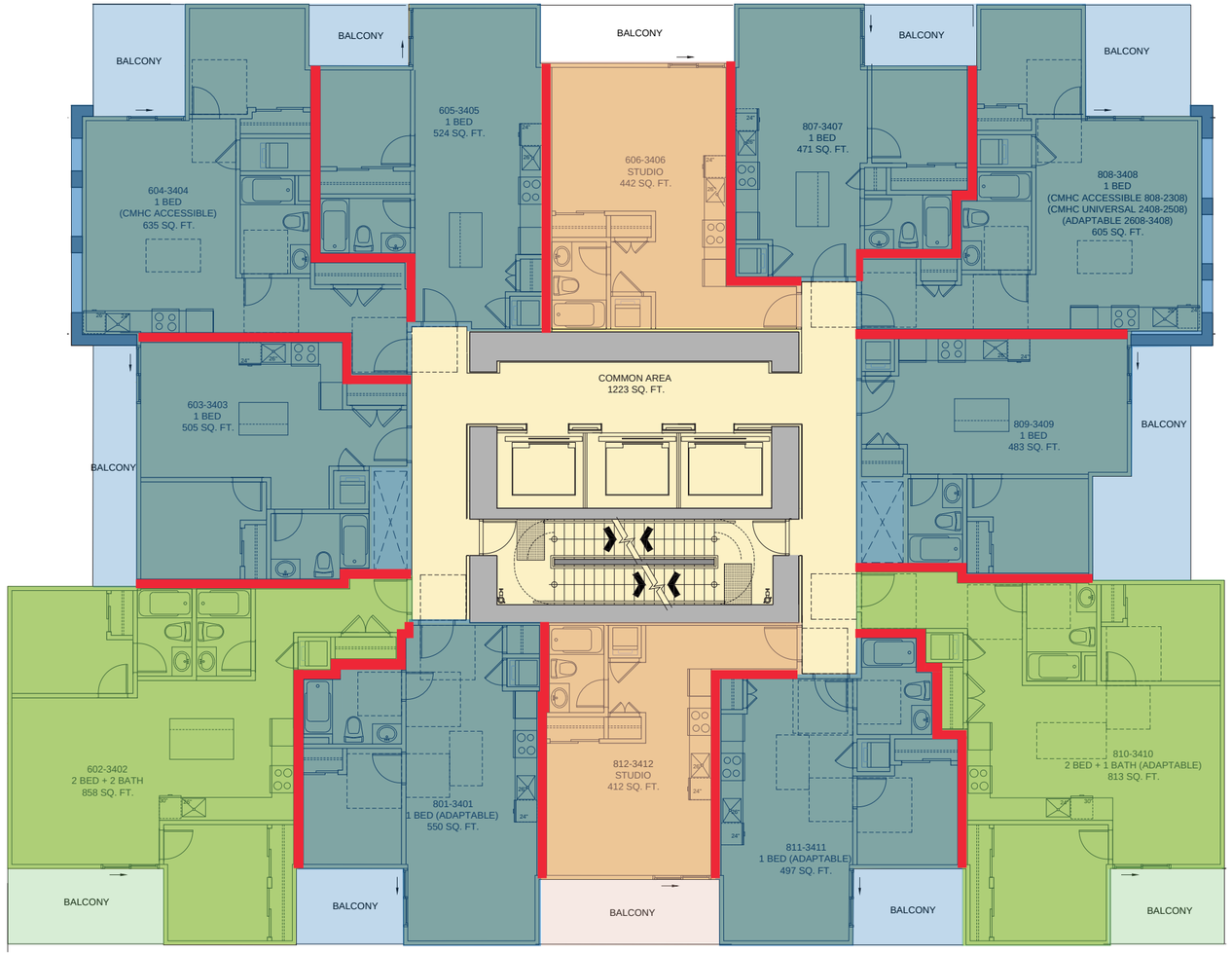
TYPICAL TOWER LEVEL 8-34

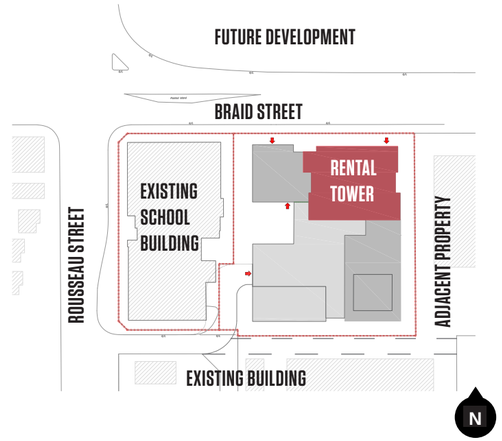




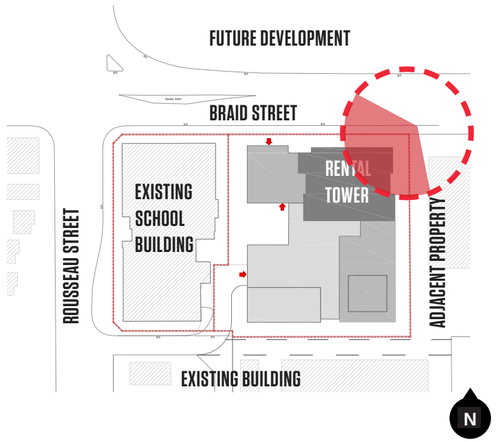
	UNIT AREA	TOTAL	DISTRIBUTION
STUDIOS	393 sf - 522 sf	59	14%
1 BED UNITS	471 sf - 635 sf	257	61%
2 BED UNITS	677 sf - 927 sf	86	20%
3 BED UNIT	861 sf - 1223 sf	21	5%
TOTAL UNITS		423	100%

TYPICAL TOWER LEVEL 8-34



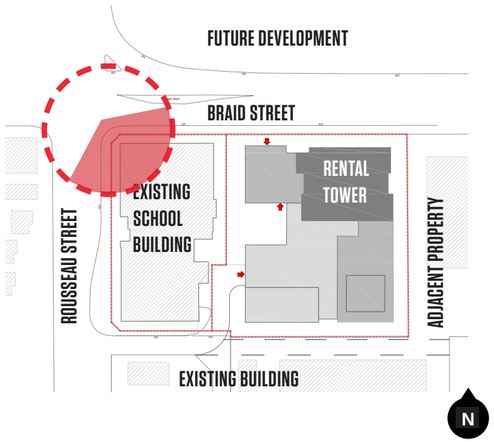


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TOTAL UNITS		423	100%
TOTAL FAMILY SIZE UNITS		107	25%



