

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** June 13, 2022

From: Emilie K. Adin, MCIP **File:** REZ00223
Director, Climate Action, Planning and DPU00065
Development

Item #: 2022-430

Subject: **Zoning Bylaw Text Amendment for Secured Market Rental Housing:
616-640 Sixth Street – Bylaw for First and Second Readings**

RECOMMENDATION

THAT Council rescind Housing Agreement Bylaw No. 8131, 2019.

THAT Council rescind Housing Agreement Amendment Bylaw No. 8242, 2020.

THAT Council consider Zoning Amendment Bylaw No. 8348, 2022 for First and Second Readings.

THAT Council waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.

THAT Council direct staff to secure finalization of the Transportation Demand Management Strategy to the satisfaction of the Director of Engineering Services as a condition of issuance of Development Permit.

PURPOSE

To request that Council: 1) rescind Housing Agreement Bylaw No. 8131, 2019; 2) rescind Housing Agreement Amendment Bylaw No. 8242, 2020; 3) consider Zoning Amendment Bylaw No. 8348, 2022 for First and Second Readings; and 4) waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.

EXECUTIVE SUMMARY

Recently, the properties at 616 and 640 Sixth Street were sold. Prior to the sale, the City had approved an application for rezoning and issued a subsequent Development Variance Permit to allow a 29 storey, mixed-use development consisting of 237 secured market rental units with retail at grade fronting Sixth Street.

Under the new ownership, an application to amend the text of the Comprehensive Development (CD) zoning of the site has been received by the City. The proposal is to generally maintain the previously approved site plan, with the following key revisions:

- Increase in the number of market rental housing units from 237 to 338 (increase of 101 units);
- Increase in density from 6.46 FSR to 7.41 FSR (increase of 0.95 FSR);
- Increase in the maximum tower floorplate size by 8.9%, from 689 square metres (7,414 square feet) to 750 square metres (8,073 square feet);
- Increase in the height of the podium from three to four storeys, with the proposed fourth storey being set back 3 metres (10 feet); and,
- Decrease in the off-street parking from 313 to 271 parking stalls.

In addition to the revisions above, the applicant has proposed the inclusion of the following:

- 10 below-market rental units;
- 46.4 square metres (500 square feet) of below-market commercial space for lease by a non-profit organization; and,
- A Transportation Demand Management (TDM) Strategy.

Remaining unchanged from applications previously approved by Council:

- The proposed building height;
- At-grade retail along Sixth Street;
- Publicly accessible plaza at Sixth Street and Seventh Avenue;
- Off-site improvements; and
- A Voluntary Amenity Contribution that had been provided to the City in 2019 as a secured condition of a prior rezoning application.

The proposal supports Council's affordable housing and economic development priorities, and the proposed density is consistent with the Official Community Plan land use designation for the site. The applicant has agreed to limit all residential units to rental tenure, using Residential Rental Tenure Zoning as an amendment to the current CD-80 zone. Staff are advising Council to rescind the existing Housing Agreement Bylaws in order to be able to remove the housing agreements and their amendments from title. Operation and maintenance of the secured market and below-market units will be secured through a combination of zoning and another agreement which will be registered to title prior to issuance of a Development Permit (DP).

Given the project's alignment with key Council priorities, the application has been processed under a constrained timeline, and more fulsome consideration of the DP application would occur following adoption of the Bylaw. As such, there are a number of unresolved items outlined within this report, the resolution of which would be secured as conditions of a no build covenant that would be registered on title prior to Council's consideration of adoption.

Staff recommends Council consider First and Second Readings and waive the Public Hearing, in this instance, given the following:

- Project is consistent with the City's Official Community Plan and exceeds the requirements of the Secured Market Rental Housing Policy;
- Project is strongly aligned with Council priorities in that it is a mixed-use, 100% secured market rental building with 10 below-market units in a highly walkable and transit-central location;
- Project has gone through two previous public processes through the original Rezoning application in 2019 and consideration of the Development Variance Permit in 2020;
- It is the first high-density development of its kind in New Westminster to secure rental housing via rental tenure in perpetuity, rather than for 60 years or the life of the building; and,
- There has been no significant opposition expressed during applicant-led engagement events for the current application and several letters of support for the application have been received, including a letter from the Uptown Business Association of New Westminster (Attachment 5).

ADOPTION REQUIREMENTS

A number of items that would form adoption requirements have been identified throughout this report, and have been summarized in Attachment 8.

OPTIONS

The following options are provided for Council's consideration:

1. That Council rescind Housing Agreement Bylaw No. 8131, 2019.
2. That Council rescind Housing Agreement Amendment Bylaw No. 8242, 2020.
3. That Council consider Zoning Amendment Bylaw No. 8348, 2022 for First and Second Readings.
4. That Council waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.
5. That Council forward the Bylaw to a Public Hearing.

6. That Council direct staff to secure finalization of the Transportation Demand Management Strategy to the satisfaction of the Director of Engineering Services as a condition of issuance of Development Permit.
7. That Council provide staff with alternative direction.

Staff recommends Options 1, 2, 3, 4 and 6.

ATTACHMENTS

Attachment 1: Staff Memo

Attachment 2: Zoning Amendment Bylaw (616 and 640 Sixth Street – Text Amendment)
No. 8348, 2022

Attachment 3: Drawing Package and Applicant's Design Rationale

Attachment 4: Background Information

Attachment 5: Applicant-led Consultation Summary and Response

Attachment 6: Extract of May 24, 2022 New Westminster Design Panel (NWDP)
Meeting Minutes

Attachment 7: Engineering Servicing Memo

Attachment 8: Adoption Requirements

APPROVALS

This report was prepared by:
Wendee Lang, Development Planner

This report was approved by:
Emilie K. Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Attachment 1
Staff Memo

MEMO
Climate Action, Planning and Development

To: Emilie K. Adin, MCIP
Director, Climate Action, Planning and Development
Date: June 13, 2022

From: John Stark,
Acting Senior Manager, Climate Action,
Planning and Development
File: REZ00223
DPU00065

Item #: [Report Number]

Subject: **Zoning Bylaw Text Amendment for Secured Market Rental Housing:
616-640 Sixth Street – Bylaws for First and Second Readings**

RECOMMENDATION

Staff recommends that the Director forward this memo and the following resolution to Council for consideration:

THAT Council rescind Housing Agreement Bylaw No. 8131, 2019.

THAT Council rescind Housing Agreement Amendment Bylaw No. 8242, 2020.

THAT Council consider Zoning Amendment Bylaw No. 8348, 2022 for First and Second Readings.

THAT Council waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.

THAT Council direct staff to secure finalization of the Transportation Demand Management Strategy to the satisfaction of the Director of Engineering Services as a condition of issuance of Development Permit.

PURPOSE

To request that Council: 1) rescind Housing Agreement Bylaw No. 8131, 2019; 2) rescind Housing Agreement Amendment Bylaw No. 8242, 2020; 3) consider Zoning

Amendment Bylaw No. 8348, 2022 for First and Second Readings; and 4) waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.

BACKGROUND

Land Use and Planning Committee Review

The application was presented to the Land Use Planning Committee (LUPC) on March 28, 2022 for discussion and feedback. The Committee passed the following motion, and endorsed the proposed application review process:

THAT the Land Use and Planning Committee instruct staff to advise the applicant that their application proceed to next steps with the proposed 750 square metres (8,073 sq. ft.) tower floor plate, four storey podium, and 29 storey tower as outlined in the March 28, 2022 report titled, "Rezoning and Development Permit (616-640 6th Street) – Preliminary Report."

The minutes of this meeting are available at the City's website: <https://pub-newwestcity.escribemeetings.com/FileStream.ashx?DocumentId=6641>

Policy and Site Context

The application is consistent with the Official Community Plan (OCP) land use designation of "Mixed Use – High Rise." The lots are zoned Comprehensive Development District (616-640 Sixth Street) (CD-80). A text amendment to the site's existing zoning is required to permit the proposed form of development. Additional policy and background information is included in Attachment 4.

Previous Applications

Previously Approved Rezoning, Housing Agreement, and Development Variance Permit

Zoning Amendment Bylaw No. 7997, 2019 was approved by Council on October 7, 2019. The Rezoning application changed the subject property to a new Comprehensive Development (CD) zone, and permitted a 29 storey, mixed-use development with a total FSR of 6.46, at-grade commercial space, 142 strata units, and 95 secured market rental units. The rental units were secured by Housing Agreement Bylaw No. 8131, 2019, adopted by Council on September 20, 2019 and registered on title.

A Development Variance Permit (DVP) was approved by Council on December 14, 2020. The DVP facilitated conversion of all previously approved residential units to 100% secured market rental, and permitted variances to increase the maximum tower floorplate from 650.5 square metres (7,000 square feet) to 689 square metres (7,414 square feet), and regularize the proposed parking with rates permitted for secured market rental units. The original Housing Agreement was amended by Council

on November 30, 2020 to secure all units as market rental. However, the DVP was not issued or registered on title.

PROJECT PROPOSAL

The overall site design concept, site access, and open space is generally consistent with the proposal reviewed by Council as part of the 2019 rezoning. The applicant is proposing the following amendments to the CD-80 Zoning for the site:

	Current Proposal	Previously Approved Applications	Difference
Residential Units	338 Secured rental units (including 10 below-market units)	<u>DVP (2020)</u> 237 secured market rental units <u>Rezoning (2019)</u> 95 secured market rental units 142 strata residential units	101 secured market rental unit increase
Density	7.41 FSR	6.46 FSR	0.95 FSR increase
Tower Height	29 storeys	29 storeys	-
Podium Height	4 storeys - fourth storey set back 3 metres (10 feet)	3 storeys	1 storey increase
Tower Floorplate	750 square metres (8,073 square feet)	<u>DVP (2020)</u> 689 square metres (7,414 square feet) <u>Rezoning (2019)</u> 650.5 square meters (7,000 square feet)	61 square metres (657 square feet)
Off-Street Parking	271 spaces (with TDM Strategy)	313 spaces	42 resident space decrease + TDM Strategy

In exchange, the applicant proposes the following:

- Two and three bedroom units in excess of the City's Family Friendly Housing Policy;
- 10 below-market rental units, to be secured on title by a future Housing Agreement or another covenant, to the City's satisfaction;

- 46.4 square metres (500 square feet) of below-market commercial space, to be leased and operated by a non-profit organization, and secured by a future agreement registered on title; and,
- A TDM Strategy including provision of long-term bicycle storage and infrastructure in excess of Zoning Bylaw requirements.

The existing CD zone would be amended to limit all residential units to rental tenure in perpetuity. As a result, staff are requesting that Council rescind the existing Housing Agreement Bylaws relevant to this project.

The project would continue to include the following components, which were part of the 2019 rezoning wherein Council approved additional condo and market rental density for the site:

- A privately owned, publicly accessible plaza at Sixth Street and Seventh Avenue;
- At-grade retail fronting Sixth Street;
- Off-site improvements in support of the Uptown Streetscape Vision;
- Provision of a \$911,475 Voluntary Amenity Contribution previously deposited by the applicant (not required for projects proposing 100% secured market rental units);
- Provision of a public art piece for the Sixth Street at Seventh Avenue plaza; and,
- Maximum building height of 29 storeys.

Additional site context information and project statistics are included in Attachment 4. The applicant's design rationale and project drawings are included in Attachment 3.

DISCUSSION

Proposed Density Change and Unit Mix

The additional density of 0.95 FSR would be applied to the podium and tower, which is approximately 14.7% more than currently permitted on site. The proposed density is considered reasonable given:

- The proposed density is consistent with the OCP, and with the Secured Market Rental Housing Policy, which both allow for consideration of additional density in exchange for secured market rental units;
- The CD-80 zone would be amended to limit all residential units to rental tenure in perpetuity, using the Residential Rental Tenure Zoning tool recently created by the Province;
- The applicant would voluntarily provide 10 below-market units, secured through a future agreement registered to title, as well as 46.4 square metres (500 square feet) of below-market commercial space, as a condition of the additional density, as secured in the Zoning Bylaw;
- Purpose-built rental housing near Frequent Transit Networks is an identified need throughout the region, the securing of which would be consistent with the City's

Official Community Plan, Council's 2019-2022 Strategic Plan, and other municipal and regional housing policies;

- The unit mix exceeds the City's Family Friendly Housing policy, proposing 92 two-bedroom units (27%) and 28 three-bedroom units (8%).

Drawings indicate that an overall FSR of 7.38 is proposed. As per standard practice, the CD-80 zone would be amended to allow up to 7.41 FSR, in order to accommodate minor changes in floor area that may occur through project refinement.

Proposed Tower Floorplate, Podium and Building Height

The proposed tower floorplate is approximately 8.9% greater in area than that currently permitted on the site, and would allow for additional units and improved unit layouts. The increased podium height would be set back by 3 metres (10 feet) to allow additional light access at the street level, minimizing changes to the walkability and pedestrian scale of Sixth Street. These changes are consistent with the Development Permit Area Design Guidelines, and were supported by the Land Use Planning Committee, who indicated that the larger floorplate and minor change to the podium was acceptable if better and more efficient living spaces could be provided for residents.

Existing Commercial Tenants

The existing commercial building on site is currently leased at a 24% occupancy rate (9 commercial tenants). In December 2021, PC Urban approached tenants with an opportunity to extend their existing leases by 12 months or to move to a month-to-month lease, at discounted lease rates that are approximately 50% of comparable market rates. While both the previous and current property owners have been in communication with tenants regarding redevelopment, the City is also securing a requirement for the property owner to develop a Tenant Relocation Strategy that is to the satisfaction of the City. Additional detail on the applicant's engagement with commercial tenants is in Attachment 5.

Transportation Considerations

Off-Street Parking

Given the site is bounded by Sixth Street Great Street on one side, and Seventh Avenue Greenway on the other, future access to the building must be from Princess Street. Princess Street provides access to other residential towers, as well as loading access to Royal City Centre mall, including access for large transport trucks. A Level 1 transportation study was completed and accepted by the City engineering department for the previous rezoning of 237 units and 313 parking spaces.

