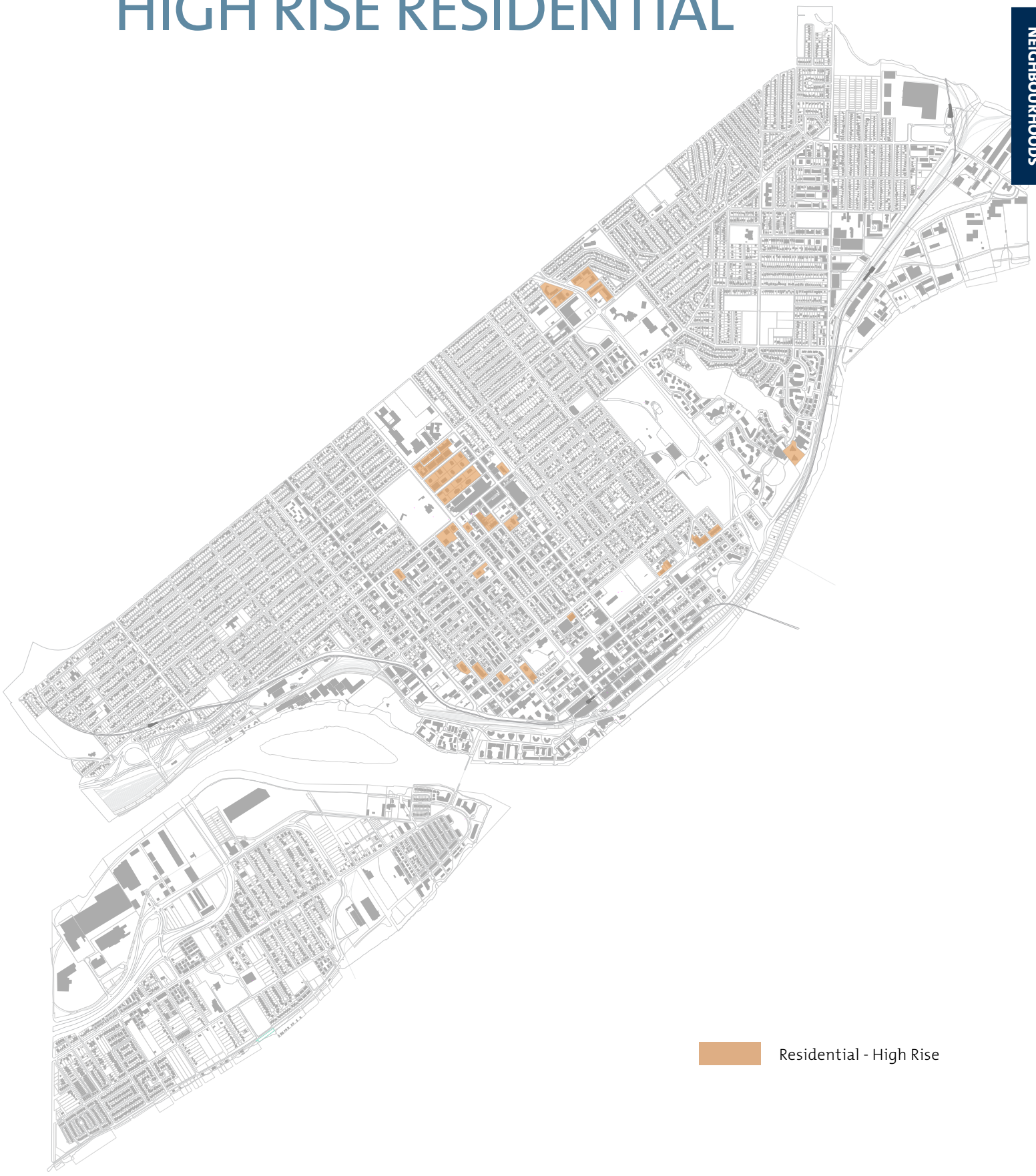
1.5 HIGH RISE RESIDENTIAL



1.5 HIGH RISE RESIDENTIAL
INTRODUCTION

INTRODUCTION

The High Rise Residential area, identified as Development Permit Area 1.5 [See Map 1.5], is designated in order to provide an opportunity for well-designed high rises within residential neighbourhoods.

High Rise Residential forms are an important component of New Westminster's housing stock. These buildings are typically clustered around mixed-use nodes that provide amenities and services for the residents that live in the area. The other high rises in this area are often located in walking distance to a variety of community, service and commercial amenities.

This area will continue to include high rise residential towers, but may also include townhouses, rowhouses, stacked townhouses and low rise apartments. The Development Permit Area encourages new buildings to be designed so they are well integrated with surrounding lower density development. New buildings would also be expected to enhance the public realm by including ground oriented housing units in the base of the building. Towers should be well-placed on the site relative to the surrounding context and relative to any neighbouring towers.

This area is designated as a Development Permit Area with the following purposes:

- establishment of objectives for the form and character of multi-family residential development,
- protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule), and
- establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule).

Applications to develop properties located within this Development Permit Area for commercial uses, in accordance with existing commercial zoning, must instead comply with the guidelines included in the Eighth Avenue and McBride Boulevard Mixed Use Nodes Development Permit Area.

When appropriate, this area will also include small scale commercial, such as a corner store. Applications to develop properties located within this Development Permit Area that will include small scale commercial, should consider the relevant guidelines included in the Commercial Corridor or Mixed Use Nodes Development Permit Areas.



Ground floor units along the streets and walkways create a more animated pedestrian realm, Source: MCMP Architects

1.5 HIGH RISE RESIDENTIAL
INTRODUCTION

OPPORTUNITIES

With many of the high rise residential buildings offset from the street, as well as an overwhelming amount of valuable at-grade space designated for parking, these developments of scattered, free-standing towers lack the scale and mix of uses that typically serve to animate the public realm. The vision for this housing form is thus to create a more vibrant streetscape by establishing a more defined street edge and providing ground oriented residential units at grade.

Uptown is an attractive area because of the variety of services and amenities available within a relatively close proximity. New developments should aim to provide a range of unit types to serve the diverse inhabitants of the neighbourhood, including seniors and young families. High rise residential buildings in Uptown should acknowledge the context and be sited appropriately to ensure the scale and placement of new buildings do not overwhelm neighbouring properties. Where new developments are adjacent to low rise buildings, walk-up townhouses would form an appropriate transition between the low rise and high rise forms.

Eighth Avenue and McBride Boulevard has the opportunity to become an important mixed use node within the city. Increasing the number and range of residential units located in close proximity to this node will enhance the livability and vibrancy of the area. New development should be mindful of ensuring the affordable housing balance of the city is maintained, as well as creating a friendly and walkable environment for pedestrians that connects new buildings to nearby services and amenities.

HOUSING

The City of New Westminster is committed to the development and maintenance of safe, affordable housing through policies, plans and programs. A variety of ground oriented housing forms, tenures and unit sizes, and affordable housing for different ages, incomes, family types and abilities is encouraged to support diverse, intergenerational neighbourhoods.

1.5 HIGH RISE RESIDENTIAL
INTRODUCTION

GENERAL PRINCIPLES

Development in High Rise Residential areas provides an opportunity for urban living that is well connected, walkable and well served by many amenities. These areas provide a critically important density and range of housing types which create active and inclusive neighbourhoods.

1. CREATE NEIGHBOURHOOD CONNECTIONS

Creating a well-connected neighbourhood enhances quality of life by promoting walkability, increasing access to amenities and prioritizing pedestrian and bike connections. Considerations for urban mobility and connectivity need to be considered as a complementary set – walkability, cycling, public transit and vehicular and servicing movement are all important in planning a cohesive, functional and livable community. Private developments can enhance community connectivity by ensuring a fine-grained pedestrian experience and thoughtful design of attractive buildings and landscape interfaces along street frontages, side streets, laneways and greenways.