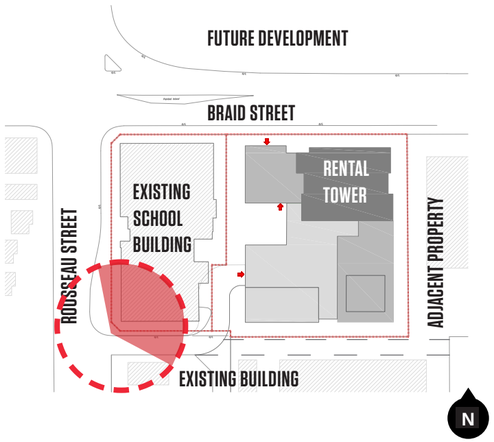
LOOKING SOUTH WEST FROM BRAID STREET





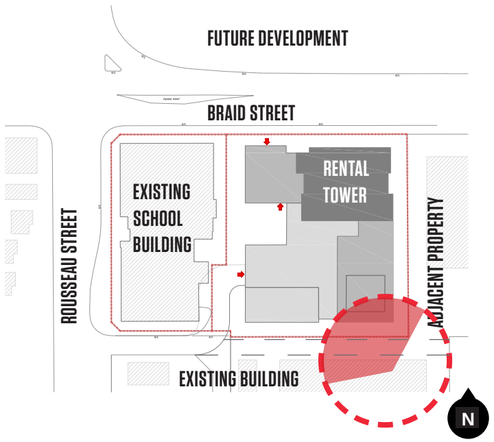
LOOKING SOUTH EAST FROM BRAID STREET





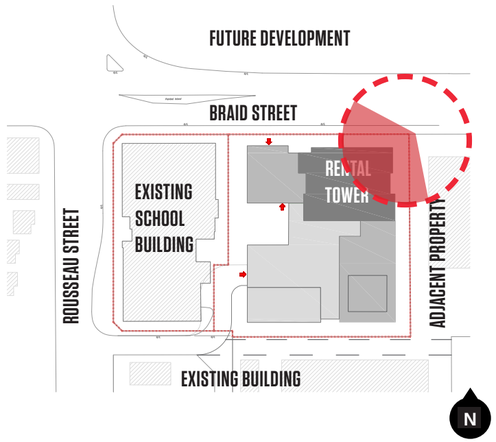
LOOKING NORTH EAST FROM LANE





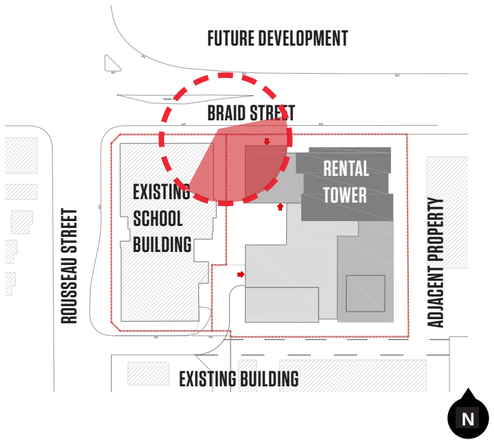
LOOKING NORTH WEST FROM LANE





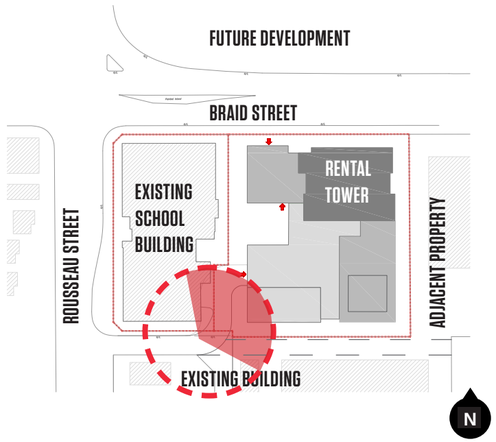
LOOKING AT RENTAL RESIDENTIAL TOWER ENTRANCE FROM BRAID STREET

BRAID STREET



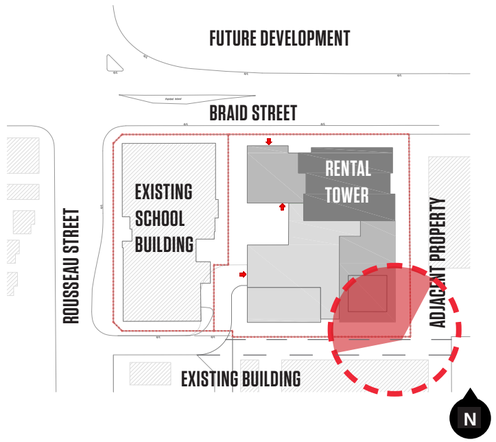
LOOKING AT ART GALLERY ENTRANCE FROM BRAID STREET