The applicant is proposing a four-level underground parking structure with a total of 271 parking stalls. This represents a 27% reduction compared to that required by the Zoning Bylaw. This relaxation is considered reasonable given:

- All required accessible parking spaces would be provided, including those sized to accommodate an accessible van;
- The site is very proximate to frequent transit, cycling and walking infrastructure; and,
- The proposed TDM Strategy, described below, would encourage use of alternative transportation modes and support Council's commitment to a car light community.

Bicycle Parking

The project currently proposes 18 short-term bicycle parking stalls and a minimum of 526 long-term bicycle parking stalls, for a total of 544 bicycle parking spaces. The total number of long-term bicycle parking stalls is an increase of 224 spaces above that which was previously approved through a Development Variance Permit (i.e., 302 long-term spaces). The proposed number of long-term bicycle parking stalls also exceeds that required by the recently updated Zoning Bylaw by 17 spaces.

Transportation Demand Management (TDM)

In support of the proposed 27% reduction to the off-street parking requirements for residents, the applicants have developed a preliminary TDM Strategy. This strategy proposes the following TDM measures, which have been reviewed by the City's Transportation Division and require further refinement in order to obtain final support from staff:

- Upgrades to the Rotary Crosstown Greenway (Seventh Avenue), in accordance with the City's Master Transportation Plan;
- Provision of 5 Modo car share spaces and vehicles provided in the parkade and secured for the building;
- Inclusion of Modo car share memberships for each rental unit (to be tied to each unit and transferred to new tenants);
- Multi-modal wayfinding signage at the main pedestrian entrance to the site;
- Developer contribution to monthly transit passes for units without access to a parking space;
- Real time transportation information screen located in a prominent location at the building's main entrance;
- Close proximity to southbound and northbound FTN bus stops (approximate 1 minute walk from the main building entrance);
- A minimum of 17 additional long-term bicycle parking spaces (representing an approximate 3.7% increase above that required by the recently updated Zoning Bylaw);
- A portion of long-term bicycle parking spaces would be provided as bicycle lockers to deter theft;
- Indoor and outdoor bicycle maintenance facilities equipped with repair stands, essential tools, bike pump, and wash station;

- Commitment to host a semi-annual tenant appreciation day with on-site bicycle maintenance services, with the building owner to cover 100% of maintenance labour costs.

The applicant would secure finalization of the TDM Strategy, to the satisfaction of the Director of Engineering Services, prior to issuance of the Development Permit.

CONSULTATION

Public Consultation

Applicant-led Consultation

Applicant-led consultation included an online comment form, two virtual open houses, and a project website. Residents within 100 metres (328 feet) of the project were notified of opportunities to submit feedback, and advertisements were placed in the New West Record advising the community of the proposal and engagement events. A total of 27 community members attended the virtual open houses and 8 comment forms were received. Attachment 5 includes a description of the consultation process, all received feedback, and the applicant's response to feedback.

Feedback indicated that most respondents feel neutral about the project. Comments were focused on the project's potential neighbourhood traffic impacts, proposed off-street parking and provision of electric vehicle infrastructure, and the construction timeline (should the project move forward).

Several letters of support for the project were also submitted to the City, including a letter from the Uptown Business Association of New Westminster. These are included in Attachment 5.

Committee Consultation

New Westminster Design Panel

The proposed development has been reviewed against the Uptown Development Permit Area design guidelines. The application was presented to the New Westminster Design Panel (NWDP) on May 24, 2022. Overall, the NWDP reacted positively to the increased density, size of the podium, and floorplate, and supported the proposal with the recommendation that some identified design-related items be addressed to the satisfaction of Planning staff. These items are included as Attachment 6 and will be addressed through the Development Permit form and character review process.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. A staff-led project team was assigned for reviewing this project consisting of staff from

Engineering (Servicing and Transportation), Fire, Electrical, Parks and Recreation, and Climate Action, Planning and Development (Building, Planning, Trees, and Heritage) Departments who provided comments throughout the development review process.

APPLICATION REVIEW PROCESS AND NEXT STEPS

Staff considers that the applicant has reasonably addressed public feedback. Given this, the development application review process is as follows:

1. Preliminary Report to Land Use and Planning Committee;
2. Report to Council from Land Use and Planning Committee;
3. Applicant-led public information / consultation on updated project design;
4. New Westminster Design Panel Review of revised design;
5. Council consideration of First and Second Readings of Rezoning Bylaw and issuance of notice of waiving the Public Hearing **(WE ARE HERE)**;
6. Public Hearing (if scheduled at Council's direction) followed by Council's consideration of Third Reading of the Rezoning Bylaw;
7. Adoption of the Rezoning Bylaw;
8. Consideration of Development Permit application and issuance by the Director of Climate Action, Planning and Development.

Public Hearing Requirement

As the project is consistent with the Official Community Plan, staff recommend that Council waive the Public Hearing. To date, the project has gone through three public processes:

- Applicant-led consultation and a Public Hearing through consideration of the original Rezoning application in 2019;
- Public notification and Opportunity to be Heard through consideration of issuance of the Development Variance Permit in 2020;
- Completion of applicant-led consultation activities through consideration of the current application.

Throughout these processes, the current and previous applicants have responded to community feedback. During the most recent consultation events, no significant opposition was expressed and several letters of support for the project have been received, including a letter from the Uptown Business Association of New Westminster (Attachment 5).

The project is strongly aligned with Council's priorities. It proposes a mixed-use, 100% secured market rental building, inclusive of 10 below-market units and 46.4 square metres (500 square feet) of below-market non-profit commercial space, both of which the applicant has voluntarily offered, and is located in a highly-walkable and transit-central neighbourhood. The project would also be the first high-density development of its kind to secure rental housing via rental tenure zoning in perpetuity,

rather than for 60 years or the life of the building. Given the specific characteristics and history of this project, staff considers waiving the Public Hearing to be appropriate in this instance.

ADOPTION REQUIREMENTS

A number of items which would form adoption requirements have been identified throughout this memo, and have been summarized in Attachment 8.

OPTIONS

The following options are provided for Council's consideration:

1. That Council rescind Housing Agreement Bylaw No. 8131, 2019.
2. That Council rescind Housing Agreement Amendment Bylaw No. 8242, 2020.
3. That Council consider Zoning Amendment Bylaw No. 8348, 2022 for First and Second Readings.
4. That Council waive the Public Hearing, as the Bylaw is consistent with the City's Official Community Plan.
5. That Council forward the Bylaw to a Public Hearing.
6. That Council direct staff to secure finalization of the Transportation Demand Management Strategy to the satisfaction of the Director of Engineering Services as a condition of issuance of Development Permit.
7. That Council provide staff with alternative direction.

Staff recommends Options 1, 2, 3, 4 and 6.

ATTACHMENTS

Attachment 1: Staff Memo

Attachment 2: Zoning Amendment Bylaw (616 and 640 Sixth Street – Text Amendment) No. 8348, 2022

Attachment 3: Drawing Package and Applicant's Design Rationale

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Attachment 5: Applicant-led Consultation Summary and Response

Attachment 6: Extract of May 24, 2022 New Westminster Design Panel (NWDP) Meeting Minutes

Attachment 7: Engineering Servicing Memo

Attachment 8: Adoption Requirements

APPROVALS

This memo was prepared by:
Wendee Lang, Development Planner

This memo was approved by:
Emilie K. Adin, A/Manager and Director of Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer

Attachment 2

Zoning Amendment Bylaw
(616 and 640 Sixth Street –
Text Amendment) No. 8348,
2022

CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING AMENDMENT BYLAW (616 AND 640 SIXTH STREET – TEXT AMENDMENT)
NO. 8348, 2022

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

WHEREAS the Local government Act authorizes a municipality to zone areas of land and to make regulations pursuant to zoning,

WHEREAS the Council has adopted a zoning bylaw under Part 14 of the *Local Government Act*, and wishes to amend the bylaw,

THE CITY COUNCIL of the Corporation of the City of New Westminster, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (616 and 640 Sixth Street – Text Amendment) No. 8348, 2022.”

2. Zoning Bylaw No. 6680, 2001 is amended by:

a) Deleting section 1080.1 of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting the following:

1080.1 The intent of this District is to allow a twenty-nine storey mixed use commercial / multi-family residential development and to restrict residential uses to rental tenure.

b) Inserting a new section “Rental Tenure” into the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) as follows:

1080.3 The tenure of the dwelling units for a multiple dwelling use is limited to residential rental tenure.

c) Inserting a new section “Definitions” into the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) as follows:

1080.4 Despite definitions elsewhere in the Bylaw, the following shall be defined as noted below for the purposes of this Zoning District:

1080.5 **Below-market commercial space** means space:

a) Designated for commercial use;

b) With rents or lease rates equal to, or lower than, average rent or lease rates in private-market office space;

c) Leased and operated by a non-profit organization; and

d) Secured through an agreement registered to title and to the satisfaction of the Director of Climate Action, Planning and Development.

1080.6 **Below market rental units** means *housing units* with rents equal to, or lower than, average rates for similar units in private-market rental housing, as secured

through a housing agreement registered on title on the City's standard terms for such agreements, subject to such minor modifications as the City's Director of Climate Action, Planning and Development considers necessary to ensure rental rates will be below market rates.

- d) Deleting the section under the header "Density" of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting the following:

1080.10 The minimum commercial floor space shall be 975.5 square metres (10,500 square feet).

1080.11 The total floor space ratio shall not exceed a factor of 6.46.

1080.12 The maximum number of residential dwelling units shall not exceed 237 units.

1080.13 Notwithstanding S. 1080.11 and S. 1080.12, the total floor space ratio may be increased to 7.41, provided the following conditions are met:

- a) A minimum of 10 below-market rental units are provided;
- b) A minimum of 46.4 square metres (500 square feet) of below-market commercial space shall be provided on the ground floor; and,
- d) The maximum number of residential dwelling units shall not exceed 338 units.

- e) Deleting the section under the header "Principal Building Envelope" of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting the following:

1080.14 The siting of principal buildings and structures, and the location of uses within buildings and structures, shall generally be in accordance with the Building Siting Plan attached to and forming part of this bylaw and for the CD-80 Zoning District.

1080.15 The maximum site coverage for principal buildings shall not exceed 55%.

1080.16 The site coverage of principal buildings measured at any point above the third storey, must not exceed 1,393.5 square metres (15,000 square feet).

1080.17 The site coverage of principal buildings measured at any point above the fourth storey, must not exceed 799.0 square metres (8,600 square feet).

1080.18 The site coverage of principal buildings measured at any point above the fifth storey, must not exceed 752.5 square metres (8,100 square feet).

1080.19 Maximum principal building height shall not exceed 29 storeys, nor 91 metres (298.5 feet).

1080.20 The building line requirements in Section 180 shall not apply.

- f) Deleting the section under the header "Off-Street Parking and Loading Requirements" of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting the following:

1080.21 A minimum of 271 off-street automobile parking shall be provided for all uses on site in accordance with the Off-Street Parking Regulations section of this bylaw.

1080.22 A minimum of 5 off-street parking spaces and vehicles shall be provided for car share purposes.

1080.23 Bicycle parking shall be provided in accordance with the Off-Street Bicycle Parking Regulations section of this bylaw except that:

- a) A minimum of 526 long-term bicycle parking spaces shall be provided; and,
- b) A minimum of 18 short-term bicycle parking spaces shall be provided.

1080.24 Off-Street loading shall be provided in accordance with the Off-Street Loading Regulations section of this bylaw.

- g) Deleting section “Building Siting Plan” of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80) and substituting with Schedule A “Building Siting Plan” attached to and forming part of this bylaw.
3. Zoning Bylaw No. 6680, 2001 is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format and numbering of the Comprehensive Development District (616 and 640 Sixth Street) (CD-80).

GIVEN FIRST READING this _____ day of _____, 2022.

GIVEN SECOND READING this _____ day of _____, 2022.

PUBLIC HEARING waived under Section 464(2) of the Local Government Act

GIVEN THIRD READING this _____ day of _____, 2022.

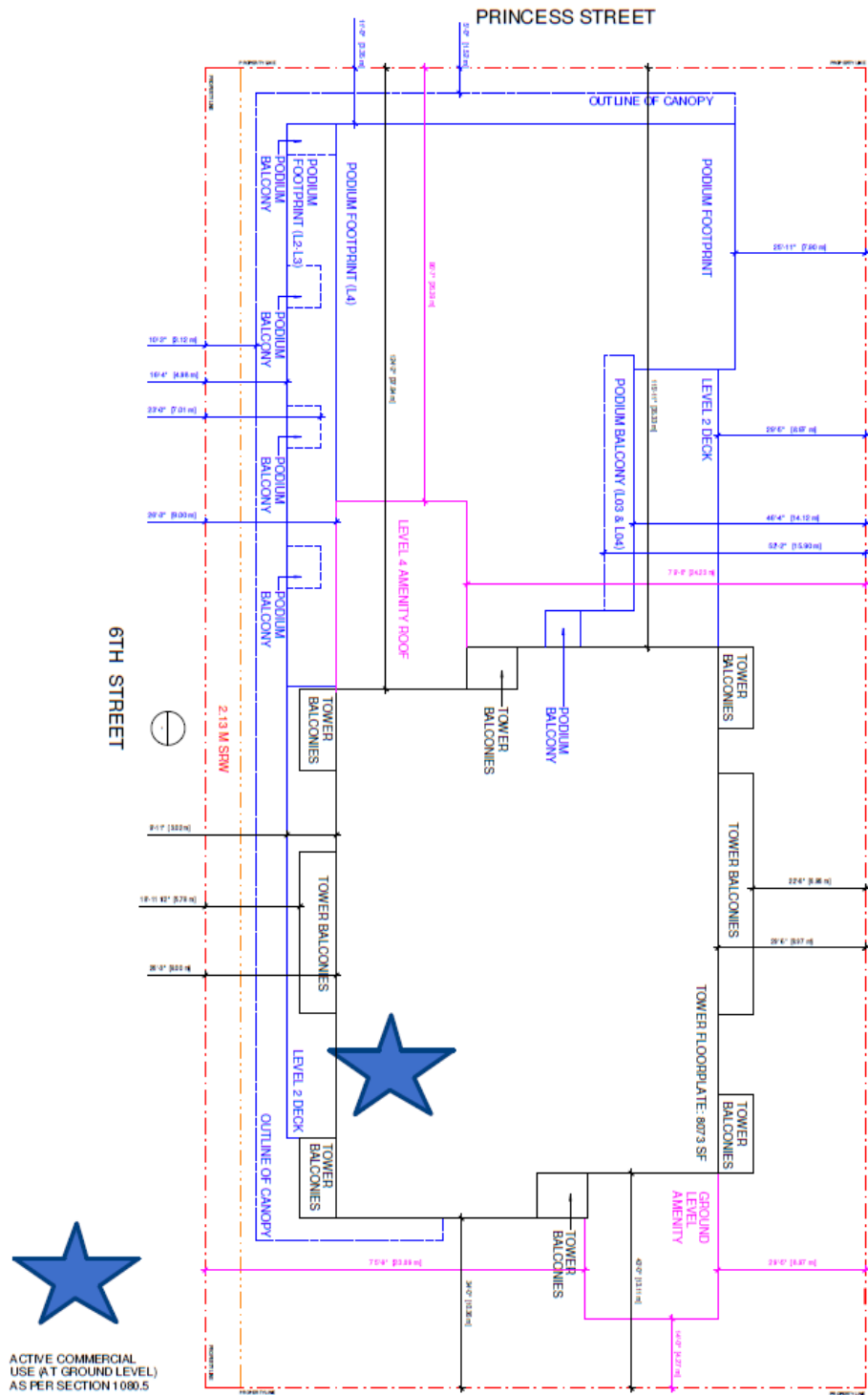
ADOPTED this _____ day of _____, 2022.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