2. ESTABLISH WELL-DEFINED STREETS

Street definition creates the feeling of an outdoor room and is an important element in creating an urban environment that is comfortable for pedestrians. Buildings should be designed to frame streets and open spaces at an appropriate scale. Creating an appropriate setback for residential units at grade that provides some privacy, but maintains the street edge is important, along with stepping taller masses back to create a consistent street wall.

3. DESIGN APPROPRIATELY SCALED BUILDINGS

Designing buildings with appropriate height and massing will ensure that buildings fit with future surrounding land uses, provide appropriate transitions to adjacent developments, and create a livable environment for neighbourhood residents. Massing strategies can be employed to lessen the visual impact of larger buildings, respond to topography and avoid overshadowing of public and private outdoor spaces. Buildings should be designed with context in mind and create sensitive transitions to neighbouring developments, whether it be commercial spaces, public spaces, single detached dwellings or multi-unit residential buildings.

4. ACTIVATE BUILDING FRONTAGES

Creating an active frontage at grade enhances public safety and creates a lively streetscape. Buildings should have at grade, family friendly, residential units with entries along public right-of-ways and with private outdoor spaces for residents.

5. INTEGRATE SUSTAINABLE STRATEGIES

New development should aim to support a broad range of sustainability goals related to energy, water, waste, materials and ecology. Landscaping that features native plants, bioswales, greenroofs, pocket parks and private outdoor spaces can all be employed to enhance biodiversity as well as mitigate stormwater runoff. Designing buildings with passive solar strategies (orientation, shading, appropriate glazing and insulation types) and efficient mechanical systems are all ways to reduce energy demand. When possible, a green buildings rating system (LEED, PassiveHouse, etc) should be used to guide sustainable building development.

6. ENHANCE PUBLIC REALM

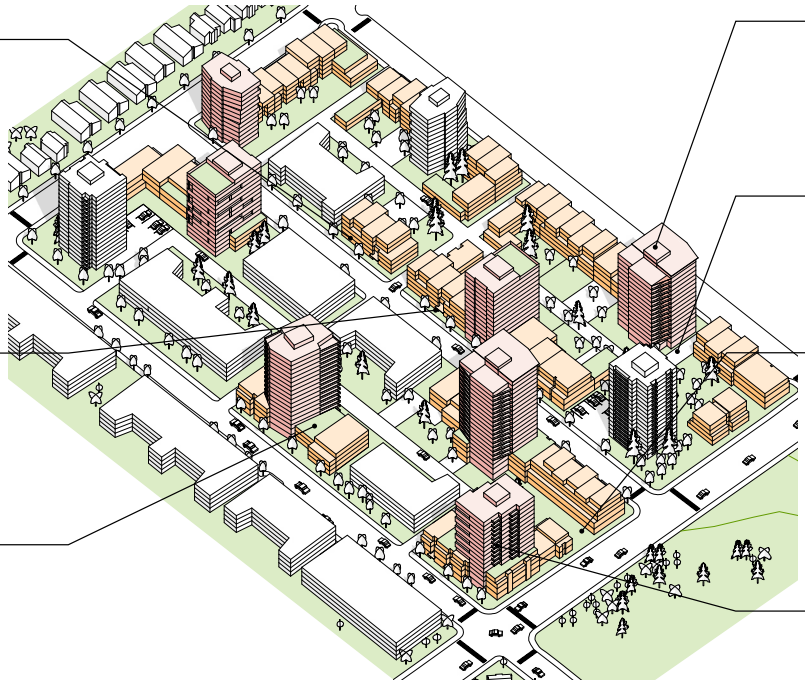
A successful neighbourhood is built around a strong public realm, providing places to walk, sit and interact. Private development should enhance the public realm of the neighbourhood to create a vibrant and comfortable space for residents and visitors. Street trees, landscaping, street furniture, weather protection, lighting features and public art are all important public realm components that can be integrated into new development.

7. PROMOTE SAFETY + SECURITY

A well-designed building can create a sense of safety and comfort for both building users and the public. Through following the principles of Crime Prevention Through Environmental Design (CPTED), buildings can employ passive strategies that encourage casual surveillance of public spaces, clearly delineate public and private spaces, and ensure accessible and well defined pedestrian and vehicular entrances.

1.5 HIGH RISE RESIDENTIAL

INTRODUCTION



2. Create an appropriately scaled street wall with setbacks at the upper floors to establish a consistent street wall

3. Locate taller forms to provide adequate tower spacing and minimize shadowing of public spaces or adjacent buildings.

1. Create internal connections through larger blocks to increase connectivity.

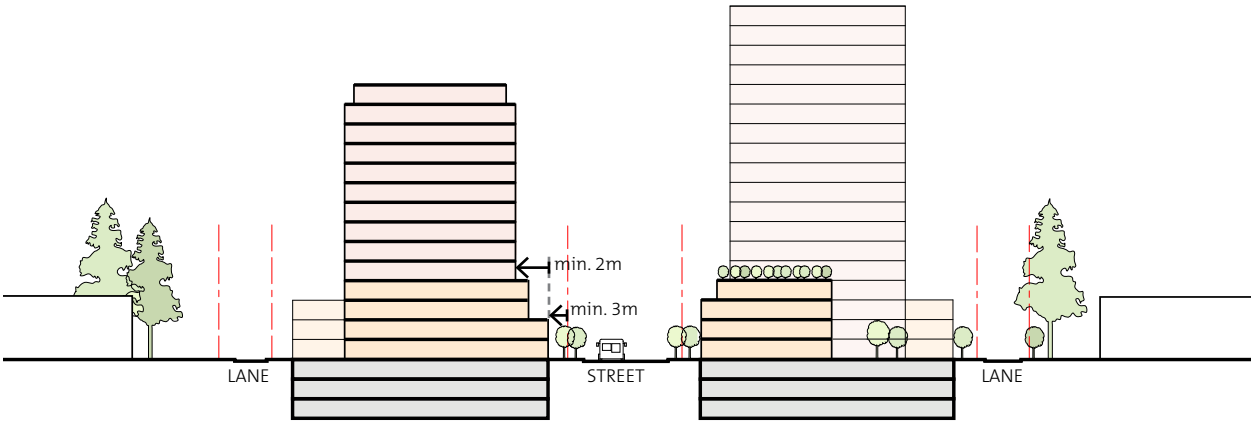
4. Provide ground oriented entrances and private outdoor spaces for residential units along public R.O.W.s

6. Provide opportunities for large and small scale public realm enhancements, ranging from seating, landscaping and public art to pocket parks, plazas and other places for interaction.

5. Create opportunities for habitat and biodiversity enhancement by integrating landscaped areas that include natural plants (green roofs, courtyards, private outdoor spaces, pocket parks, etc)

7. Orient windows, balconies and entrances to create casual "eyes on the street" surveillance of public and semi-public spaces.

High Rise Residential Axonometric



Typical Section-High Rise Residential

1.5 HIGH RISE RESIDENTIAL
NEIGHBOURHOOD INTERFACE



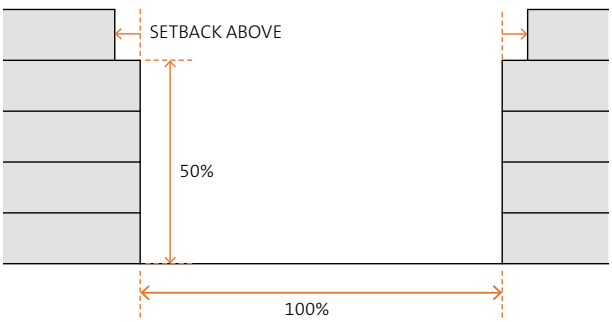
Towers should respond to the existing context building heights, Source: Ashley Smith

1.5.1 SITING

Intent: Building siting must respond to the existing context and create a comfortable pedestrian scale and sensitive neighbourhood interface.