LOOKING AT RENTAL TOWNHOUSES ENTRANCE FROM LANE





LOOKING AT RENTAL PODIUM FROM LANE

MATERIALS

DECORATIVE BACKLIT GLASS - WHISKEY COLOUR

ARCHITECTURAL FINISH CONCRETE - PAINTED WHITE
COLOUR: STANDARD WHITE

WINDOW WALL FRAME, CANOPY & GUARDRAIL
COLOUR: GREY

ARCHITECTURAL FINISH CONCRETE - PAINTED
COLOUR: WHISKEY COLOUR

DECORATIVE METAL PANEL - WHISKEY COLOUR

STONE OR BRICK CLADDING
COLOUR: DARK GREY







VISION GLASS - LIGHT GRAY
GUARDIAN SNX 62/27 (#2) 6 MM
CRYSTAL GRAY



VISION GLASS - CLEAR
SUPER NEUTRAL SNX 62/27 (#2)
6MM CLEAR



SPANDREL GLASS - GREY



SPANDREL GLASS - WHITE

METAL PANEL
COLOUR: WHITE

METAL PANEL - PRINTED SIMULATED WOOD GRAIN
COLOUR: DARK CHERRY

LEVEL 1 PLAN

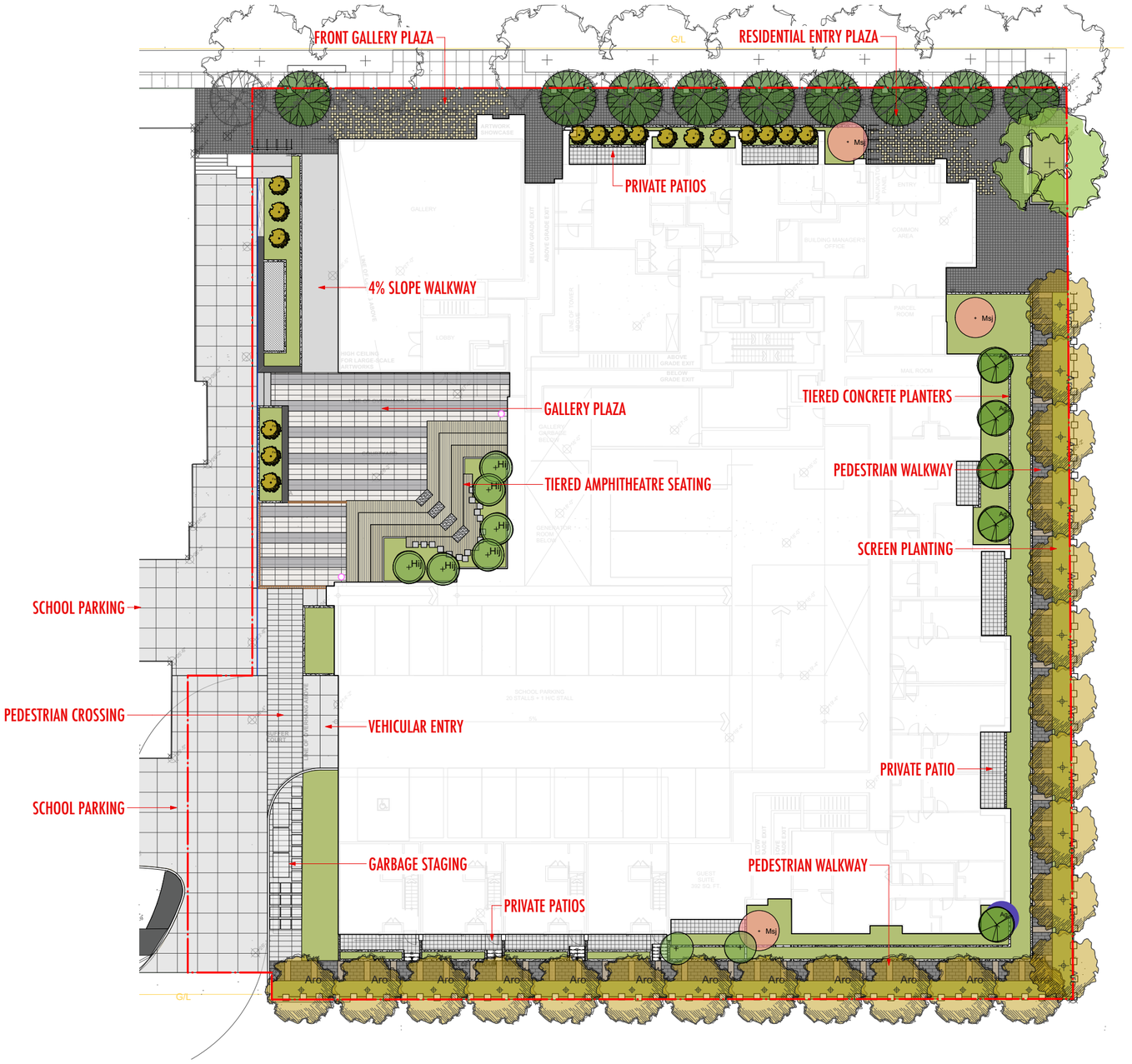




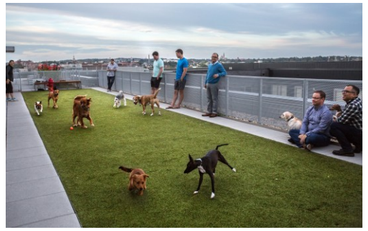







FRONT GALLERY PLAZA
RESIDENTIAL ENTRY PLAZA
PRIVATE PATIOS
4% SLOPE WALKWAY
GALLERY PLAZA
TIERED CONCRETE PLANTERS
TIERED AMPHITHEATRE SEATING
PEDESTRIAN WALKWAY
SCREEN PLANTING
SCHOOL PARKING
PEDESTRIAN CROSSING
VEHICULAR ENTRY
PRIVATE PATIO
SCHOOL PARKING
GARBAGE STAGING
PEDESTRIAN WALKWAY
PRIVATE PATIOS
G/L
G/L
0
5
10
15 m