Schedule A to ZONING AMENDMENT BYLAW (616-640 SIXTH STREET – TEXT
AMENDMENT) NO. 8348, 2022

Building Siting Plan



Attachment 3

*Drawing Package and
Applicant's Design Rationale*

March 25, 2022

Mayor and Council
City of New Westminster
511 Royal Avenue,
New Westminster, BC
V3L 1H9

**RE: 616 & 640 6th Street – Zoning Bylaw Text Amendment & Development Permit Revision
File No. REZ00223 / DPU00065**

Dear Mayor and Council,

The new owners of 616 & 640 6th Street are requesting a text amendment to the previously approved CD-80 by-law and are concurrently submitting a revised development permit to reflect the zoning changes.

Submission Materials

0. Project summary letter below
- 1.a. Rezoning – Mixed Use Application Form Signed
- 1.b. Development Permit – Uptown – Mixed Use Application Form Signed
2. Architectural Plans produced by IBI Group Architects, dated March 25, 2022
3. Landscape Plans produced by DKL, dated March 25, 2022
4. Parking and TDM Memo produced by Bunt Engineering, dated March 23, 2022
5. Topographic Land Survey produced by Bennett Land Surveying, dated February 18, 2022
6. Arborist Report produced by Radix Tree & Landscape Consulting, dated March 18, 2022
- 7.a. Zoning by-law text amendment fee - cheque issued for \$14,725.80
- 7.b. DP Change of Ownership Application Fee - cheque issued for \$338.06
- 7.c. Public Consultation Fee - cheque issued for \$1,400
8. Letter of Authorization signed and dated March 17, 2022

Project Introduction

This property consists of two parcels of land with frontages along Sixth Street, Princess Street and Seventh Avenue. The property has two existing commercial buildings, two storeys in height, which are partially leased. Directly to the north of the subject site is a two-storey commercial building (Rexall Drugstore), the New Westminster United Reform Church, and Mt. Calvary Lutheran Church. To the west of the site is a 10 storey mixed-use building with retail at grade and residential above and a three storey commercial building. To the south of the site is the Royal Centre Mall and a 22 storey multi-unit residential building. To the east of the site are a 14 storey multi-unit residential building and a 24 storey multi-unit residential building.

Previously a Rezoning Amendment Bylaw No. 7997, 2019 was adopted by council on October 7, 2019. The Rezoning application changed the property from Community Commercial Districts (High Rise, C-3) to Comprehensive Development District (CD-80). First and Second reading of this decision were held on May 27, 2019 and a public hearing was held on June 24, 2019.

A Development Permit application was submitted by the long-time owners, and the project has gone through extensive city and public consultation process, with input from the New Westminster Design Panel. The development permit application is still active and was put on hold by the previous owners as

they requested a Development Variance Permit. The new change of use to be 100% secured market rental housing requires a zoning by-law text amendment.

Text Amendment

The request for the Zoning By-law Text Amendment is to facilitate minor changes to By-law CD-80. The requested changes are summarized here. A track changes draft by-law has been prepared but not submitted if that would be helpful for staff.

- Eliminating the strata residential use.
- Increasing in the number of secured market rental residential homes from 95 to 338 (58 Studio, 160 One bedroom, 92 Two bedroom, and 28 Three bedroom).
- Increase in the minimum leasable floor area for secured market rental residential from 7,178 square meters to 19,820 square meters.
- The total FSR to facilitate the increased provision of secured market rental residential from 6.46 to 7.38. This density increase can be supported by the Secured Market Rental Housing Policy.
- Increased tower floor plate to match Official Community Plan design guidelines from 650.3 square meters to 750 square meters above the fourth-floor podium (the fifth floor will be 796 square meters to facilitate additional indoor mezzanine). Supported by the OCP (4.1.3).
 - Complies with OCP for building tower separation.
- With full Transportation Demand Management measures in place the minimum off-street parking would be reduced from 313 to 271, meeting the off-street parking standard by-law requirements.

Additional Approvals Information

- A privately owned publicly accessible plaza will be maintained and is shown on the site plan.
- Previously contributed \$911,475 voluntary amenity contribution would remain unchanged.
- The form and character of the project is consistent with what was previously reviewed by the public and Council.
- Family friendly units within the development (35% two and three bedroom) continue to exceed Family Friendly Housing Policy requirements for a rental development.

Project Description & Attributes

- Excellent transit connectivity - Six Bus Routes are either adjacent to the property or are within 400m. Transit access is every 5-6minutes in peak hours and 8-10minutes on nights and weekends, connecting to 6 different sky train stations.
- 10 Below market residences
- LEED Gold equivalency – Sustainable building achieving water efficiency, waste reduction, high indoor air quality with low emitting products, individual home thermostats, EV charging, environmentally sourced building materials, etc
- Five Car Share Stalls (supplied by Modo)
- Future proof 100% of parking stalls rough in for electric vehicles
- Transportation demand management – Car share & memberships, wayfinding, real time information, transit subsidy.
- Exceeding the new bike parking bylaw. 544 proposed bike parking stalls and bike repair room
- Adaptable homes provided within the building, exceeding the 40% required.
- Air Conditioning for tenant comfort and future proof for a warming climate.
- Quality amenities including: gym, party room, outdoor patio bbq and eating area, coworking space, dog run etc.

City of New Westminster Policy Alignment Uptown Official Community Plan

- The proposed development appropriately adheres to the Uptown OCP within the mixed-use high-rise building zone.
- 100% secured market rental building with a variety of unit sizes to accommodate various family types, to support diverse intergenerational neighborhoods.
- Neighborhood interface – commercial uses at ground floor building frontages to enhance a vibrant safe public realm. Appropriate street wall with 3m setback (4.1.1) for fourth floor podium (4.1.3).
- Ground floor plaza designed at corner of 7th avenue and 6th Street.
- Tower floorplate (4.1.3) matches the referenced 750m²
- Fourth floor podium matches the OCP recommended 3-4 floors to a maximum of 6 floors. The fourth floor podium is setback 3m as per policy recommendations.

Secured Market Rental Policy

- 100% secured market rental building with a variety of home sizes to accommodate various family types, to support a diverse intergenerational neighborhood.
- Increase in density, offered through a density process or rezoning.
- Concurrent processing of rezoning and DP applications.
- Majority of the neighborhood rental housing stock was built from 1950-1970 legacy of federal tax measures. The nearby aging rental stock will require reinvestment and risks redevelopment and demolition. This project provides an injection of new rental to the neighborhood without removing any existing rental housing stock from the community.
- Relaxation of city servicing requirements not requested for this rental housing project.
- Alignment with OCP.
- Higher level of tenure security and affordability considerations for tenants.

Affordable Housing Strategy

- Facilitate the development of non-market housing.
- Establish an environment that allows the private market to build affordably (3.3)

Family Friendly Housing

- 35% of residences will be 2 & 3 bedrooms
- 100% new purpose-built rental building will have quality amenity spaces and will provide security of tenure for families.

Uptown Streetscape Vision – project streetscape aligns with vision document:

- More space for pedestrians (3m width),
- Reduced pedestrian crossing distance,
- New street lighting,
- Nodes of activity (privately owned publicly accessible plaza at 7th Avenue and 6th Street),
- Street commercial space at grade,
- Building setbacks,
- Cycling lanes to be improved, bike parking facilities provided, transit access,
- Landscaping, weather canopy,
- New street trees with appropriate soil volumes on Princess St, 6th Street & 7th Avenue,
- Public art will be included.

We trust that the above & enclosed information can be deemed a complete application for the requested zoning bylaw text amendment. If any further information is required or you have any questions, please do not hesitate to reach out to John Reid at 604-428-3315 or jreid@pcurban.ca.

Best Regards,

618 6th Street Holdings Ltd.

A handwritten signature in black ink, appearing to read "John Reid".

John Reid
Senior Development Manager



CIVIC ADDRESS: 616-640 6TH STREET, NEW WESTMINSTER

TOTAL SITE AREA: 34,800.90 SF (3233.11 SM)

ZONING: CD-80

BUILDING HEIGHT
TOP OF ROOF PAVERS 286.83'(87.42 M)
TOP OF MECH ROOF 317.17'(96.67 M)
BUILDING HEIGHT DATUM= 315.44' (96.15 M)

(29 STOREYS)

SETBACKS: PODIUM
NORTH (7TH AVE) 14 FT (4.27 M)
EAST (6TH ST) 9.33 FT (2.84 M)
SOUTH (PRINCESS ST) 11 FT (3.35M)
WEST 29.4 FT (8.96 M)/25.9(7.89)

SETBACKS: TOWER
NORTH (7TH AVE) 34.0 FT (10.36 M)
EAST (6TH ST) 19.25 FT (5.87 M)
SOUTH (PRINCESS ST) 124.14 FT (37.84 M)
WEST 29.4 FT (8.97 M)


Statistics - New Westminster																	
Floor	Studio	1 Bed	2 Bed	3 Bed	Units	Gross Area		Unit Area		Amenity Exclusion		MECH./Services Exclusion		Common Area		Floor Area Net	
						ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
Roof	0	0	0	0	0	822	76	0	0	0	0	822	76	0	0	0	0
29	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	101	8,018	745
28	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	745
27	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
26	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
25	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
24	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
23	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
22	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
21	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
20	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
19	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
18	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
17	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
16	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
15	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
14	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
13	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
12	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
11	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
10	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
9	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
8	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
7	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
6	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
5	2	5	2	1	10	8,571	796	6,168	573	1,275	118	55	5	1,092	101	7,241	673
4	2	11	6	1	20	14,950	1,389	12,864	1,195	0	0	84	8	2,061	191	14,866	1,381
3	3	12	6	1	22	15,781	1,466	13,674	1,270	0	0	84	8	2,084	194	15,697	1,458
2	3	12	6	1	22	15,781	1,466	13,674	1,270	0	0	84	8	2,084	194	15,697	1,458
MEZZ-RES	0	0	0	0	0	1,163	108	0	0	0	0	0	0	0	0	1,163	108
01-Res.	0	0	0	0	0			0	0	1,416	132	2,394	222	0	0	2,495	232
01-Com.	0	0	0	0	0	17,547	1,630			11,242	1,044	0	0	0	0	11,242	1,044
TOTAL OUTDOOR PLAZA AREA = 1,634.17 SQ.F (151.82 SQ.M)																	
Total	58	160	92	28	338	268,367	24,932	224,566	20,863			4,843	450	33,529	3,115	260,833	24,232
	17%	47%	27%	8%	100%												
Adaptable dwelling units exclusion(40%)																3,975	369
Studio + 1 Bed units					18	19.90 SF										358	33
2 + 3 bed units					120	30.14 SF										3,617	336
Total Floor Area Net																256,858	23,863
Site Area																34,801 SF	
FSR																7.38	

Car Parking Requirement - New Westminster	
Commercial	Cars
Commercial (per 140.10)	
MIN.=1 space for every 538.21 SF (50 SQ.M)	21
MAX.=1 space for every 358.76 SF (33.33 SQ.M)	32
Non-Market units (Secured Rental)	
Parking requirements (per 140.9)	
1 space per unit	338
Visitor Parking*	
0.1 spaces per unit for visitors	34
Total parking stalls required	393
Total parking stalls after shared commercial and visitor parking reduction (393-21=372)	372
Non-Market units-Accessible parking (per 145.4,Multiple Dwellings)	
4 spaces for the first 100 parking	4
1 space for every 30 parking spaces after 100 regular spaces are provided	9
Van-Accessible off-street parking(per 145.5)	
1 van accessible space for every 3 accessible Off-street =4	
Total accessible off-street parking stalls(including 4 van)	13
Commercial-Accessible parking (per 145.4,Other Uses)	
1 space for every 25 parking spaces provided	1
Total Accessible parking stalls required	14
Loading Space required (per 160.3)	
Multiple dwelling: 1 Loading Space per Building with more than 30 dwelling units	1
Retail Uses: no space need for first 300 sq.mt, one space for the next 1500 sq.mt	1
Total Loading space required	2
Total Loading space provided	2
Total required parking stalls	372
27% TDM reduction	-101
Total required	271

Total Residential provided							
Cars	P1	P2	P3	P4	Total	%	
Standard	16	43	47	45	151	55.72	
Small	5	22	23	23	73	26.94	
Accessible	0	3	3	3	9	3.32	
Van	1	1	1	1	4	1.48	
Modo	0	0	0	0	0	0.00	
Sub Total	22	69	74	72	237	87.45	
Total commercial provided							
Cars	P1	P2	P3	P4	Total	%	
Standard	20	0	0	0	20	7.38	
Small	8	0	0	0	8	2.95	
Accessible	1	0	0	0	1	0.37	
Van	0	0	0	0	0	0.00	
Modo	5	0	0	0	5	1.85	
Sub Total	34	0	0	0	34	12.55	
Total	56	69	74	72	271	100.00	

Bike Space Requirement - New Westminster							LONG TERM	SHORT TERM
Commercial								
Commercial (Per 150.5)								
Long Term								
1 space for each 5382 SF of net floor area							2	
Short Term								
6 spaces for any building with 10764 SF of net floor area								6
Total required							2	6
Non Market Units(Per 150.3)								
Long Term								
1.5 space for every dwelling unit							507	
Short Term								
100 or more units minimum 12 spaces								12
Total required							507	12
Total required of all uses							509	18
Sub-Total required of all uses							527	
Bike Spaces Provided								
Long Term Bikes	L1	P1	P2	P3	P4	Total	%	
Horizontal Bike	0	0	73	62	71	206	36	
Vertical Bike	0	0	69	63	58	190	33	
Stacked Bike	0	4	66	50	34	154	27	
OVERSIZED	0	26	0	0	0	26	5	
Total Long Term Bike	0	30	208	175	163	576	100	
Short Term Bikes	18	0	0	0	0	18		
Total Bikes						594		
Note:								
HORIZONTAL BIKE= HORIZONTAL BIKE +LOWER STALLS OF STACKED BIKE + OVERSIZE BIKE:								
206+77 +26=309> 297 (50% OF TOTAL BIKE STALLS)								

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1	ZONING BY/LAW TEXT AMENDMENT APPLICATION	ISSUED	22/02/2022
2	DEVELOPMENT PERMIT APPLICATION	ISSUED	25/03/2022
3	ZONING BY/LAW TEXT AMENDMENT APPLICATION	ISSUED	01/06/2022

ISSUES

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SUB CONSULTANT

PRIME CONSULTANT



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ibigroup.com

PROJECT

MIXED USE DEV.