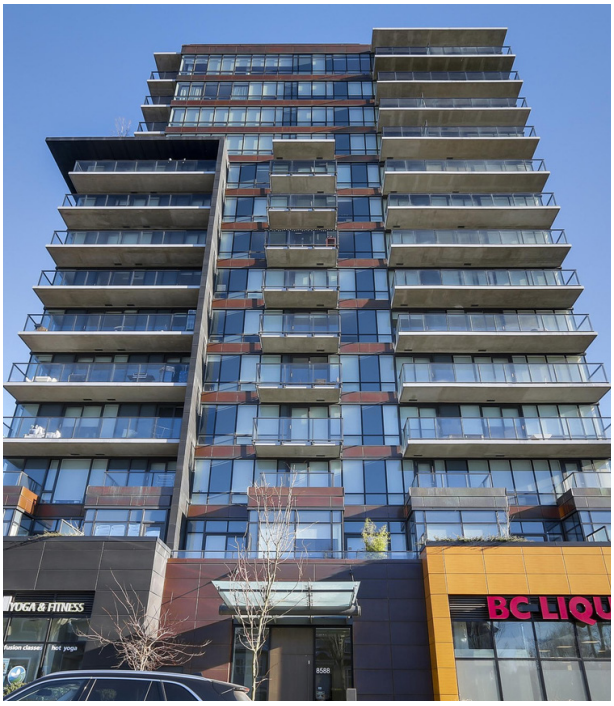
- New buildings and residential units within should be designed to front all streets/greenways immediately adjacent to or within the development.
- Buildings should be designed to respond to specific site conditions and opportunities, including: prominent intersections, corner lots, unique block structures, absence of laneways, steep topography, natural features, prominent open spaces and views.
- New developments should incorporate a street wall that complements the scale of adjacent buildings and is appropriate to the street width (i.e. street wall height should be 50% – 30% of the street R.O.W. width). Floors above this ratio height should be set back a minimum of 3m (9'10").
- Towers should maintain a minimum distance of 27.4m (90') between and be shaped to minimize overlook and overshadowing. New projects must demonstrate how it accounts for future redevelopment opportunities on adjacent sites by providing appropriate setbacks and building siting.
- Towers should be located and oriented strategically to minimize impact on the privacy of neighbouring building units.
- Towers should be set back from the street wall, but be located so the lobby of the tower creates relief in the massing and engages the street.
- Building heights should be designed to respect adjacent developments and avoid overshadowing by transitioning in height. Buildings should be designed with the context in mind to create a cohesive and harmonious streetscape.

Development within 10m of the SkyTrain guideway and within 25m of a SkyTrain station should follow TransLink's Adjacent and Integrated Development (AID) project consent process.

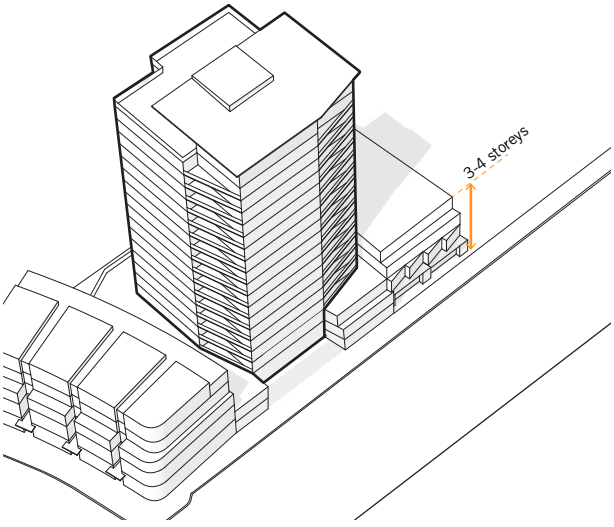


Building height to R.O.W. example of 50%

1.5 HIGH RISE RESIDENTIAL
NEIGHBOURHOOD INTERFACE



The bulk of a tower can be visually reduced by articulating along the façade, Source: Henriquez Partners



Podium height should be three-four storeys

1.5.2 CHARACTER

Intent: New buildings and developments must be designed in a cohesive manner that enhances the qualities and character of the neighbourhood in which they are situated.

- Buildings should be designed to fit harmoniously with the existing context by creating a consistent visual rhythm along the streetscape.
- All buildings within a development should be designed with diversity to ensure a varied streetscape but create some cohesion by aligning window sills, cornices, and floor-to-floor spacing along the street block. Variety in massing, details, and/or material should be considered to avoid a monotonous appearance and reinforce individual building identity.
- Public realm elements (lighting, landscaping, etc) should add to the neighbourhood's public realm and provide comfortable spaces for pedestrians.
- Public art should be integrated to enhance the public realm and create pedestrian scale landmarks within the neighbourhood to mark important gateways, areas or buildings of heritage significance, pocket parks, etc.

1.5.3 MASSING + SETBACKS

Intent: Building massing and setbacks must respond to the existing context and create a comfortable pedestrian scale and sensitive neighbourhood interface.

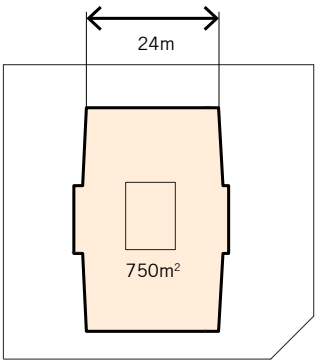
- Larger building masses should be visually broken down using recesses, shifts in the massing and/or other methods of articulation to lessen visual impact on the pedestrian realm and create variation along the street.
- Residential buildings should be set back from the front property line on the ground floor by a minimum of 3.0m (9'10") and a maximum of 4.0m (13'2") to provide private space for at-grade residential units.
- Ground-floor units should be elevated slightly to create privacy and a transition zone from the street. For these units, ensure an alternate access point that is accessible by wheelchair (as required by the B.C. Building Code)

1.5 HIGH RISE RESIDENTIAL
NEIGHBOURHOOD INTERFACE

- Point towers that have appropriate proportions, coupled with an articulated well-scaled podium are ideal. Free standing towers with no base should be avoided.
- Podiums should generally be between three and four storeys and should set back massing on the fourth storey and higher by 3m (9'10") on all sides.
- Side yard setbacks should provide a sensitive interface with adjacent properties to minimize overlook.
- Rear lot setbacks are intended to provide privacy and open space for residents and reduce overlook. The setbacks are dependent on housing form, building density, use on the adjacent lot and the presence of a lane.
- Where possible, a minimum 3.0m (9'10") setback should be provided along laneways. If no laneway exists at the rear of the lot, provide a minimum 7.5m (24'7") setback from the property line.
- Towers should have a maximum floor plate area of 750m² (8,073 sq ft) per floor. If possible, limit tower width to 24m (78'9").
- Towers should vary in heights to create transition to lower scale buildings, maximize daylighting, reduce issues with wind and maintain views. A minimum variation of five storeys is generally required in order to be perceived at street level.
- Towers or taller masses should be set back from the street wall a minimum of 2.0m (6'7").