LEVEL 2 PLAN











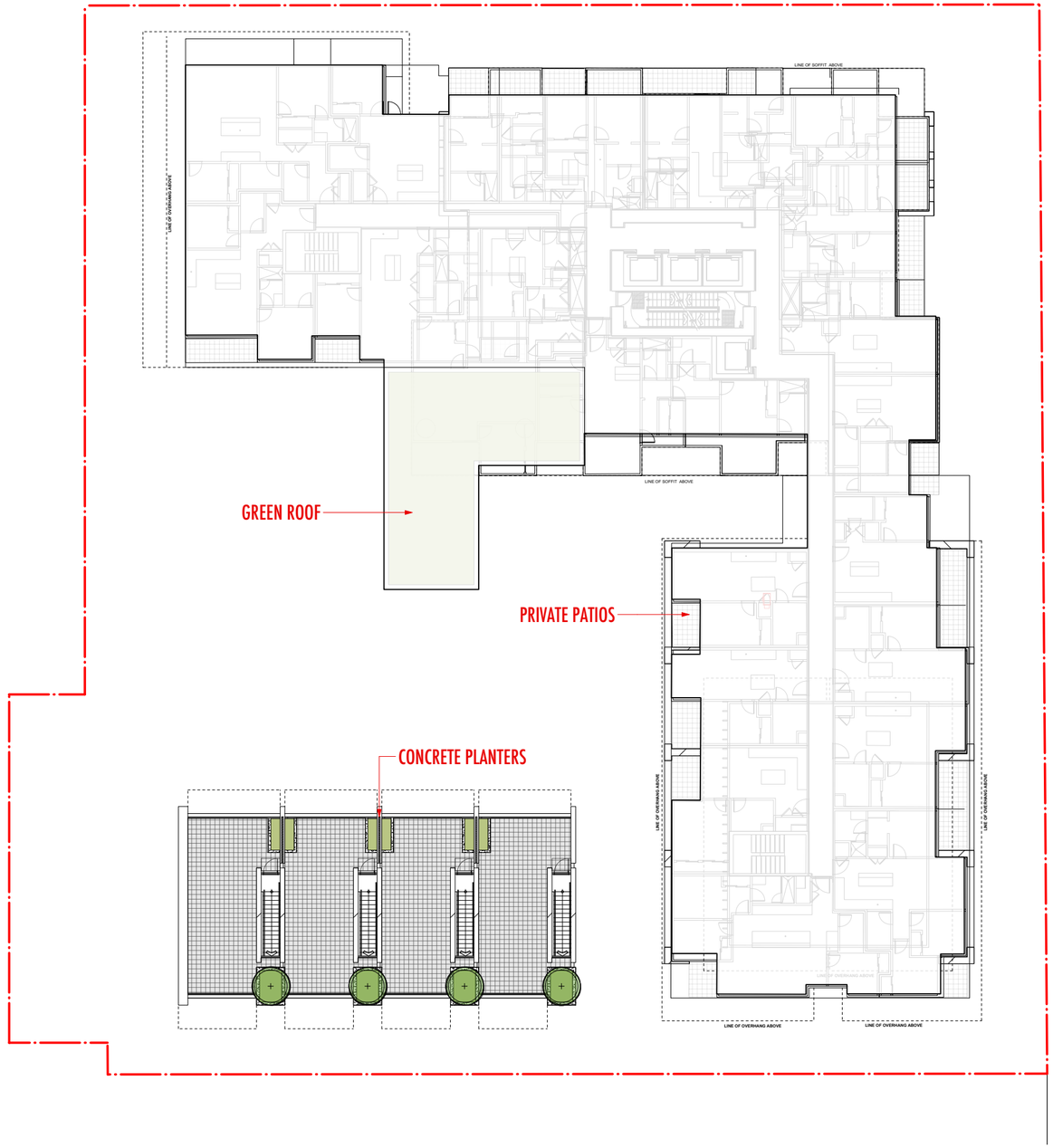

EXISTING SCHOOL BUILDING
ADJACENT EXISTING BUILDING
ARTWORK SHOWCASE
GALLERY
1982 SQ. FT.
OPEN TO BELOW
LOBBY
GYM
2632 SQ. FT.
COURTYARD BELOW
COMMUNITY GARDEN
FLEX FITNESS SPACE
FLEX PATIO SPACE
OVERLOOK AREA
PRIVATE PATIOS
SLAB PAVER WALKWAY
DOG-RUN
TIMBER SEAT WALLS
OVERLOOK AREA
LINE OF OVERHANG ABOVE
LINE OF SOFFIT ABOVE
0
5
10
15 m