616 - 640 6TH STREET,
NEW WESTMINSTER, B.C.
V3L 3C3

PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

DATE:

01/06/22

SHEET TITLE

STATISTICS

SHEET NUMBER

ISSUE

A1.00

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PRINCESS STREET

LMS2085

NW 180

6TH STREET

7TH AVENUE

1 LEVEL-1
A2.01 Scale: 3/32" = 1'-0"

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
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V3L 3C3

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SHEET TITLE

LEVEL 01

SHEET NUMBER

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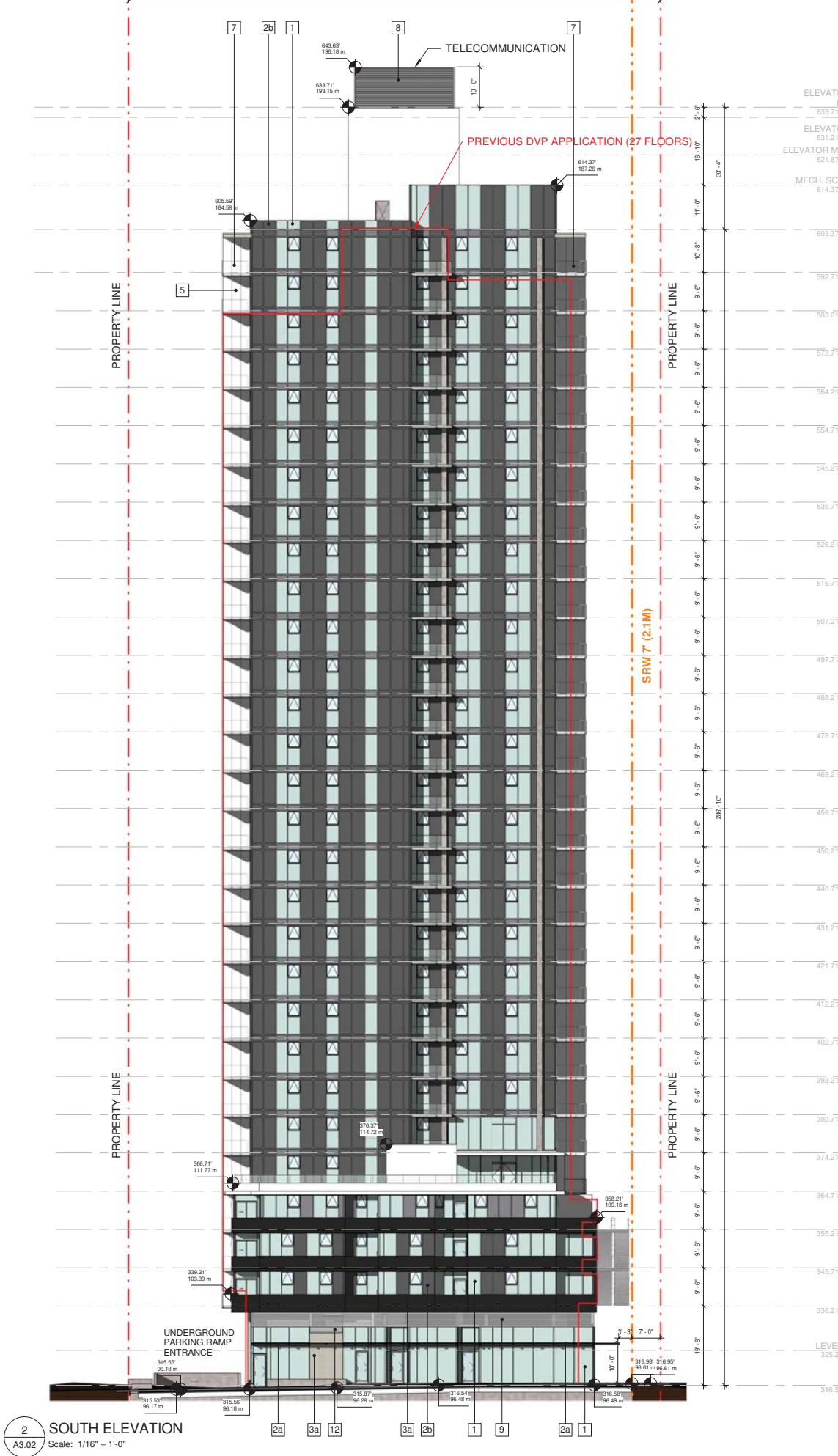
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EAST ELEVATION

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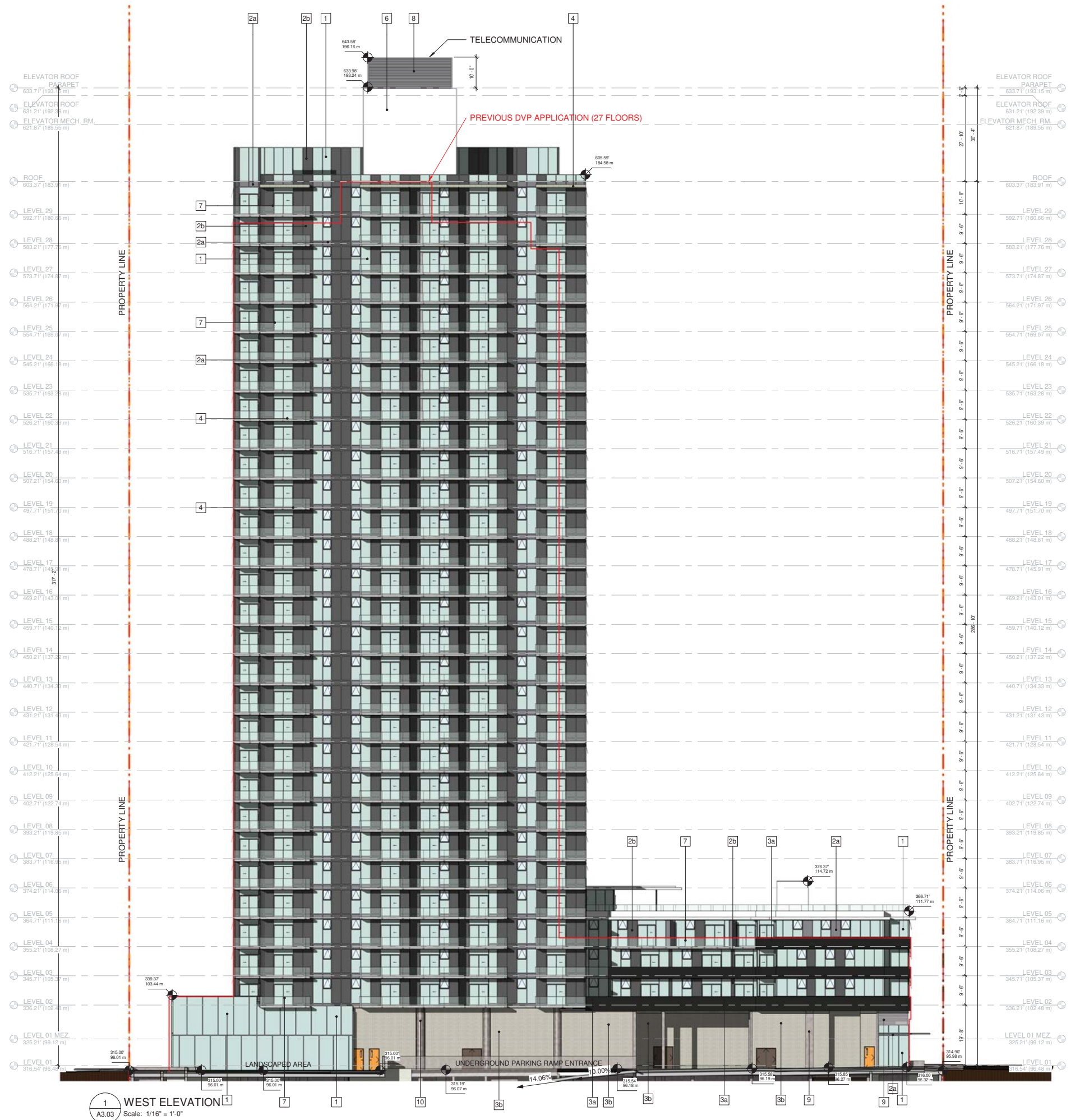
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NORTH & SOUTH ELEVATION

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V3L 3C3

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616 - 640 6TH STREET,
NEW WESTMINSTER, B.C.
V3L 3C3

PROJECT NO:

136749

DRAWN BY:

Author

CHK'D BY:

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NO.	ISSUANCE	STATUS	DATE
1	ZONING BY-LAW TEXT AMENDMENT APPLICATION	ISSUED	22/02/2022
2	DEVELOPMENT PERMIT APPLICATION	ISSUED	25/03/2022
3	ZONING BY-LAW TEXT AMENDMENT APPLICATION	ISSUED	01/06/2022

ISSUES

SEAL

SUB CONSULTANT

PRIME CONSULTANT

IBI

IBI GROUP

Suite 700 - 1285 West Pender Street

Vancouver BC V6E 4B1 Canada

tel 604 683 8797 fax 604 683 0492

ibigroup.com

PROJECT

MIXED USE DEV.

616 - 640 6TH STREET,

NEW WESTMINSTER, B.C.

V3L 3C3

PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

DATE:

01/06/22

SHEET TITLE

RENDERINGS

SHEET NUMBER

ISSUE

A5.03

Page 61 of 1248

Attachment 4

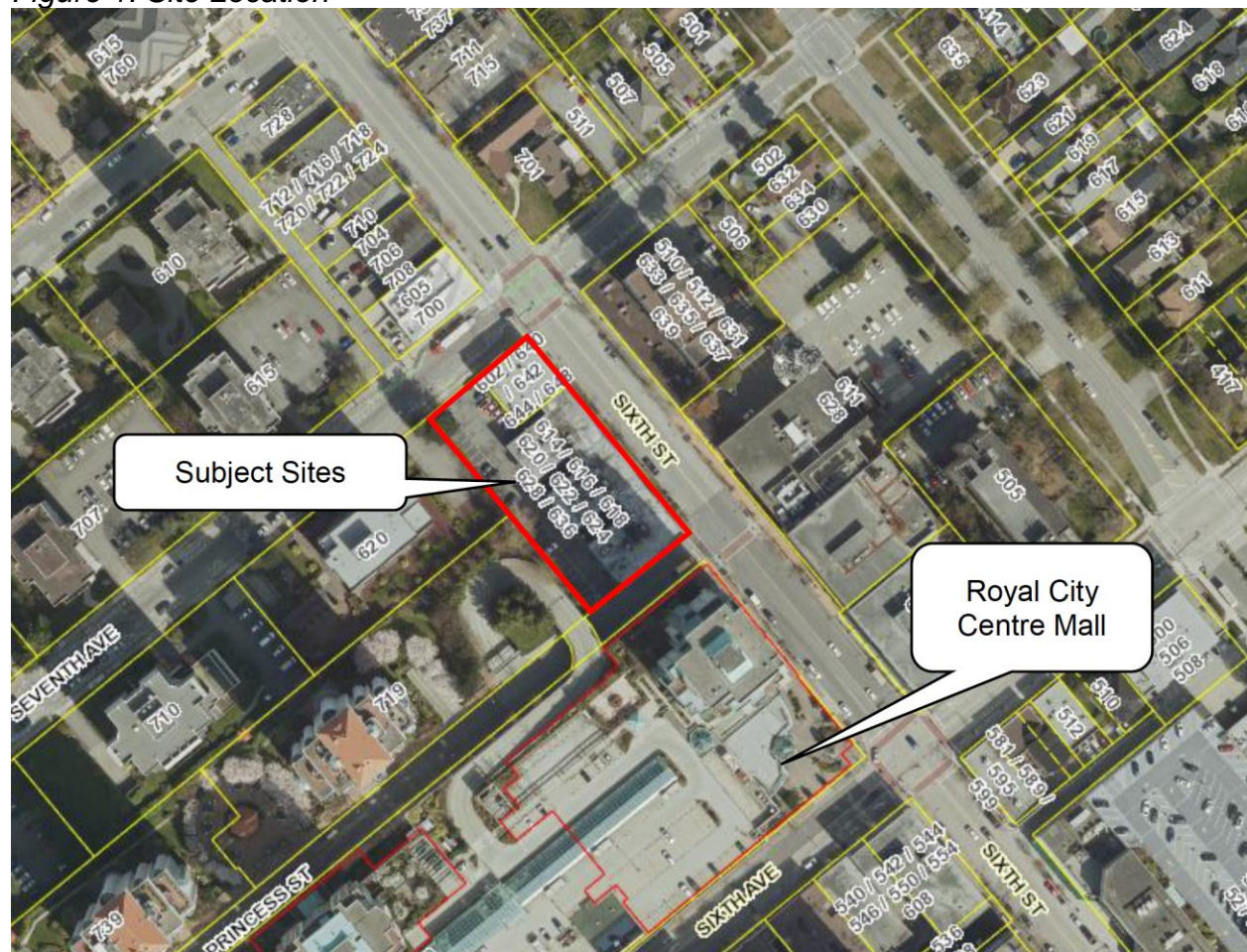
Background Information

SITE CHARACTERISTICS AND CONTEXT

The subject site is comprised of two lots with frontages along Sixth Street, Princess Street and Seventh Avenue in the Uptown neighbourhood. The lots currently contain two existing commercial buildings (two storeys in height) which are leased at a 24% occupancy rate.