Tower podiums help to address the street interface and animate the public realm, Source: Ramsay Worden Architects



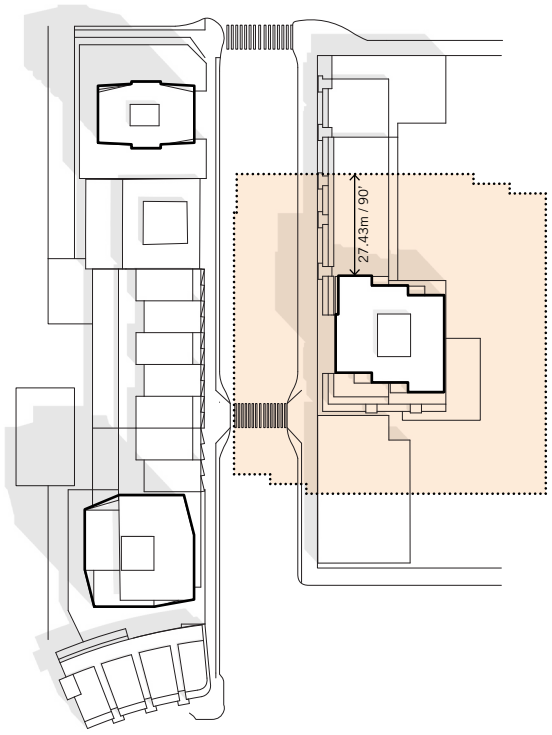
Limit the tower floor plate area to 750 m²

1.5 HIGH RISE RESIDENTIAL
NEIGHBOURHOOD INTERFACE

1.5.4 VIEWS + SHADOWS

Intent: Buildings must be designed to reduce shadowing impact on adjacent properties and public spaces and maintain important views in the community.

- Entrances, residential unit glazing and balconies should be positioned to ensure casual overlook of public spaces and streets to enhance "eyes on the street"
- Buildings should address the urban context in which they are situated by:
  - Avoiding overshadowing existing buildings, private open spaces and public spaces,
  - Minimizing impact on neighbouring single detached dwellings and other ground oriented housing forms,
  - Orienting windows and entrances to primary and secondary street frontages to provide overlook,
  - Designing with solar orientation, daylighting and passive ventilation in mind.
- The siting, form, and scale of buildings should mitigate blockage of significant views and solar access from existing or anticipated development, and that shadowing impacts on adjacent residential buildings and usable open spaces are minimized.
- Towers should be diagonally aligned to each other in order to maximize sunlight exposure and avoid directly facing units. Towers should also vary in orientation in order to maintain sky views, ensure privacy, and maximize daylighting.



Aligning towers diagonally ensures maximum sunlight, views, and privacy for each unit

1.5.5 VENTILATION

Intent: Buildings must be designed to maximize natural light and ventilation for all residential units while considering any microclimates which may impact the building.

- Massing of buildings should promote as many units as possible having exterior walls with windows on two sides.
- Internal units should be configured using a wide window-wall to shallow room depth ratio that ensures ample daylight penetrates to the rear of the unit.
- Buildings should be organized internally so that wherever possible, primary living spaces (living room, kitchen, family room) have exterior walls with windows on two sides to encourage natural ventilation and daylighting.
- Use stack vents and light wells to provide additional light and ventilation to primary and secondary living spaces, when appropriate.
- Ventilation for underground parking and garbage/ recycling rooms should not vent onto public sidewalks or adjacent to residential units.

1.5 HIGH RISE RESIDENTIAL
BUILDING DESIGN



Residential tower entrance lobby, Source: corporatestays.com

1.5.6 ENTRANCES

Intent: Building entrances must be located and designed to provide ground floor units that contribute to safe and lively urban environments.

- Residential buildings should activate public R.O.Ws by incorporating ground floor units with individual primary entrances.
- Residential entries should be clearly visible and identifiable from the fronting public street and sidewalk. This can be achieved through articulating the building massing and framing entrances with secondary roof elements.
- When possible, apartment lobbies should have multiple access points to increase connectivity and building access. When multiple entries are created, ensure the primary entry is clearly identifiable from the street.
- Ground floor units should be elevated slightly to create privacy and a transition zone from the street.
- Residential lobby entrances should be distinguished from those of ground floor residential units. Incorporate architectural and landscape features to create thresholds and gateways to further enhance a sense of arrival to the building and differentiate the public and private realm along the streetscape.
- The transition zone between private entrances/ outdoor living spaces and the public realm should be activated with stoops, stairs, private yards and porches.

1.5.7 FAÇADES

Intent: Building façades must have appropriate levels of transparency and have a direct interface with public streets, pathways and open spaces.

- Individual units should be differentiated with minor façade articulation, changes in color, and/or materials.
- The mass of the building should be visually reduced using vertical and horizontal articulation on the façade such as changing planes and stepping terraces. Avoid thick continuous floor plates and wrap-around balconies.

1.5 HIGH RISE RESIDENTIAL
BUILDING DESIGN



Colour accents can be used to unify the design and complement the overall palette, Source: Acton Ostry Architects



Ground floor residential entries and windows fronting a public sidewalk, Source: Ashley Smith

1.5.8 MATERIALS

Intent: All buildings within a development must use a cohesive material and colour palette that complements the character of the surrounding neighbourhood.

- High quality materials should be used to enhance the quality and character of the neighbourhood. Metal panel, wood and brick are preferred cladding materials, while composite or cementitious panels, stone and painted concrete are also permitted.
- Colours should be muted but fit within the surrounding neighbourhood character. Accent colours may be bold but should be harmonious with the main colour and material palette to unify the design and to highlight architectural details (e.g. soffits, window and door trim, railings).
- Matte finishes or finishes with a low level of reflectivity should be used. The use of reflective materials (e.g. mirrored glass, polished stone) should be avoided.

1.5.9 WINDOWS

Intent: Windows must be placed to encourage "eyes-on-the-street" while being mindful of strategies for reducing solar gain.

- Windows should be located to maximize connections with the public realm.
- Transparency at grade should be achieved by utilizing clear glass – tinted, reflective and opaque glass should be avoided.
- Exterior shading devices such as: fins, louvres and strategic overhangs should be used when possible to create shade from the summer sun while providing solar access in the winter months. These shading devices should be used primarily on south-facing façades but may also be utilized on west or east façades.

1.5 HIGH RISE RESIDENTIAL
BUILDING DESIGN



Residential balconies with a strong visual connection to the facing street, Source: yaletownhomes.ca

1.5.10 BALCONIES

Intent: Balconies must be designed to enhance the layout of internal units, avoid overlook into adjacent units or buildings and provide visual connections to the surrounding public realm.

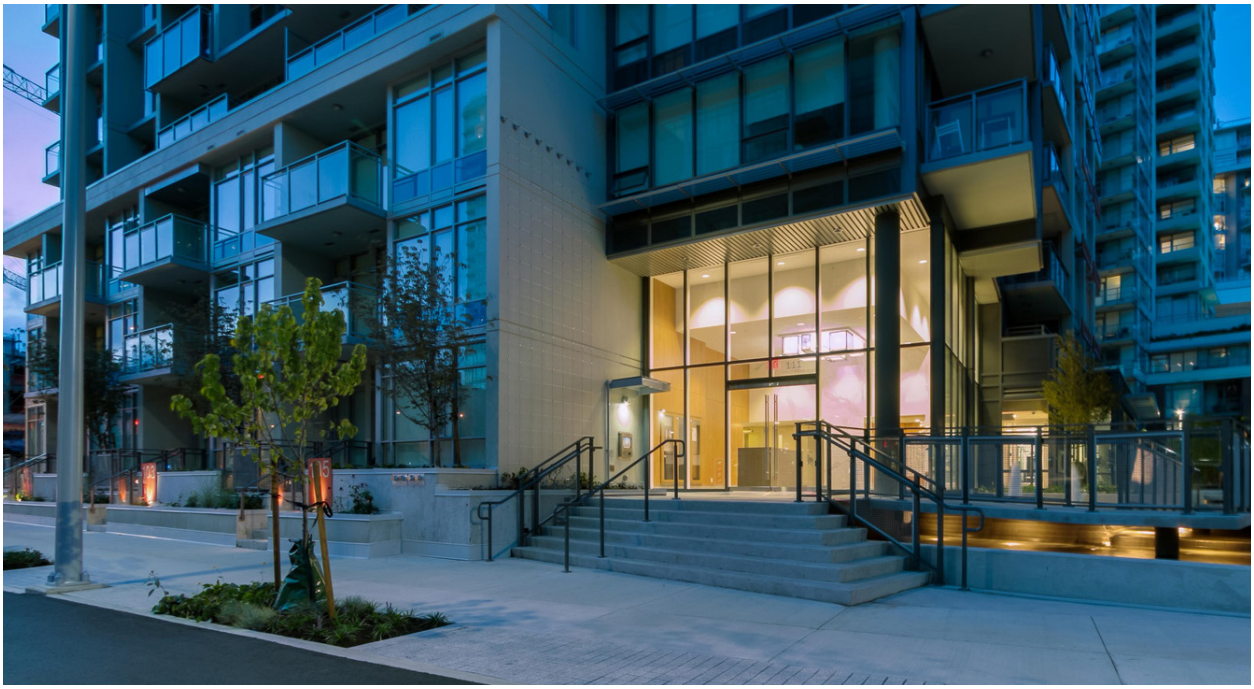
- A strong relationship should be created between the private and public realm by locating balconies and patios facing onto semi-private or public outdoor spaces.
- Patios and balconies should have direct connections to primary indoor living spaces wherever possible.
- Balconies should be integrated into the building mass or located below other balconies in order to have adequate weather protection.
- Railings and structure for balconies should enhance transparency and use minimal structure as not to obstruct views. The use of more opaque railing components (fritted or coloured glass, screening elements etc.) may be considered if privacy from neighbouring properties is an issue.
- Wrap-around balconies should be avoided whenever possible as they add to the visual bulk of the tower.

