

TIMBER HOUSE

New Westminster, BC | Completed 2023

Role: Structural Engineer of Record

Area: 120,000 sq.ft (11,100 sq.m)

Budget: Undisclosed

Architect: RWA Group Architecture Ltd.

Client: Aragon Properties

Part of a master-plan community, this multi-family housing development sits along the Fraser River waterfront. The architectural design of these modern homes is inspired by its industrial surroundings. The design challenge was to create a cost-effective kit-of-parts mass timber structural system for this building – one that could be exposed within the units.

The midrise U-shaped complex features 77 units in three configurations: condos, lofts, and townhomes – all wrapped around a central landscaped courtyard. Cross-laminated timber (CLT) will not only be used as the primary structure but also as the interior finish in strategic areas. In general, each unit has one exposed ceiling and one exposed feature wall. CLT panels have not only been used for the floors on this project, but also the bearing walls and shearwalls. It is one of very few buildings in the local market with CLT wall and floor approach.

This building demonstrates a new way to build with mass timber in the multi-unit residential market sector. A full kit-of-parts prefabricated structure has been designed that can be installed quickly and easily, demonstrating the client's commitment to innovation and quality.