Directly north of the subject site is a two-storey commercial building (Rexall Drugstore), the New Westminster United Reform Church, and Mt. Calvary Lutheran Church. To the west of the site is a 10 storey mixed-use building with retail-at-grade and residential above (2.84 FSR) and a three storey commercial building. South of the site is the Royal Centre Mall and a 22 storey multi-unit residential building (2.56 combined FSR between shopping centre and multi-unit residential). To the east is a 14 storey multi-unit residential building (3.08 FSR) and a 24 storey multi-unit residential building (2.92 FSR).

Figure 1: Site Location



Proximity to Transit Service and Other Sustainable Transportation Options

The site is well serviced by transit and within walking distance to bus stops located along Sixth Street, Eighth Street and Sixth Avenue, covering the Frequent Transit Network (FTN) bus services to/from multiple SkyTrain stations including New Westminster Station, Columbia Station, Lougheed Station, Metrotown Station, Surrey Central Station and Braid Station. The site also fronts the Rotary Crosstown Greenway (Seventh Avenue), and is surrounded by a complete sidewalk network.

Transit Facility	Frequency	Distance
Bus Routes #101, #105, #106, #123, #155 and #N19	Frequent Transit Network: <ul style="list-style-type: none">• 5-6 minutes (peak hours)• 6 minutes mid-day and evening• 8-10 minutes late night and weekends	Adjacent to site and within 400 metres (Sixth Street, Eighth Street, and Sixth Avenue)

Car share services, for one-way and two-way operations, are available in the neighbourhood. Five, two-way car share vehicles and stalls would be added with excellent access for tenants and other users within the secured commercial and visitor parking area on P1. Council should be aware that each new and successive tenant of the building would receive a membership the car share service for the duration of their residency at 616-640 Sixth Street.

POLICY AND REGULATIONS

Official Community Plan (OCP)

The subject property is designated (MH) Mixed Use - High Rise. The purpose of this designation is to provide for low-, mid- and high-rise commercial or commercial and mixed use buildings which would create active and engaging streets. This proposal is consistent with this designation.

Development Permit Area

The subject property is located within the Uptown Mixed Use Node Development Permit Area (DPA 4.1). The intent of this DPA designation is to “facilitate new commercial and mixed use development, with active commercial uses oriented towards the principal streets: Sixth Street, Sixth Avenue and Belmont Street.” This area is designated with the following purposes:

- Establishment of objectives for the form and character of commercial, mixed use and multi-family development,
- Protection of the natural environment, its ecosystems, and biological diversity,
- Establishment of objectives to promote energy conservation.

A copy of the proposed DPA guidelines for the Uptown Mixed Use Node can be accessed at the following weblink below:

https://www.newwestcity.ca/database/files/library/DPAs_4.1_Uptown.pdf

Zoning Bylaw

The subject property was previously zoned Comprehensive Development District (616 and 640 Sixth Street) (CD-80). The intent of this zone was to “allow for a 29 storey development having commercial uses on the ground floor, secured market residential units secured through a housing agreement, and market residential units above.”

The current proposal fits with the general intent of the neighbourhood. However, amendments to the existing CD-80 zoning district are required to allow for the increased density, increased podium and tower floorplate site coverage, and to reduce the parking requirements for secured market residential buildings with commercial at grade.

Master Transportation Plan

Sixth Street is identified as a “Great Street” by the Master Transportation Plan (MTP). As per the MTP, Great Streets “require planning and design that goes beyond the typical street function of supporting through traffic. Planning and designing Great Streets means providing characteristics that make streets destinations – places for people to be, instead of places to move through.” The project has been considered in light of the MTP objectives of making Sixth Street a “Great Street” in regards to streetscape improvements (sidewalks, landscaped boulevards, etc.), building setbacks, and other design aspects.

Seventh Avenue is also identified as a Greenway within the MTP and Trail and Greenway Master Plan which includes policies to provide safe and comfortable bicycle facilities for people of all ages and abilities.

Secured Market Rental Housing Policy

The variety of strategies and actions outlined in the Secured Market Rental Housing policy are aimed at retaining, renewing and enhancing the supply of secured rental housing. The proposed market rental housing, which would be secured through Rental Tenure Only Zoning, supports the objectives of the Secured Market Rental Housing Policy. The policy exempts projects that provided secured market rental housing from provision of Voluntary Amenity Contributions.

Inclusionary Housing Policy

The purpose of the Inclusionary Housing Policy is to help meet the City’s affordable rental housing needs by securing purpose-built, below-market and non-market rental units in new multi-unit strata residential and mixed use residential developments

seeking additional density. Projects that include 100% of housing units as secure market rental housing are exempt from the policy. Despite this, the applicant has voluntarily committed to provide 10 below-market units, to be secured through a Housing Agreement and operated by a third-party, not-for-profit operator.

Family Friendly Housing Policy

The Family Friendly Housing Policy provides unit mix requirements for two- and three-bedroom units, as well as guidelines that ensure units are usable by families. Rental developments are required to provide 5% three-bedroom units and 25% two- and three-bedroom units. This proposal includes 28 (8%) three-bedroom units and 92 (27%) two- and three-bedroom units.

PROJECT STATISTICS TABLE

Characteristic	Permitted / Required Per CD-80 Zoning (2019)	Permitted Per Development Variance Permit (2020)	Current Proposal (2022)
Gross Site Area	-	-	3,233.1 sq. m. (34,800.9 sq. ft.)
Site Frontage (Sixth Street)	-	-	80.4 m. (263.8 ft.)
Lot Depth	-	-	40.3 m. (132.2 ft.)
Gross Floor Area	20,472 sq. m. (220,361 sq. ft.)	20,472 sq. m. (220,361 sq. ft.)	24,932 sq. m. (268,367 sq. ft.)
Floor Space Ratio	6.46	6.46	7.41*
Building Height	29 storeys	27 storeys	29 storeys
Tower Floorplate	650.5 sq. m. (7,000 sq. ft.)	689 sq. m. (7,414 sq. ft.)	750 sq. m. (8,073 sq. ft.)
Residential Units			
Overall	237 mixed-tenure units	237 rental units	338 rental units
Market Strata		-	-
Secured	142 strata	237 market rental	328 market rental
Market Rental	95 market rental		10 secured below-market rental
Off-Street Parking	313 spaces <ul style="list-style-type: none"> Shared commercial / visitor parking 4 car share spaces Accessible parking per Zoning Bylaw requirements 	253 spaces <ul style="list-style-type: none"> Shared commercial / visitor parking 0 car share spaces Accessible parking per Zoning Bylaw requirements 	271 spaces <ul style="list-style-type: none"> Shared commercial/ visitor parking 5 car share spaces Accessible parking per Zoning Bylaw requirements TDM Strategy
Loading	1 space	1 space	1 commercial space 1 residential space
Bicycle Parking			
Overall	330 spaces	314 spaces	544 spaces
Long Term	312 spaces	302 spaces	526 spaces
Short Term	18 spaces	12 spaces	18 spaces

**Note: Drawings indicate that an overall FSR of 7.38 is proposed. As per standard practice, the CD-80 zone would be amended to allow up to 7.41 FSR, in order to accommodate minor changes in floor area that may occur through project refinement.*

Attachment 5
*Applicant-led
Consultation Summary
and Response*



PUBLIC INFORMATION MEETING SUMMARY REPORT

616-640 SIXTH STREET

Report Prepared by: Pooni Group
Report Date: April 27th, 2022



EXECUTIVE SUMMARY

Pooni Group, on behalf of the applicant, PC Urban, hosted two virtual Public Information Meetings (PIM) on April 21, 2022 at 12PM-1PM and 6PM-7PM. The purpose of the PIMs was to provide the community with information on the proposal and answer questions and collect feedback from the public. The same information was shared at both meetings.

PC Urban has submitted an application to amend the previously approved Comprehensive Development Zone to permit the development of a 29-storey residential building containing 338 market rental homes, 10 of which will be below-market rental homes, and over 10,000 sqft of commercial space. The project, which is located in the Uptown area of the Moody Park neighbourhood and in close proximity to transit, bike routes and amenities, proposes:

- 338 market rental homes secured for 60 years
 - 38% of the homes will contain 2-and or 3-bedroom homes
 - 10 of the homes will be provided at below-market rents
- 10,442 sq. ft. of commercial retail at grade
- 544 bike parking stalls (residential and commercial)
- 5 on-site car-share vehicles for residents and the public
- New landscaped public plaza
- \$150,000 public art commitment

The community was able to provide their feedback on the proposal in the following ways:

- Via a dedicated email – info@sixthstreetnw.com
- During the moderated Q&A portion of the PIMs
- Through the online comment form on the project website (sixthstreetnw.com) from April 21 to April 26, 2022

A total of twenty-seven community members attended the PIMs, and a total of eight comment forms and four emails were received between April 22nd and 26th, 2022.

The majority of feedback received indicates a neutral sentiment towards the provision of new rental housing in the community. The main questions and concerns received were around traffic impacts, noise control, parking, and the project timeline.

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2	Executive Summary
4	Public Information Meeting Details
6	Feedback Summary
9	Conclusion
10	Appendices
10	A- Notification Flyer
11	B - Newspaper Advertisement
12	C - Presentation Slides
16	D - Email Correspondence
17	E - Transcription of Comments + Q&A Session



PUBLIC INFORMATION MEETING DETAILS

Event Details

Date: April 21, 2022

Time: 12:00-1:00PM and 6:00-7:00PM

Location: Zoom Webinar hosted by Pooni Group

Attendees signed into the Zoom Webinar PIM and were able to participate and view the presentation and ask questions directly of the project team.

Project Team

- PC Urban – Developer/Owner
- IBI Group – Architects
- Bunt & Associates – Transportation Engineer
- ETA Landscape Architecture – Landscape Architect
- AWM Alliance Real Estate Group Ltd. – Property Management
- Pooni Group – Planning and Communications Consultant

Canada Post Notification

Pooni Group mailed notifications to 1,230 residents using address labels provided by the City of New Westminster.

A copy of the notification flyer is attached as Appendix A.

Newspaper Advertisement

A newspaper advertisement was printed in the New West Record on April 7, 2022 and April 14, 2022. The advertisement included information about the proposal, details on participating in the public information meetings, and contact information for the project team.

A copy of the notification flyer is attached as Appendix B.

Presentation Material

Pooni Group made a presentation that consisted of the following materials:

- Welcome
- How to Participate
- Project Team
- About PC Urban
- Timeline
- Site Context
- Policy Context – OCP & Zoning
- Policy Context – Rental and Housing Policies
- Community Benefits
- Proposal – Project Statistics 2019 and 2022 Comparison

- Rendering – Southwest Corner of Sixth Street and Seventh Avenue
- Rendering – Entrance along Seventh Avenue
- Rendering – Northwest Corner of Sixth Street and Princess Street
- Landscape Plan – Ground Floor
- Landscape Plan – Level 5
- Thank you

A copy of the presentation is attached as Appendix C.

FEEDBACK SUMMARY

The PIMs provided the community with an opportunity to learn about the proposal and participate in a moderated question and answer period with the project team. Questions and comments were received both in written form and verbally and responses were provided by the project team verbally. The public was also able to provide their questions and comments through email as well as an online comment form that was available from April 21-26, 2022 on the project website.

The following is a list of key questions and comments received during the PIM, via email and through the online comment form:

- **Rental Housing** – questions about how the long-term secured market rental works.
- **Density** – concern over the increasing density this proposed development would bring to Princess Street, and a supportive comment about the importance of introducing higher density to the neighbourhood.
- **Units** – questions about the size of units, unit mix, eligibility for tenancy, rental rates, and appliances of the unit.
- **Charging stations and EVs** – question about the number of car charging stations and if there will be a potential partnership with car sharing companies.
- **Traffic Impacts** – questions about the transportation route during construction, if changes will be made on traffic lights, signs, compulsory right turn, and existing bus stop location. Concerns over the proposed 90-degree turn and its potential impact on the traffic condition and capacity of Princess Avenue.
- **Noise Impacts** – questions and concerns over what building materials will be used for noise mitigations and the potential echoing impact of the proposed building on adjacent neighbours.
- **Parking** – questions about the amount of parking provided and if retail visitors' parking will be provided on-site.
- **Property Management** – question about who will own and maintain the property.
- **Neighbouring Properties** – question and concerns about the potential impact the project would have on the property values of surrounding residential buildings, and how the development would approach adjacent properties in the construction period.
- **Project Timing** – questions on when the current tenants will be notified and move out, and when the construction will start.
- **Trees** – question on whether or not any trees will be removed for the site.