1.5.11 ROOFS

Intent: Roofs must be designed to fit with the architectural style of the building and maintain a clean appearance.

- Architectural elements and massing strategies should be used to screen mechanical and service equipment so it appears to be integrated with the overall expression.
- The surface of roofs should be finished with a material that is attractive and easy to maintain.
- Roofing materials and colours with a high albedo (e.g. materials that reflect heat energy from the sun) should be used to reduce the absorption of heat into the building and reduce the urban heat island effect.
- Landscaped roofs should be provided to manage runoff, add visual appeal, improve energy efficiency and reduce heat island effects, and provide amenity value.

1.5 HIGH RISE RESIDENTIAL
BUILDING DESIGN



Residential buildings should be well lit at night, Source: Residencity

1.5.12 WEATHER PROTECTION

Intent: Given the local climate of prolonged rainy periods, landscaping and well-designed and appropriately scaled architectural elements must be used to provide shelter from precipitation, wind and direct sun.

- Weather protection should be provided over all residential entries, including those for main lobbies and individual units accessible at grade. This may take the form of overhangs, recesses, awnings, or canopies.
- Weather protection elements should fit with the architectural style of the development and use high quality materials such as glass, metal or similar materials to give a cohesive expression within the façade.
- Maintenance associated with elements for weather protection elements (i.e. avoid algae film or leaf build up on glass canopies, etc.) should be considered.
- The design of canopies should take water drainage into consideration (i.e. avoid water spillage between the building and canopy, particularly in pedestrian zones).

1.5.13 LIGHTING

Intent: New developments and the spaces around them must be well lit with energy efficient lighting elements that are well integrated into the design.

- All public and semi-private sidewalks and open spaces should be equipped with pedestrian scale lighting. Private residential entries at grade should also be provided with sufficient exterior lighting.
- Lighting fixtures should be unobtrusive and integrated into the design in a way that is consistent with the architecture of the building and its surrounding context.
- Minimize energy used in exterior lighting by considering energy efficient lighting (e.g. LED, solar-powered) and timers, motion or photo-activated lighting for all exterior areas, including walkways and driveways and for security lighting.

1.5 HIGH RISE RESIDENTIAL
OPEN SPACE + LANDSCAPING

1.5.14 TREES + LANDSCAPING

Intent: New developments must integrate landscaping elements including trees, shrubs and ground cover to enhance public realm, improve air quality, absorb storm water and add to the city's tree canopy.

- Selection and placement of trees and other plant materials need to be carefully considered within the city and neighbourhood context, as well as within microclimate conditions created by surrounding existing and planned buildings.
- Each development should use the BC Society of Landscape Architects' and BC Landscape and Nursery Association's "BC Landscape Standard Guidelines (Latest Edition)" in specifying, selection, site preparation, installation and maintenance of all trees and other plant materials.
- Wherever possible, retain and protect trees, vegetation, natural slopes and native soils and integrate these features into the overall landscape design.
- All new developments should integrate trees into their landscape plan. Distribute trees and landscaping throughout the site to soften and screen public/private boundaries, reinforce circulation routes, create pleasant pedestrian conditions and/or maximize shade and/or stormwater benefits.
- Landscaping between pedestrian pathways and loading areas, as well as between buildings and neighbouring properties and public roadways is encouraged.
- Deciduous trees should be located on the south and west sides of buildings to provide shade and minimize unwanted heat gain during summer and provide solar access and passive solar gain during winter.
- Communal gardens and private balcony or roof gardens are encouraged to provide residents with space to grow food and interact with each other. Edible decorative landscaping is also encouraged.
- New developments should manage rainwater on site in a way that improves quality, diverts volume from conventional catch basins and meets the targets set by the City's Integrated Stormwater Management Plan. Rainwater on-site should be managed with designs that encourage infiltration, evapotranspiration and water re-use, including the creation of bio-retention areas, such as swales, rain-gardens, vegetated islands and overflow ponds.

INTEGRATED STORMWATER MANAGEMENT PLAN

The City's Integrated Stormwater Management Plan (ISMP) outlines & guides the planning of stormwater management initiatives for the City. The long term initiative of the Plan is to minimize runoff volume and to reduce the risks and consequences of pollutants in stormwater runoff entering the Fraser and Brunette rivers. The ISMP includes a set of runoff reduction and water quality targets. The ISMP also includes a Best Management Practice Toolkit that provides guidelines for a range of common tools that infiltrate, treat or detain stormwater. New development will be required to use one or more of these tools in order to meet the ISMP targets.

URBAN FOREST MANAGEMENT PLAN

In recognition of the urban forest as a valued public resource at risk of decline, the City developed a city-wide Urban Forest Strategy that aims to shift the focus from individual trees in the city, to the protection and enhancement of the city's entire urban forest system.

The Strategy identifies a comprehensive set of 40 actions to reverse the current trend and increase the tree canopy cover from 18% to a target of 27% over the next 20 years. In order to achieve this, new development proposals must consider the Urban Forest Management Strategy and comply with the Tree Protection and Regulation Bylaw.

1.5 HIGH RISE RESIDENTIAL
OPEN SPACE + LANDSCAPING



Semi-private outdoor common space in a complex of residential buildings, Source: residencity.com

1.5.15 OPEN SPACE + TRAILS

Intent: Developments must integrate semi-private and private open space to improve quality of life for building residents, as well as enhance biodiversity and the overall quality of the neighbourhood.

- Balconies for above grade units and patios for ground oriented units should be provided.
- Semi-private outdoor common space for use by all residents should be provided. Orient private patios and entries around the semi-private common space to facilitate neighbourly interactions and provide overlook for children as they play.
- Roofs should be designed to provide usable outdoor space for building residents.
- Where units front onto public streets and/or city trails or greenways, the private outdoor space should be used to create a clear transition between public and private space. Design this area to be spatially well-defined and visible from the street or walkway (e.g. elevate slightly, enclose with low hedges or an open-railing fence).
- Outdoor common spaces should be designed to be programmable for inter-generational activities and uses. This might include benches or tables, a playground suitable for a variety of ages that is visible from residential units, landscaping and/or shared patio spaces.
- Each development adjacent to any trail or greenway, as identified on the Parks, Trails and Greenway Streets Map should design buildings to interface with the walkway and provide appropriate setbacks and transitions to ensure a comfortable public realm.
- High quality, interesting, and durable outdoor spaces that are easily accessible should be provided. Coordinate the design of all elements including lighting, paving, outdoor furniture, and garbage receptacles. The design of the common space should be integrated with the site and building.