LEVEL 3-5 PLAN









0 5 10 15 m

LEVEL 6 PLAN







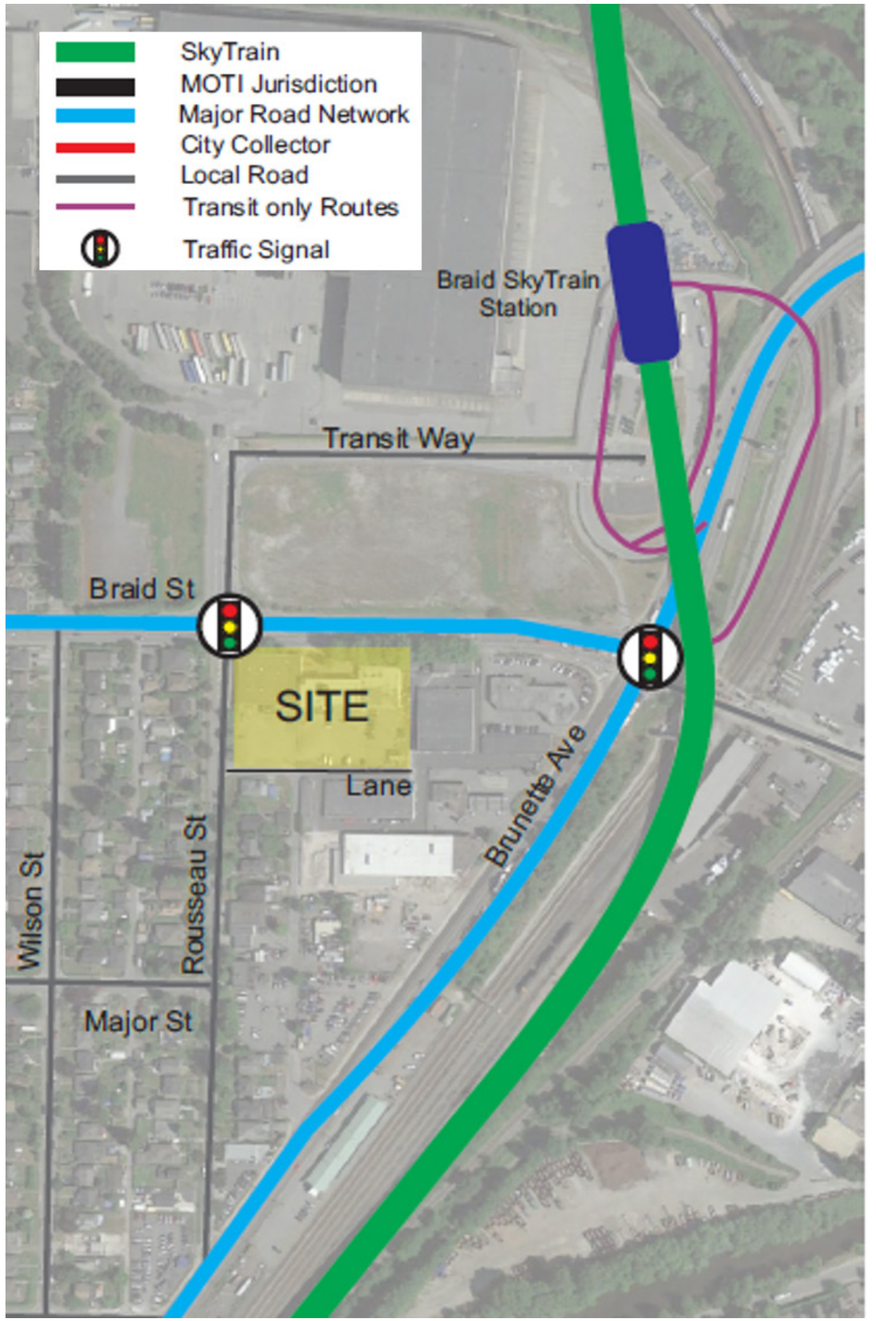




G/L
G/L
EXISTING SCHOOL BUILDING
GREEN ROOF
PLAY AREA
OUTDOOR DINING
GREEN ROOF
OVERLOOK AREA
G/L
ADJACENT EXISTING BUILDING
0
5
10
15 m

TRANSPORTATION ASSESSMENT OF 100 BRAID STREET

- **Where we are now**
  - Draft Transportation Study
  - Preliminary TDM & Parking Variance
- **What we've heard so far**
  - Concerns with parking & traffic in the neighbourhood
- **Key Outcomes from the draft Transportation Study**



WHERE WE ARE NOW:
DRAFT TRANSPORTATION STUDY

- **Existing Conditions & Context**
  - Road Network, Transit Service, Data Collection, Land Use & Policy
  - Coordination with Urban Academy
- **Future Conditions**
  - New Trips generated by the development
  - Establish a horizon year & align expected trip growth rates
  - Assess the impacts to the network for future scenario
  - Identify mitigation measures, where necessary
- **Site Plan Review**
  - Site Access, overall circulation, travel patterns
  - Sustainable Transportation review
  - Parking & Loading needs
  - Draft TDM Plan



WHAT WE'VE HEARD SO FAR

- **Issues with vehicle parking in the Sapperton neighbourhood**
  - This proposed development will accommodate all parking and loading needs on site

- **Concerns with increased vehicle traffic and the impact on the**
  - Detailed analysis to support the review of traffic impacts with the City
  - Quick access for vehicles to the major road network
  - Short walking distance to Braid SkyTrain Station (< 5 mins)

- **Need for coordination with the Urban Academy**
  - All transportation study work has been completed by Bunt and carefully integrated between the two projects