Provided below is a summary of all the feedback received through the three different channels:

Emails Received: 4

Comment Forms Received: 8

A copy of all email correspondence is provided in Appendix D

PIM April 21, 2022 from 12:00–1:00PM

Attendees – 10
Written comments/questions – 22
Oral comments/questions – 1 speaker

PIM April 21, 2022 from 6:00–7:00PM

Attendees – 16
Written comments/questions – 23
Oral comments/questions – 0 speakers

Feedback Calculation

To ensure that community sentiment has been accurately captured and is interpreted clearly, the following method was applied:

Emails Received: Emails were sorted support, non-support and correspondence non-indicative of a stance.

- 0 email in support
- 3 emails non-support
- 1 email non-indicative of stance

Comment Forms: Comment forms were sorted support, non-support and correspondence non-indicative of a stance.

- 3 comment forms in support
- 2 comment forms non-support
- 2 comment forms non-indicative of stance

Written Questions/Comments from the PIMs: Written questions and comments were sorted by attendees and then sorted into support, non-support and correspondence non-indicative of a stance. Totals for both meetings have been combined below.

- 1 attendee comments/questions in support
- 1 attendee comments/questions non-support
- 43 attendees comments/questions non-indicative of stance

Oral Questions/Comments from the PIMs: Questions asked or comments provided verbally were sorted by attendees and then sorted into support, non-support and correspondence non-indicative of a stance. Totals for both meetings have been combined below.

- 1 attendee comments/questions non-indicative of stance

Poll Responses from the PIMs: Two poll questions were responded by attendees during the PIMs

- Did you participate in the engagement process for the previous application on this site made by Orr Developments?
 - 8 yeses, 10 nos
- What is your relationship to the site?
 - 13 homeowners in the neighbourhood
 - 4 renters in the neighbourhood

A transcript of all the questions and comments received is provided in Appendix E.

CONCLUSION

The PIMs offered the opportunity for participants to learn more about the proposal and ask questions directly to the applicant team.

On April 21st, ten community members attended the 12:00-1:00PM PIM, of which one spoke during the meeting to ask a question and twenty-two written questions/comments were received. Sixteen community members attended the 6:00-7:00PM PIM, of which twenty-three written questions/comments were received. A total of four emails and eight comment forms were received between April 21 and April 26.

The majority of feedback received indicates a neutral position on the provision of new rental housing in the community. The main questions and concerns received were around traffic impacts, charging stations for EVs, parking, and the construction approach. In response to traffic concerns, the applicant team indicated that Princess Street is assessed to be the most appropriate local access to the project site based on the City of New Westminster road network designations, and the 90 degree turn is proposed to achieve a maximum visibility for vehicle motorists. The feedback gathered during the public information meetings help the applicant to understand community values, concerns, and aspirations for the future of the site. The input is considered along with existing property conditions and constraints, developer aspirations, and applicable planning policies.

APPENDICES

APPENDIX A – NOTIFICATION FLYER

ONLINE PUBLIC ENGAGEMENT OPPORTUNITY FOR 616-640 SIXTH STREET NEW WESTMINSTER

PC Urban has acquired 616-640 Sixth Street and has submitted an application to amend the zoning bylaw and development permit for a 29-storey building that was approved by Council in 2019.

The revised application includes **338 rental homes** secured for 60 years, **563 bike parking stalls** exceeding the new by-law, the **reduction of parking spaces** from 313 to 271 supplemented by **transit passes** for tenants without vehicles, **5 car-share vehicles** for residents and the public, the addition of a set-back fourth-storey to the podium, the addition of **10 below-market rental units** and a slight increase in density from an FSR of 6.46 to 7.41. The application also includes a **public art commitment** and a **landscaped plaza** located at the corner of Sixth Street and Seventh Avenue. To learn more about the application, please visit www.sixthstreetnw.com.



HOW TO PARTICIPATE

The project team will be hosting two online public engagement meetings on Thursday, April 21, 2022 from 12-1PM and 6-7PM. The same information will be shared at both meetings. Please join us online at www.sixthstreetnw.com or scan the QR code to the right to register for the meeting and provide your comments.



Join us on Thursday, April 21 for a presentation and Q&A at 12PM or 6PM:

There are two ways to join the online presentation and Q&A

- Register through the website by selecting your preferred time.
- On Thursday, April 21 at 12PM or 6PM, visit www.sixthstreetnw.com where you will find a "Join the Presentation" button.

Provide your comments during the public input period from April 21 to April 26:

There are two ways to provide comments:

- Fill out a comment form online at www.sixthstreetnw.com; or
- Send an email with your comments to info@sixthstreetnw.com.

If you have questions or cannot participate virtually, please contact the project team at info@sixthstreetnw.com or call 604-731-9053 ext 106.

If you have questions for City Staff, please contact Mike Watson, City of New Westminster at mwatson@newwestcity.ca or call 604-527-4516.



APPENDIX B – NEWSPAPER AD

ONLINE PUBLIC ENGAGEMENT OPPORTUNITY FOR 616-640 SIXTH STREET NEW WESTMINSTER

PC Urban has acquired 616-640 6th Street and has submitted an application to amend the zoning bylaw and development permit that was approved by Council in 2019.

The revised application includes **338 rental homes** secured for 60 years, **563 bike parking stalls** exceeding the new by-law, the **reduction of parking spaces** from 313 to 271, supplemented by **transit passes** for tenants without vehicles, **5 car-share vehicles** for residents and the public, the addition of a set-back fourth-storey to the podium, the addition of **10 below-market rental units** and a slight increase in density from an FSR of 6.46 to 7.41. The application also includes a **public art commitment** and a **landscaped plaza** located at the corner of Sixth Street and Seventh Avenue.

LEARN MORE AT WWW.SIXTHSTREETNW.COM



HOW TO PARTICIPATE

The project team will be hosting two online public engagement meetings on Thursday, April 21, 2022 from 12-1PM and 6-7PM. The same information will be shared at both meetings.



1. Join us online on April 21 for a presentation and Q&A at 12PM or 6PM

Registration for the meeting is available at www.sixthstreetnw.com

2. Provide your comments during the public input period from April 21-26

There are two ways to provide comments: Fill out a comment form online at www.sixthstreetnw.com or send an email with your comments to info@sixthstreetnw.com

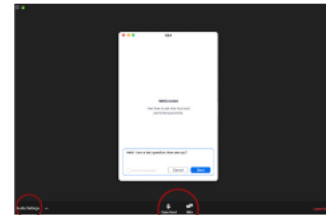
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If you have questions for City Staff, please contact Mike Watson, City of New Westminster at mwatson@newwestcity.ca or call 604-527-4516

APPENDIX C – PRESENTATION



How to Participate



AUDIO

Attendee mics and cameras are turned off. If you cannot hear, make sure your audio is turned on and the volume is up.

Check your Zoom settings to ensure that your audio is connected.

ASKING A QUESTION

To ask a question, type it by clicking the Q&A button at the bottom of your Zoom window. You can also ask a question by raising your virtual hand using the **Raise Hand** function. We will enable your audio to allow you to ask your question verbally.

Project Team



Developer/Property Owner



Architect



Transportation Engineer



Public Engagement



Landscape Architect



Property Management

About PC Urban

With years of experience in real estate development in Western Canada, PC Urban is a multidisciplinary team of dedicated individuals focused on maximizing potential in the properties they re-imagine.

387 Rental homes delivered since 2019

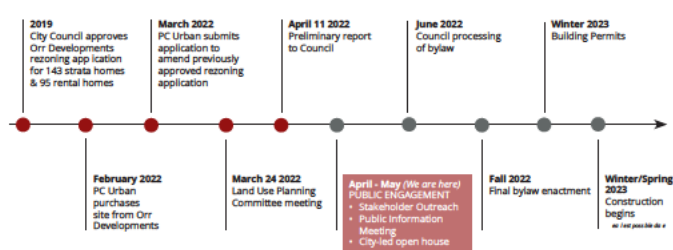
724 Rental homes in development

1.5 M ft² Residential under development

2.3 M ft² Under development across residential commercial and industrial projects



Timeline



* Dates are estimated and are subject to change

Site Context

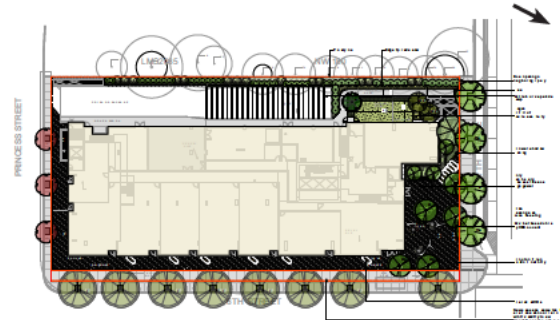
The site is located in the Uptown area of the Moody Park neighbourhood and is in close proximity to transit, bike routes and amenities.



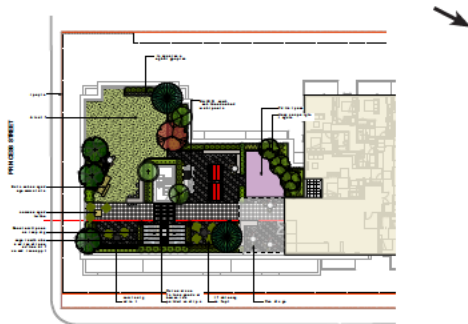
Looking at the Northwest corner of Sixth Street and Princess Street



Landscape Plan - Ground Floor



Landscape Plan - Level 5

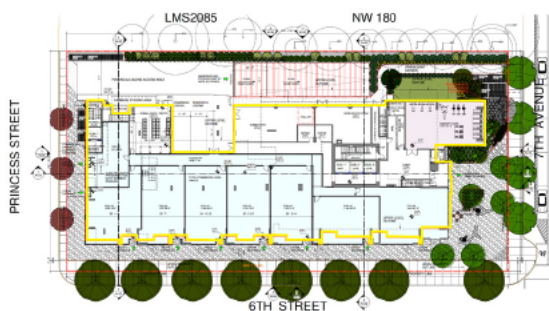


Thank you!

The Q&A session will begin shortly.
Please use the Q&A button at the bottom of your screen to participate.

Please visit www.sixthstreetnw.com after the presentation to complete a comment form.

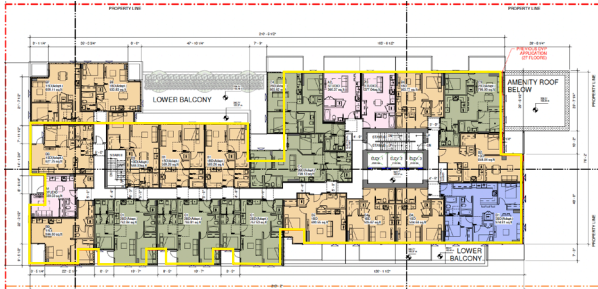
Floor Plan - Ground Floor



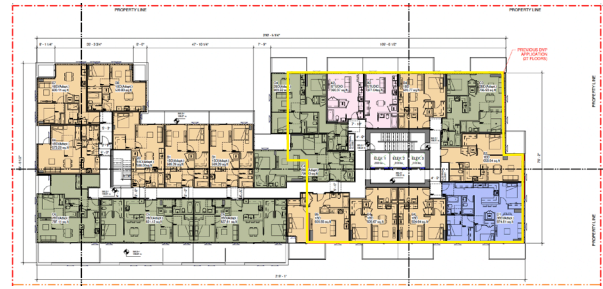
Floor Plan - Level 2



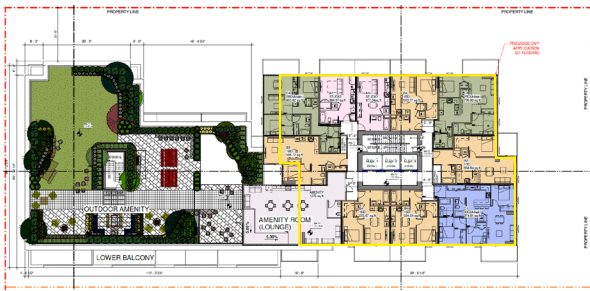
Floor Plan - Level 3



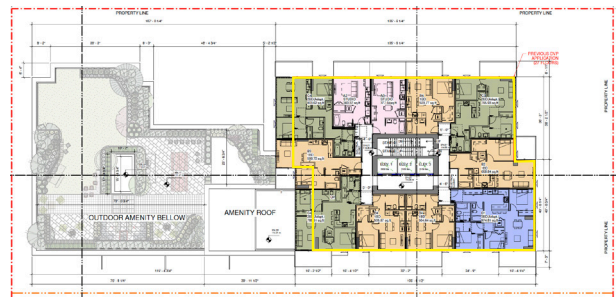
Floor Plan - Level 4



Floor Plan - Level 5



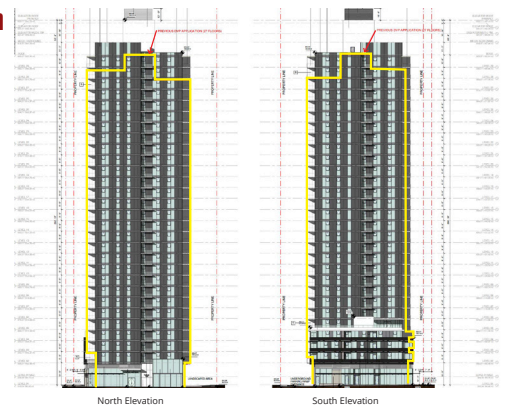
Floor Plan - Levels 6-29



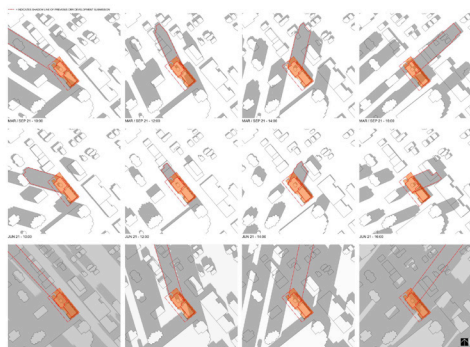
Elevation Plan



Elevation Plan



Shadow Study



APPENDIX D – EMAIL CORRESPONDENCE

4/26/2022 3:26 PM
 616 - 640 Sixth St., New Westminster
 To: info@sixthstreetnw.com <info@sixthstreetnw.com>

To Whom It May Concern

Dear Sir or Madam,

In 2018, the rezoning had been approved by the City of New Westminster without taking into consideration a large number of existing Princess Street residents opposing the project and who signed a petition to the city regarding this matter.
 The City of New Westminster never answered our petition opposing the approval of the new project.