1.5 HIGH RISE RESIDENTIAL
OPEN SPACE + LANDSCAPING

1.5.16 FURNITURE + AMENITIES

Intent: New developments must aim to provide a range of amenities to enhance semi-public and semi-private spaces in and around the building.

- Seating is an essential component of a functional and inviting open space that allows places for pause, rest and relaxation. Seating options should allow for a variety of configurations (i.e. group seating vs. individual seating), options which take advantage of both sun and shade, as well opportunities for both fixed and movable furniture.
- Benches should be provided near pick up and drop off areas, and along extended pedestrian routes. Multi-functional elements may also be used to provide seating, such as steps, raised planters or retaining walls and grassy landforms.
- Opportunities for children to experience cognitive and imaginative play as well as active play should be provided. Playscapes should encourage a range of activities and uses for children of all ages, as well as provide a balance between natural and built elements. These spaces should be strategically located to encourage casual supervision from adjacent residential units.
- Amenities should be designed and located to ensure that open spaces are not cluttered and pedestrian circulation is unobstructed.
- Amenities should be of a high quality and made of durable materials to minimize maintenance.
- Amenities should be provided for pets, in particular places for dog exercise and relief. Consider dogs when designing turf areas (grass sod can be trampled by frequent dog use) and drainage (granular material in planters can help).



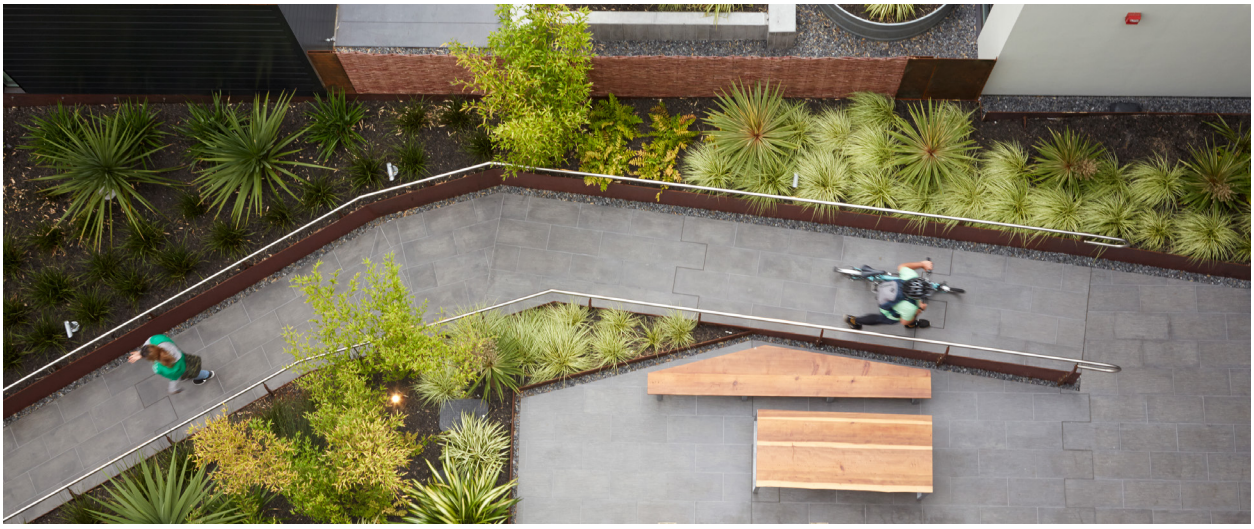
A range of features including seating, landscaping, and pedestrian routes help to enhance the quality of public spaces, Source: Hapa Collaborative

PUBLIC ART POLICY

The City of New Westminster has a Public Art Policy which lays out the foundation for creating a dynamic and engaging Public Art Program. The Policy aims to create a distinctive visual expression in the urban landscape and the public realm. The specific goals are to increase foot traffic on the street, animate New Westminster's historic downtown and draw attention to New Westminster as a vital municipality which promotes arts, culture and tourism.

New development may have the opportunity to provide art in the public realm as means to animate and focus attention into a space, allow the public to interpret the meaning of space, or as a way to transform functional elements, such as benches and utility boxes, into decorative elements.

1.5 HIGH RISE RESIDENTIAL
ACCESS + PARKING



On site circulation with durable materials and simple circulation, Source: Bruce Damonte

1.5.17 ACCESSIBILITY

Intent: All pathways, building entrances and site amenities in new developments must be accessible to people of varying ability.

- Access from the street to building entrances and walkways within the development should be universally accessible, with smooth, non-skid walking surfaces and gentle grades.
- Sidewalks and pathways should be a minimum 1.8m (5'11") wide with non-skid, uniform surfaces.
- Entrance ramps and lifts should be located in areas that are highly visible, easily accessible and connected to the sidewalk.
- Site furnishings (e.g. lighting, bollards, signage, guardrails, seating) should be located where they will not impede easy passage for those using a mobility device (e.g. wheelchair, scooter) or people who are visually impaired.
- Parking for persons with a disability should be located close to accessible building entrances.
- Light fixtures that emit white light (i.e. not orange light) should be used in all outdoor areas, as it facilitates better visibility.
- Where steps or a grade separation that creates a private outdoor space are provided, a secondary entrance that meets accessibility requirements should also be provided from a rear corridor or a rear yard.

1.5.18 PEDESTRIAN + CYCLIST ACCESS

Intent: New developments must provide appropriate connections for both pedestrians and cyclists to ensure comfort, safety and visibility.

- Pedestrian circulation that connects between buildings and shared amenities, as well as links to public streets and greenways should be provided.
- Ensure safe circulation by distinguishing areas for walking and cycling from parking and vehicular traffic.
- Minimize the number of driveways and times driveways and/or internal streets cross sidewalks. Provide lanes, wherever appropriate, to give parking access that minimizes disruption to sidewalks, bike routes and on-street parking.
- The comfort and interest of pedestrians on the sidewalk and in public spaces should be provided for through lighting, wayfinding, and seating.
- Paving materials are an important aspect in the usability and quality of a space. These materials should be high quality and durable to provide safe walking surfaces for users, with special consideration for universal access.
- Entrances and edges should be emphasized, and pedestrian pathways should be delineated with high quality and decorative materials (e.g. stone pavers, brick pavers, coloured concrete). Where the open space is an extension of the public sidewalk, consider

1.5 HIGH RISE RESIDENTIAL
ACCESS + PARKING

materials that are compatible with those that are typically found in existing patterns (e.g. a concrete sidewalk with a decorative paving band along the curb). Consider extending any special paving patterns of adjacent City parks or open spaces to promote the public nature of the space.

- Lanes and narrow streets should be pleasantly designed and safe by indicating an edge between the public street and private land.
- Short-term bicycle parking should be located in highly visible, well-lit, accessible and weather protected areas and at main entrances

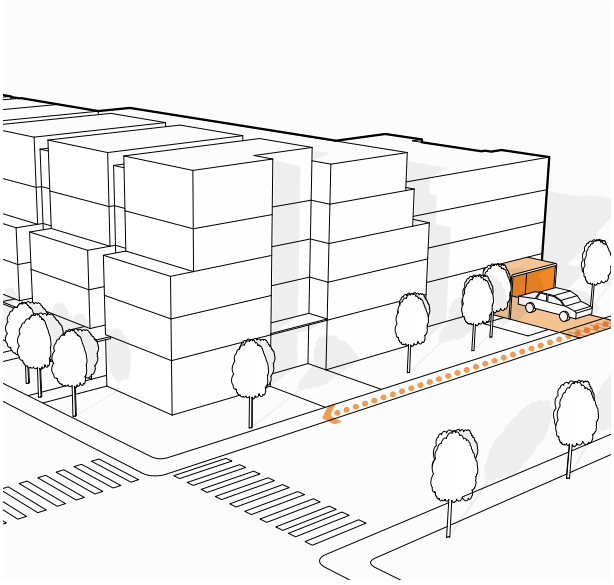


Underground bicycle storage, Source: Bicycle Dutch

1.5.19 VEHICULAR ACCESS + PARKING

Intent: Vehicle parking associated with a development must be located and designed to reinforce a pedestrian oriented neighbourhood character and scale.