DRAFT TRANSPORTATION STUDY: KEY OUTCOMES

- This residential rental tower proposal is expected to generate:
  - 130 two-way new trips in the morning peak hour
  - 153 two-way trips in the afternoon peak hour

- The site is proposing an 18% reduction in vehicle parking spaces (94 spaces)
  - an average rate of 0.81 parking spaces per unit

- A Transportation Demand Management (TDM) Plan is being finalized to support the parking reduction and encourage less travel by automobile. This is expected to include:
  - Improved access to bike storage areas with maintenance facilities and wash stations
  - Expanded car-share services for the community
  - Transportation marketing services and real-time information boards to encourage use of sustainable travel modes



CLIMATE EMERGENCY PLAN

- The City of New Westminster has introduced **7 Bold Steps** as part of their Climate Emergency Response. This project is participating in that effort by:
  - Supporting a **Car Light Community** by locating density next to rapid transit and promoting sustainable forms of transportation
  - Incorporating electric vehicle charging infrastructure to enable **Pollution Free Vehicles**, including electric bicycles
  - Providing **Quality People-Centred Public Realm**, with improved sidewalks and public spaces for new and existing residents

- 423 new homes at 100 Braid Street represents the first of many positive steps toward the evolution of the Sapperton neighbourhood.
  - A thoughtful approach to growth, while minimizing the carbon footprint.

THANK YOU



eta landscape architecture

CHRIS DIKEAKOS ARCHITECTS INC.

WESGROUP