Princess Street between 6th St and 8th St has never been designed as a high volume street, however with all the 5 existing residential towers, the mall parking and truck loading docks, Princess Street is already extremely congested and often overwhelmed with traffic.

The proposed development is adding even more traffic, which will inevitably lead to gridlock of Princess Street, thus negatively affecting the living standard of all residents - current and proposed - and likely the value of the existing properties.

The proposed project has no place in this location and has been approved forcibly by the City of New Westminster without due consideration for all concerned and affected.

We are very determined to unite with all opposing forces against this project and make every effort to stop it from being approved.



----- Original message -----

From: [REDACTED]
 Date: 2022-04-26 19:50 (GMT-08:00)
 To: info@sixthstreetnw.com
 Subject: 616-640 Sixth Street

Hello,

Could you tell me how long you expect the location to be an active construction site?

I live directly across the street and am wondering what to expect in terms of the duration of any traffic detours and sounds related to construction.

Thank you,

[REDACTED]

4/22/2022 2:52 PM
 616-640 sixth street New Westminster
 To: info@sixthstreetnw.com

This just seems to go around and around, I had attended meetings in regards to this building of 129 storeys on 6th. And Princess. The city is making a big mistake, Princess St. is not even a normal size St. And all of the traffic from that building will be going down Princess, along with all the transport delivery trucks that are here everyday, a day, New Westminster really doesn't care about its residents on this tiny St. Called Princess, everyone deserves a place to live, but WHY would the builder not put the underground parking entrance on 7th. Ave. (Way too much congestion)



4/22/2022 8:49 PM
 Re: Sixth Street Complex
 To: info@sixthstreetnw.com

To Whom It May Concern:

It is with huge disappointment that this complex appears to be going ahead! How can anyone not realise what the increase to the volume of density that will occur down Princess Street will create? It's a nightmare of accidents waiting to happen. I am appalled that this has not been given proper consideration and I am not the only one who thinks so. Where oh where are these peoples' thinking caps!!

With much concern,

[REDACTED]

APPENDIX E – TRANSCRIPT OF COMMENTS + Q&A SESSION

Comment Forms

<p>In 2019, a rezoning was approved for this site that considered 143 condominium and 95 rental units in a 29 storey building. The current proposal is for 338 rental homes, including a proportion of below market affordable units in a 29 storey building. Do you have any comments about the change from condominium to rental homes?</p>	<p>Along with the site in close proximity to Translink's frequent transit network, there are a number of transportation demand management (TDM) measures being considered for this project. The TDM measures include providing transit passes to residents without vehicles, 5 on-site car share vehicles with memberships for residents, real time transportation information and plentiful bike parking infrastructure. What do you think about the TDM considerations that have been included to help minimize traffic congestion?</p>	<p>What do you like about the proposal?</p>	<p>Do you have any concerns about the proposal?</p>	<p>Is there anything else you would like to share with us at this time?</p>
<p>Fully support the change to rental homes. And that it brings a much-needed supply of climate-controlled (cooling as well as heating) rental units to the area. In-suite laundry is a bonus.</p>	<p>Nice gesture, but there will still be a relatively huge number of people living in a tiny section of a block. People that will have to share roadways, whether as drivers, riders, or pedestrians, with existing road traffic (delivery trucks, cars, buses).</p>		<p>What kind of a loading zone(s) will the building have? Whether delivery of goods for retail or moving trucks for tenants?</p>	<p>Are there features of the design that accommodate older persons and those with mobility issues?</p>
<p>Sounds good</p>	<p>Great! We need to make alternatives to driving more appealing.</p>	<p>It's a better land use than the current one. We need more housing supply to meet the housing crisis in this region. The city would also get a lot more sources of revenue.</p>	<p>I'm concerned whether the design of the building takes into account the impact on birds. Millions of birds collide with glass covered buildings every year.</p>	
<p>I do not mind the rental units change. I do NOT like the traffic congestion and safety hazards that will result if the access for vehicles for this building is on Princess Street. This street is congested enough as it is and no enforcement of traffic blockages takes place. All commercial vehicles park directly on the street - often for extended periods of time. This is a hazard for cars and particularly for pedestrians who are often the elderly!</p>	<p>Are the transit passes ongoing or will they be given out for one or two years and then discontinued? That's not a long term solution.</p>	<p>The look is modern. ? too modern for the rest of the uptown area?</p>	<p>Traffic as stated above. will the building be kept clean and looking as new. I'm not familiar with the rental company.</p>	<p>What will the traffic patterns be on Princess, 8th Street, and 6th street?</p>
<p>I have friends who spent hours in line just to view a rental home, so while as a homeowner I recognize the benefits of strata housing, this switch responds better to the clear shortage of that more obtainable form of housing</p>	<ul style="list-style-type: none"> - The TDM measures sounds amazing, a transit pass seems more luxurious to have than a car here given the frequent transit. - I would support lowering the amount of car parking required even further, esp if more ride share vehicles were included - It would be great to get real protected bikelines on Seventh St. like the Rexal has across the street, painted lanes just don't cut it. 	<ul style="list-style-type: none"> - The switch in tenure responds to the needs of the community, and is well worth the increases being asked for - The amount of bike parking, ride share vehicles, and free transit passes are to die for - The height increase of the podium provides more privacy for the amenity area, as does the landscaping since it reduced the view from the Royal City Centre Parking lot 	<ul style="list-style-type: none"> - The amenity gym would feel more comfortable to use in a less publicly visible location, and this corner feels like it would benefit more from a café or something similar instead. - it would be great for residents if the rooftop of the tower also included an amenity space, at the very least do a green roof. 	<p>It would be great if homeowners to east could build similar rental building on their properties - At least 4 or 6 floors would help create to a nice transition to this area</p>

<p>In 2019, a rezoning was approved for this site that considered 143 condominium and 95 rental units in a 29 storey building. The current proposal is for 338 rental homes, including a proportion of below market affordable units in a 29 storey building. Do you have any comments about the change from condominium to rental homes?</p>	<p>Along with the site in close proximity to Translink's frequent transit network, there are a number of transportation demand management (TDM) measures being considered for this project. The TDM measures include providing transit passes to residents without vehicles, 5 on-site car share vehicles with memberships for residents, real time transportation information and plentiful bike parking infrastructure. What do you think about the TDM considerations that have been included to help minimize traffic congestion?</p>	<p>What do you like about the proposal?</p>	<p>Do you have any concerns about the proposal?</p>	<p>Is there anything else you would like to share with us at this time?</p>
<p>- I think this is a change that makes sense given the need for more rental housing in the region, as it is a more obtainable than strata housing. I have friends who had to wait in a large line to even view a rental home, so this will definitely be well used.</p>	<ul style="list-style-type: none"> - the Transportation Demand Management this building provides sound perfect and even better than having your own vehicle. - I would like to see a physically protected bikeline instead of just the painted lanes, as it would make this space accessible for all ages and abilities. - I think you could reduce the parking provided even more, and provide further car share spaces, and of course the same benefits in lieu of car ownership 	<ul style="list-style-type: none"> - The height, massing, use, and density are completely supportable - The increase in height for the podium makes sense, as it allows more privacy for the building's amenity area - the switch from offering strata to 100% rental with affordable units makes sense given the limited rental market that exists currently. - absolutely love the idea of providing transit passes and offering car share for those that don't have vehicles 	<ul style="list-style-type: none"> - At minimum I think that the rooftop of the tower should have a green roof. However, I think that not having an accessible rooftop at the top of the tower is a real missed opportunity. - I think it would make sense to move the amenity gym from its current location, as it doesn't seem very private, and it also feels like a missed opportunity for street level activation with a store or cafe. 	<p>- I believe that the homeowners surrounding this proposal should be allowed to build something similar on their property, especially given the housing crisis.</p>
<p>I would like it to have condominium units.</p>	<p>I think having less cars is great.</p>	<p>I like a more transit/biking oriented approach.</p>	<p>I dislike the shift from strata+rental to rental only.</p>	
<p>no</p> <p>No</p>	<p>I like this element of the project and believe they will attract residents interested in a car free/light lifestyle.</p> <p>Expecting residents to take transit is not consistent with the city plan to remove the bus stop across the street from this building (northbound 6th).</p> <p>Residents will park on nearby streets including on Princess Street which is all no-parking but the city does not enforce it.</p> <p>Parking entrance should not be on Princess Street. The street already has too much traffic for the size of the street. Parking entrance should be on 7th which is a full-sized street.</p>	<p>Will bring more people into the uptown area to support local businesses and culture without the need to drive there.</p>	<p>I am concerned about the pedestrian entrance on 7th Ave. There is a risk of a conflict between cars picking up/dropping off residents in front of the entrance. It is critical that the interface is designed such that cars can NOT park in/block the bike lane, and that there is enough space such that people getting in and out of cars are not blocking the bike lane.</p> <p>It's just as important to get this interface right as it is to provide all the amenities inside the building. The 7th Ave bike route is heavily used and the City is about the spend a lot of money fixing up the bike lanes in this area.</p> <p>Parking entrance should not be on Princess Street. The street already has too much traffic for the size of the street. Parking entrance should be on 7th which is a full-sized street.</p>	<p>Parking entrance should not be on Princess Street. The street already has too much traffic for the size of the street. Parking entrance should be on 7th which is a full-sized street.</p>

PIM Q&A – 12PM SESSION

Question
What does "Secured for 60 yrs" mean?
Does the City require any Charging stations and how many?
what consideration has been given towards traffic on Princess St. currently residents are boxed in with no left hand turns both east and west, adding 200 plus cars to the area is just making it worse...
Can you please put back up the 2019/2022 comparision slide.
What sound abatement on the roof top area? There will be a lot of echoing.
Who will own the building? Who will manage it?
Where is the parkade access? Off Princess Street? What about traffic control for that access? What about the much increased traffic on Princess and the access to 6th and 8th Streets which have no signals and restricted turns at present.
This plan has about 100 more units than the other plan. What size will the units be?
Regarding Charging stations, in other City Bylaw requirements, you have integrated to the plan, but not here?
Where is the driveway
impact to surrounding property values with 100% rentals / over 60 years. who maintains the building over this lenght of time.
Princess echoes all noise from s;urrounding buildings
Thank you. Please provide parking stall differences, if any, from 2019/2022.
There is an additional 100 units. Can describe where the differences come from (clearly the 4th floor additonal but there must be more changes).
What kind of rents will be charged?
It, Princess Street, is already the ONLY delivery route for Royal City Centre with its 2 towers, plus the existing 3 towers along north side of Princess Street. This traffic is not average, given that transport trucks with their very large trailers, are often parked on Princess currently, while waiting for Loading Dock space. And you now are proposing a 90 degree turn into your access area? Any ideas?
When does construction start on this ?
It seems that it is also your residential access.
Have you visited Princess ST and watched all the trucks lining up to turn into Royal City Mall etc. THere are 6 sitting on Princess right now
comment city already has a 90 degree turn out to 7th ave, as residents cut through this back lot due to no left turn on 6th, real world
Yeah, Lynn.
Please visit on a weekday, as Lynn suggests.

PIM Q&A – 6PM SESSION

Question
What type of retail will be going in on street level
How long will the construction take?
Will the bus stop remain out front?
What are the average sizes of the units? (1 bedroom, 2 bedroom, 3 bedroom)
My concern is demolition of current building and construction of new building. What will be the transportation route? Princess Avenue is not a wise choice.
How will the units be offered to prospective tenants? What do people need to do to become tenants?
Where is parking for customers to the retail stores?
Will any trees in the alley/lane need to be removed for this development?
What changes have you and the city cooked up regarding lights and/or stop signs or other turning restrictions at 6th And Princess? Right now it is a compulsory right turn. Will that remain?
Previous question relates to residential tenants. Thanks.
Have current retailers been given notice. If so, for when.
Did you say the bus stop would be temporarily removed?
Considering the huge shortage of housing in the lower mainland, why would you not consider the taller building, like 40-45 storeys? In Burnaby, developers are building 60 storeys tall. In downtown New West, some of the new towers are 45-50 storeys.
Will the building be climate-controlled (air conditioning)?
What are your plans for the turn from princes to sixth? Right now it is a compulsory right turn but all of your cars are exiting onto Princess and must turn there or at 8th.
When will the current retail tenants have to move out, they are going to be really missed, especially the Waffle House and Cobbler.
Do residential units come with storage lockers? If so, what is their size(s)?
To clarify: the earliest demolitions would start is Winter/Spring 2023?
Have you considered reaching out to partner with the other carshare in New West (Evo)?
One more: Will there be electric vehicle chargers?
What would the rental rates be for the different sized units?
Any public chargers?
Is there suite or communal laundry?

May 31, 2022

Mayor, Council, and Staff
City of New Westminster
511 Royal Avenue
New Westminster, BC
V4L 1H9

RE: 616-640 Sixth Street – Public Information Meeting Response

Dear Mayor, Council, and Staff,

On April 21, 2022, PC Urban's consulting team hosted two digital Public Information Meetings (PIMs) regarding the rezoning application for 616-640 Sixth Street New Westminster. A total of 1,230 residents were contacted through Canada Post notifications per the City of New Westminster's requirements and newspaper notifications were printed in the New West Record on April 7th, 2022, and April 14, 2022. The advertisements and Canada Post notifications both included information about the proposal, details on participating in the PIM and contact information for the project team. Despite the robust outreach, participation in the PIMs were limited to 26 attendants between the two sessions. Additionally, four emails were received, and eight comment forms were completed by participants.

Below is a record of comments reported in the Public Information Meeting Summary Report, and corresponding responses.

1. *Concern over the increasing density this proposed development would bring to Princess Street, and a supportive comment about the importance of introducing higher density to the neighbourhood.*

Response: The subject site is classified as residential-high density by the City of New Westminster's Official Community Plan. PC Urban, like the City, believes that density is now a requirement in cities given housing demands and land availability. 616-640 6th Street property is ideal for the proposed density given its proximity to a transit, walkability to services and the surrounding context, which includes established residential towers. A myriad of Transportation Demand Management is included in this project encouraging public transit use over personal automobile use.