- Underground parking has far less impact than above grade garages and is recommended in all developments to reduce potential pedestrian and vehicular conflicts.
- Where below grade structures are not possible, above ground parking structures should be located behind active street level uses. Attention and detail should be given to the design of the structure, including incorporating decorative grating applied to any face of the structure fronting a street, creative use of colour and/or colourful landscaping.
- Underground parking entries should be designed to be unobtrusive to the pedestrian environment. Screening and other architectural elements may be used to lessen visual impact of parking entrances.
- Adequate space should be provided for vehicles to pull in and wait at the parking gate while not obstructing pedestrian or vehicular movement and creating CPTED issues.
- Parking ramps should be positioned perpendicular to the street or lane, not parallel to streets.
- Ramps should be placed so that they are contained within the fabric of the building envelope.



Access to parking provided off of secondary streets.

1.5 HIGH RISE RESIDENTIAL
ACCESS + PARKING

- Parking should be accessed from a lane or secondary street and ensure a continuous pedestrian interface and neighbourhood quality on the primary street. Where lane access is available, access to parking areas or structures from a street will generally not be permitted.

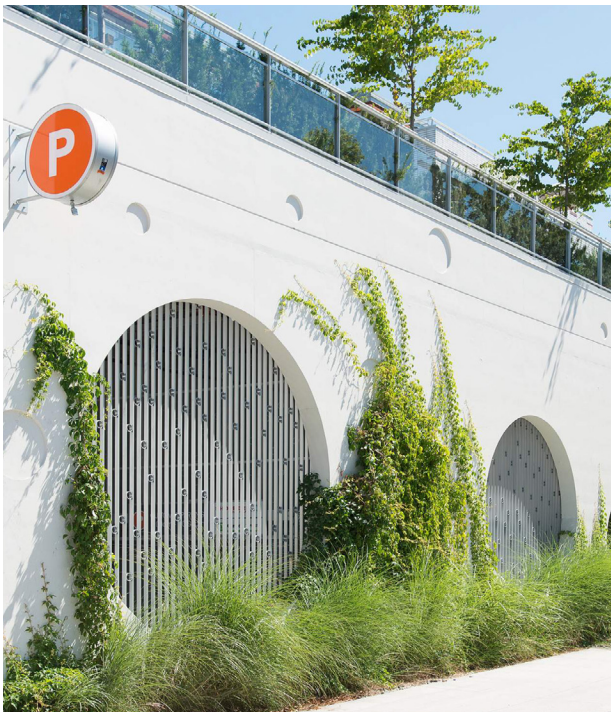
[BYLAW NO. 8039, 2018]

- Infrastructure for electric vehicles for residential parking spaces are required to meet electric vehicle charging provisions in the zoning bylaw. Infrastructure for electric vehicles for visitor parking should also be provided.
- Appropriately sized and conveniently located parking spaces should be provided in order to support transportation options such as carpools and cooperative car use.

1.5.20 PRIVACY

Intent: Buildings must be designed to clearly delineate between public and private spaces, while still creating visual connections to the surrounding public realm.

- The recommended building setback of 3.0m (9'10") minimum from the property line is to provide space for entrances into ground level residential units and private outdoor space for the occupants. This space can function as a porch, a patio, a deck, or a planting buffer from the street. The space should be elevated above street level slightly to provide some overlook and greater privacy for the residents.
- Residential façades should incorporate a high amount of transparency at street level. Where patios are located along the street front, they should be elevated slightly or may be screened with landscaping elements to provide a degree of privacy while still allowing street surveillance.
- Fencing and screening should be consistent with the overall site design and furnishings, and integrated into any landscaped areas.
- There should be no solid walls and solid fencing adjacent to private or public open space where safety and security is an issue. In areas where solid walls are unavoidable, care should be taken to ensure that materials and form fits within the architectural style of the larger development. Landscaping, screening and other architectural techniques can be employed to lessen the impact of solid walls or fencing. Chain link fencing will not be permitted.



Parking entrance screened with planting and architectural features, Source: DIALOG

1.5 HIGH RISE RESIDENTIAL

SAFETY + SECURITY



Residential units should provide casual overlook onto public spaces, Source: Bruce Damonte

1.5.21 SAFETY

Intent: New developments must enhance personal safety and security through building siting, orientation and design.

- Each development should provide a Crime Prevention Through Environmental Design (CPTED) analysis outlining the use of CPTED strategies in the design of developments and buildings, including open space.
- Clear sightlines should be provided from within buildings to the entryways so occupants can clearly see outside before leaving the building. Design front entries so they don't create entrapment areas that are not visible from indoors.
- Opportunities for visual oversight should be provided from buildings onto adjacent streets or lanes, and shared open space within the development.
- All building entrances should be legible from the street. Use public realm elements such as pathways, pavements, gates, lighting and landscaping to guide the public to and from entrances and exits.
- Ownership and intended use should be clearly defined through obvious design cues such as low fencing, benches and paving patterns/materials.

1.5 HIGH RISE RESIDENTIAL
ENVIRONMENT

1.5.22 ENERGY CONSERVATION

Intent: Building energy performance must be optimized by employing passive strategies and where possible using energy from renewable sources.

- New buildings should use energy efficient heating, air conditioning and ventilation systems.
- Passive design principles should be used to lessen energy input to cool in hotter months and heat in colder months. Building energy consumption can also be reduced by encouraging use of alternative energy sources and the use of high quality durable materials with a long lifespan.
- The orientation and massing of buildings should maximize opportunities for passive solar heating and cooling, solar hot water and photovoltaics, and natural lighting and ventilation. Where possible, situate the long axis of major building elements in the east-west direction.
- Buildings should have units with exterior ventilation (operable windows) on two sides to encourage passive cooling through cross ventilation.
- Exterior shading devices should be used to manage heat gain from solar exposure. These may be adjustable, such as retractable canopies, or fixed, such as projecting roofs, deep balconies, light shelves, fixed fins and similar features into building design to shade during the summer but provide solar access in winter.
- Strategies should be used to facilitate passive heating in cooler months and reduce unwanted heat gain in summer months. A solar heat gain coefficient of 50% or better is encouraged for south or west facing windows to maximize solar gain during winter.
- Encourage glazing technologies that allow daylight penetration into buildings and minimize heat conduction (i.e. double or triple glazing).
- Where possible, install solar panels, wind turbines, geothermal pumps or other devices that generate renewable energy on-site. “Solar ready” design is encouraged to extend energy production later.
- Methods for improving building air tightness and overall thermal performance of the building envelope are encouraged.



Rooftop solar panels, Source: City of Vancouver

ENERGY CONSERVATION

The City of New Westminster is committed to energy conservation in building and design with a number of policies, plans and programs aimed at energy and greenhouse gas emissions reduction. ENERGY SAVE NEW WEST is a community energy program designed to improve the energy efficiency and reduce greenhouse gas emissions of residential homes and businesses in New Westminster.

1.5 HIGH RISE RESIDENTIAL
ENVIRONMENT



Landscaping can act as a noise buffer on busy residential streets, Source: Houzz

1.5.23 WASTE MANAGEMENT

Intent: Building design, construction and operation must focus on reducing waste and promoting resilient materials and recycling efforts.

- New developments should provide on-site recycling and waste receptacles in locations that are adequately sized and convenient for collection and pick-up. The location of recycling, garbage and compost receptacles should be given thoughtful design to encourage the reduction of solid waste and promote sustainability within individual developments.
- Encourage the installation or provision of space for a multi-stream (compost, recyclable, waste) collection facility in all residential units, and/or in common areas in buildings.
- The garbage/recycling/compost facility should be well located in a secure, well designed, screened area.
- Space should be provided to store bins when waiting for pick up to avoid bins being left on the street.
- The impact of odour from these areas should be reduced through careful location and an enclosed and properly ventilated design integrated within the building.

1.5.24 NOISE

Intent: Buildings are encouraged to utilize noise abatement techniques to minimize impacts from adjacent transportation activities.

- Leading edge technical approaches to noise abatement should be used in residential building construction (e.g. fresh air ventilation alternatives to open windows, acoustically rated glazing) including on balconies (e.g. sound absorption materials and/or barriers)
- Landscape buffers using trees and shrubs should be provided within residential development sites.
- Each application to develop residential dwellings adjacent to truck routes or train tracks must provide a report prepared by persons qualified in acoustics and noise measurement, demonstrating compliance with CMHC noise standards for habitable areas (i.e. max. 35 decibels for bedrooms, max. 40 decibels for living dining and recreation rooms, and max. 45 decibels for kitchen, bathrooms, hallways and utility rooms).

1.5 HIGH RISE RESIDENTIAL
ENVIRONMENT

HERITAGE REVITALIZATION AGREEMENT
A project including a heritage asset may be able to take advantage of conservation tools such as a Heritage Revitalization Agreement (HRA). This tool is a site specific agreement that provides long-term legal protection of a site in exchange for agreed-upon variations to the Zoning Bylaw. This could include incentives, such as an increase in density or reduced parking requirements, which would make it viable to conserve assets with heritage merit. The terms of an HRA strive to balance private with public interests, heritage conservation with livability and housing choice.

1.5.25 HERITAGE

Intent: Heritage elements must be recognized, preserved and enhanced to strengthen neighbourhood history and character.

- Each development should follow the Standards and Guidelines for the Conservation of Historic Places in Canada for all physical work to heritage assets.
- When possible, reuse historic artifacts on redevelopment site.
- New materials should be harmonious with the historic context, and original materials should be maintained where possible.
- New construction should be compatible with adjacent heritage materials and complement any existing heritage pattern and scale of the streetscape by providing an appropriate transition between differing scales and heights of neighbouring buildings.
- New construction should respect and enhance the quality of neighbouring heritage buildings by using similar building proportions. The first storey will maintain a similar articulation to the heritage buildings on either side and upper storeys should respect the decorative details and articulation of neighbouring heritage buildings.
- New buildings in proximity to heritage assets should be designed to be compatible with their historical context without literally imitating older building styles. In these cases, new buildings should provide an original interpretation of the traditional building style (i.e. draw inspiration from fundamental design characteristics) while continuing to reinforce traditional development patterns and rhythms.

1.5 HIGH RISE RESIDENTIAL
SIGNAGE

1.5.26 SIGNAGE

Intent: Provide signage that is clear and visible without being visually obtrusive.

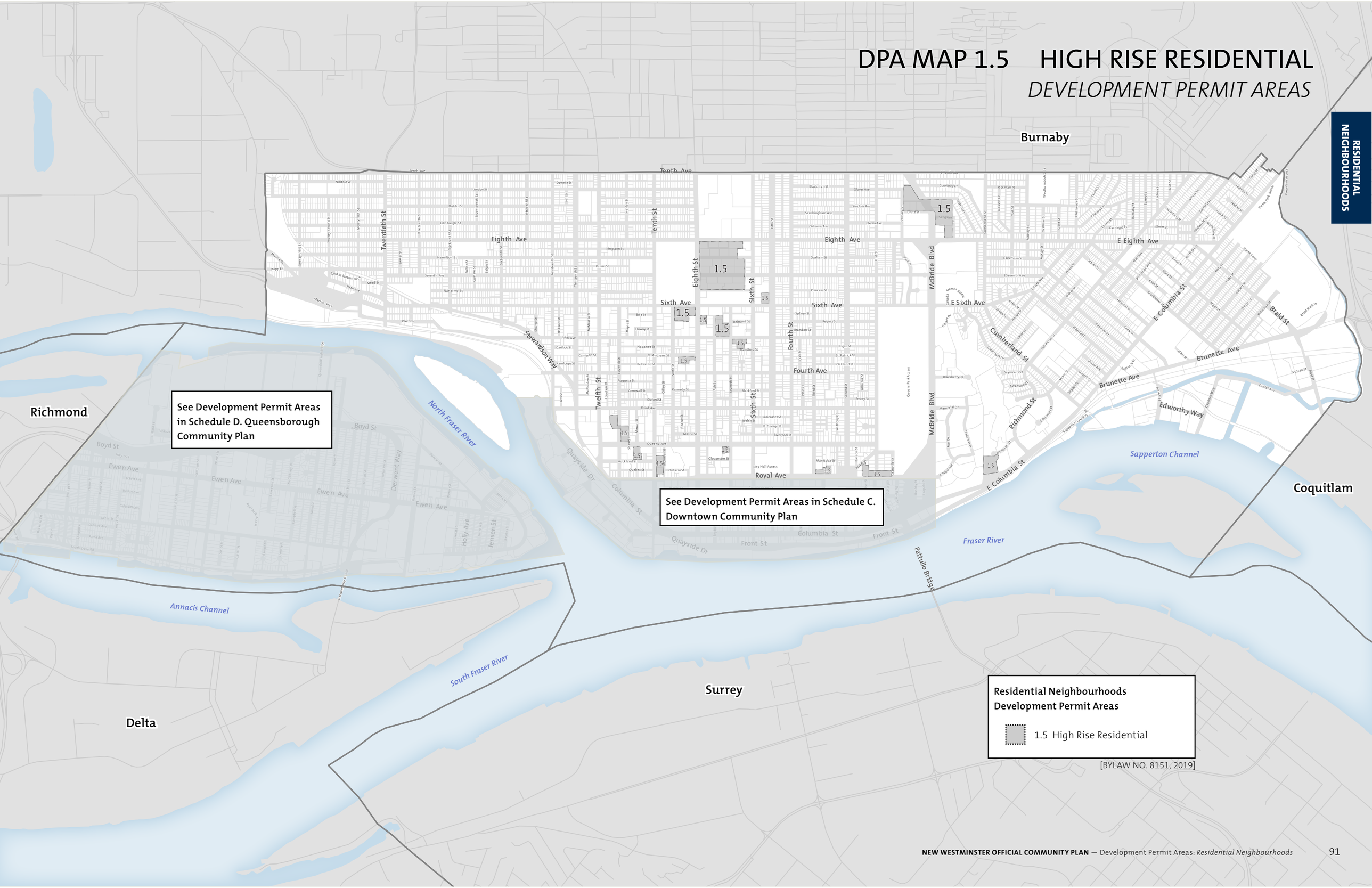
- Signs should be designed to be consistent with the architectural style, scale and materials of the development and its surrounding context.
- Signs should be integrated into the detailing of the building, but subordinate to the overall building composition.
- Signs should be visible from the street without being visually obtrusive. Signs should be designed so that the size, location and information is oriented to pedestrians.
- Signs should add to the interest of the building and respect the historic character of the area, and not create visual clutter.



Signage integrated into the building, Source: Mariko Reed

DPA MAP 1.5 HIGH RISE RESIDENTIAL

DEVELOPMENT PERMIT AREAS



Residential Neighbourhoods Development Permit Areas

1.5 High Rise Residential

[BYLAW NO. 8151, 2019]