2. *Questions about the size of units, unit mix, eligibility for tenancy, rental rates, and appliances of the unit.*

Response: PC Urban is offering a range of units including a small number of studios, 1-bedroom, 2-bedroom, and 3-bedroom homes. The project exceeds the City's guidelines for family-sized 2 and 3-bed options. The project includes 10 below market units that will be managed by a third-party non-profit operator. The remaining units will



be priced at market rates. No unique requirements exist for the market units. Appliances will be durable and high quality in nature. Unit sizes include:

- Studios are approximately 350 sqft
- 1-beds range from 533 -690 sqft
- 2-beds range from 752 – 803 sqft
- 3-beds are 975 sqft

3. *Questions about charging stations and EVs – question about the number of car charging stations and if there will be a potential partnership with car sharing companies.*

Response: PC Urban will follow City of New Westminster bylaws for EV charging. Modo has committed to include five carshare cars in the development. Memberships for Modo will be provided to all tenants, giving them the lowest available rates for usage.

4. *Questions about Traffic Impacts – questions about the transportation route during construction, if changes will be made on traffic lights, signs, compulsory right turn, and existing bus stop location. Concerns over the proposed 90-degree turn and its potential impact on the traffic condition and capacity of Prince Avenue.*

Response: A construction traffic management plan will be submitted to the City of New Westminster prior to the commencement of construction. PC Urban and the project design team is working closely with Bunt and Associates transportation engineers, to manage traffic impacts. The City's Engineering department will review all relevant traffic considerations.

5. *Questions and concerns over what building materials will be used for noise mitigations and the potential echoing impact of the proposed building on adjacent neighbours.*

Response: All noise bylaws will be followed. The Architect of record indicates that there is nothing about the proposed design that will cause excessive noise or echoing.

6. *Questions about the amount of parking provided and if retail visitors' parking will be provided on-site.*

Response: A total of 34 stalls are supplied in this development for combined visitor parking and commercial parking.

7. *Questions about Property Management – question about who will own and maintain the property.*

Response: PC Urban and partner, AIMCo, plan to retain long term ownership of the building after construction. The building will be professionally managed by AWM Alliance Real Estate Group Ltd.

8. *Comment and questions about Neighbouring Properties– question and concerns about the potential impact the project would have on the property values of surrounding residential buildings, and how the development would approach adjacent properties in the construction period.*

Response: This project will increase economic activity in the area and should increase adjacent property values. Each neighbour directly impacted by construction activities will be contacted well in advance of construction, to mitigate impacts and communicate construction management plans.

9. *Comment: Project Timing - questions on when the current tenants will be notified and move out, and when the construction will start.*

Response: Information has been shared with current tenants that construction is anticipated to start in Q1 2023. The leases of current tenants has been extended for 12 months to the end of 2022.

10. *Comment Trees – question on whether or not any trees will be removed for the site.*

Response: An Arborist report has been produced for the property highlighting some high value trees that will be retained at the back of the property. Sick/low value trees will be replaced per City guidelines with trees better suited to the environment. The landscape plans show 43 future trees will be planted as part of the development of this project.

If any further information is required or you have any questions, please do not hesitate to reach out to me at 604-428-3315 or jreid@pcurban.ca.

Best Regards,

618 6th Street Holdings Ltd.



John Reid
Senior Development Manager

May 31, 2022

Mayor, Council & Staff,
City of New Westminster
511 Royal Avenue,
New Westminster, BC
V3L 1H9

RE: 616 & 640 Sixth Street – Commercial Tenant Communication

Dear Mayor, Council & Staff,

This purpose of this letter is to provide information to the City of New Westminster regarding the development communication between Commercial Tenants and Landlord of buildings 616 and 640 6th Street. This property comprises of two existing commercial buildings, both two floors in height, each on its own land parcel with fronting onto Sixth Street.

Previously a Rezoning Amendment Bylaw No. 7997, 2019 was adopted by council on October 7, 2019. The Rezoning application changed the property from Community Commercial Districts (High Rise, C-3) to Comprehensive Development District (CD-80). Commercial uses are contemplated on the ground floor and will not be permitted above or below ground level in the future.

The previous owner, Orr Developments, regularly communicated the project development application plans with the existing and former commercial tenants, dating back to their first rezoning application in 2017. Orr Developments have owned and operated this building for many decades and when the building achieved rezoning approval, shorter term lease renewals were negotiated at reduced rents in the lead up to redevelopment. Every written lease had a built-in redevelopment clause with a 12 month notice period for tenants to vacate in advance of demolition and construction start. Orr Developments triggered the redevelopment clause by sending out notice letters to all tenants on December 17, 2020. The main message of the redevelopment communication is that every tenant was required to vacate their space by December 31, 2021.

On December 13, 2021 prior to the date PC Urban purchased the property, we sent out our first tenant communication to offer the tenants a 12 month extension at their existing discounted lease rates or month to month at their below market lease rates. Current commercial rents in the building are approximately 50% of comparable market rates, which allows businesses to save and plan for their relocation while still operating in this location on Sixth Street in the heart of Uptown New Westminster.

By the end of December 2021 most tenants in the building had relocated their businesses out of the building. To date only 9 of a possible 36 tenants still occupy their spaces in the building representing 24% occupancy. These tenants are mostly at grade to take advantage of the street frontage on 6th Street. We are aware that many tenants have either already moved to

new leased premises nearby, or have secured spaces to which they can move to in the year 2022.

If any further information is required or you have any questions, please do not hesitate to reach out to me at 604-428-3315 or jreid@pcurban.ca.

Best Regards,

618 6th Street Holdings Ltd.

A handwritten signature in black ink, appearing to read "John Reid".

John Reid
Senior Development Manager

June 3, 2022

Mayor, Council, and Staff
City of New Westminster
511 Royal Avenue
New Westminster, BC V4L 1H9

RE: Design Panel Response Letter – 616-640 Sixth Avenue, New Westminster

Dear Mayor, Council, and Staff,

On May 24, 2022, the New Westminster Design Panel (NWDP) met to review PC Urban's (PCU) application for a 29-storey mixed-use purpose-built rental project at 616-640 6th Avenue. The following statement was moved, seconded, and voted in favour by all members of the NWDP:

MOVED, SECONDED AND CARRIED

THAT the New Westminster Design Panel support the proposal for 616 and 640 Sixth Street, inclusive of the four-storey podium and the size of the tower floor plate, with the recommendation that the applicant address the following issue to the satisfaction of Planning staff:

- That the rooftop amenity space be further explored: how this and other public spaces are used and materials are allocated.

Response

1. PCU will change the material of the roof deck of the ground floor amenity space to animate this area visible to residences above and ensure it conforms with the LEED Gold goals to reduce heat island effect.
2. PCU with the help of the landscape architect will further develop, design, define and animate the private owned publicly accessible plaza. Jan Ballard Fine Art has been retained to integrate a significant public art piece as a focal point of the plaza. With consideration to include enhanced streetscape furniture and plantings aligned with the City's Streetscape vision.
3. PCU will work on the landscape design of the outdoor area adjacent to the North-East CRU to ensure that outdoor seating is integrated with the privately owned publicly accessible plaza.



4. PCU are working with the landscape architect to further develop the children's play area with to review the floor materiality and topographic treatment for animation. The children's play area has been strategically located to be adjacent to the covered amenity and the indoor amenity features on the podium roof top amenity. There is a deliberate small buffer between the children's play area and the adult amenity area. There is also an intentionally unprogrammed space at the southwest corner with a syntruf surface to allow for flexibility of older children's play. We will change the angular paving treatment to align with the building geometry.

If any further information is required or you have any questions, please do not hesitate to reach out to me at 604-428-3315 or jreid@pcurban.ca.

Best Regards,

618 6th Street Holdings Ltd.



John Reid
Senior Development Manager



May 23, 2022

City of New Westminster
511 Royal Avenue
New Westminster, B.C.

Attention: Ms. Emilie Adin, Director of Development Services

Dear Ms. Adin:

Re: Application by PC Urban for 616-640 Sixth Street

We write to express our support of the proposed text amendment of the zoning bylaw for 616-640 Sixth Street, New Westminster.

The change from the previous proposal to a 100% rental project adds significantly to the purpose-built rental housing stock. Rental housing is in great demand and this project will help satisfy that demand.

Furthermore, the proposed increase in density adds more rental units and thus enables housing for more people on this site. Maximizing density on this particular site is appropriate considering the scarcity of land and the amount of services already existing in this area.

The additional unit count will accommodate more people, supports the retail sector, and adds to the vibrancy of the Uptown area.

We support the project and ask that the City of New Westminster approve the application.

Sincerely yours,

**Uptown Business Association
of New Westminster**

A handwritten signature in blue ink, appearing to be "Bart Slotman", written over a horizontal line.

Bart Slotman
Chair

c.c. Steve Forrest - PC Urban

Priya Bal

From: Gillian Day
Sent: Wednesday, May 25, 2022 3:59 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley; Priya Bal
Subject: FW: Property Development Application at 616-640 Sixth Street

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca



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From: External-Clerks
Sent: Wednesday, May 25, 2022 3:58 PM
To: Personal Information Removed
Subject: RE: Property Development Application at 616-640 Sixth Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

Please note that if a member of Council raises this matter at a meeting, your email may be included in the agenda package that is posted to the City's website. Prior to posting, your email address and phone number will be redacted.

Yours truly,

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Personal Information Removed

Sent: Tuesday, May 24, 2022 2:53 PM

To: info@sixthstreetnw.com

Cc: Priya Bal <pbal@newwestcity.ca>

Subject: [EXTERNAL] Property Development Application at 616-640 Sixth Street

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I strongly support the rezoning application located at 616-640 Sixth Street in Uptown.

As a landlord in New Westminster, I realize the challenges that face many of our residents to find suitable rental housing.

Projects such as the one proposed by PC Urban will provide much-needed housing for families who wish to live in New Westminster and this will go to strengthen the community and provide for much needed vitality that are the keys to success for any City.

I believe that projects like the proposed are critical to the future for New Westminster, and I hope that you will support this proposal when it comes before you for consideration.

Sincerely,

Personal Information Removed

Priya Bal

From: Personal Information Removed
Sent: Wednesday, May 25, 2022 2:34 PM
Subject: [EXTERNAL] Support for Rezoning application 616-640 Sixth Street

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

We, the Arts Council of New Westminster, support the rezoning application at 616-640 Sixth Street.

As a local community organization in New Westminster, we recognize the need for affordable and rental housing options in our city and are deeply aware that artists in particular are affected by the lack of housing and high costs of living.

Not only is this project delivering the much needed housing to the Uptown Neighbourhood, but is also creating a public plaza which will house their voluntary public art and create a welcoming space for the community.

Projects like the proposed are critical to New West's future, and I hope that you will support this proposal when it comes forward.

Sincerely,

Personal Information Removed

At the Arts Council of New Westminster, we live and work on the unceded, traditional territories of the Coast Salish peoples of the QayQayt (qiqĒyt) Nation as well as all Coast Salish Nations.

Arts Council of New Westminster - Bringing Community Together Through The Arts
Elevate the Arts in New Westminster, [DONATE TODAY](#)

The Gallery/Office is located in the Centennial Lodge, Queen's Park, New Westminster, BC
Mailing address: PO Box 16003, New Westminster, BC, V3M 6W6
Phone: 604 525 3244 | Website: acnw.ca
[Twitter](#) [Facebook](#) [Instagram](#)

Priya Bal

From: Personal Information Removed
Sent: Tuesday, May 24, 2022 2:53 PM
To: info@sixthstreetnw.com
Cc: Priya Bal
Subject: [EXTERNAL] Property Development Application at 616-640 Sixth Street

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Projects such as the one proposed by PC Urban will provide much-needed housing for families who wish to live in New Westminster and this will go to strengthen the community and provide for much needed vitality that are the keys to success for any City.

I believe that projects like the proposed are critical to the future for New Westminster, and I hope that you will support this proposal when it comes before you for consideration.

Sincerely,

Personal Information Removed

Priya Bal

From: Gillian Day
Sent: Friday, June 3, 2022 8:41 AM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley; Priya Bal
Subject: FW: [EXTERNAL] Rezoning application

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca



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From: External-Clerks
Sent: Friday, June 3, 2022 8:40 AM
To: Personal Information Removed
Subject: RE: [EXTERNAL] Rezoning application

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

Please note that if a member of Council raises this matter at a meeting, your email may be included in the agenda package that is posted to the City's website. Prior to posting, your email address will be redacted.

Yours truly,

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca



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From: Personal Information Removed
Sent: Thursday, June 2, 2022 5:13 PM
To: Priya Bal <pbal@newwestcity.ca>; info@sixthstreetnw.com
Subject: [EXTERNAL] Rezoning application

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council, I support this rezoning application at 616-640 Sixth Street to bring more rental housing to the Uptown area.

I am a resident of New Westminster and have 2 young adults living with me, affordable housing for young adults is more important than ever. I know my children want to remain in New Westminster, having a rental building in a central location of New Westminster provides rich amenities and transit options is ideal. This project will also provide amenities in the building and bring a sense of community to all residents.

I am in favour of adding new rental housing in the Uptown neighbourhood and feel this proposal is well suited to achieve this. I hope when this proposal comes forward at a public hearing, you and the community support it.

Many thanks,
Personal Information Removed

Priya Bal

From: Personal Information Removed
Sent: Thursday, June 2, 2022 5:13 PM
To: Priya Bal; info@sixthstreetnw.com
Subject: [EXTERNAL] Rezoning application

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Dear Mayor and Council, I support this rezoning application at 616-640 Sixth Street to bring more rental housing to the Uptown area.

I am a resident of New Westminster and have 2 young adults living with me, affordable housing for young adults is more important than ever. I know my children want to remain in New Westminster, having a rental building in a central location of New Westminster provides rich amenities and transit options is ideal. This project will also provide amenities in the building and bring a sense of community to all residents.

I am in favour of adding new rental housing in the Uptown neighbourhood and feel this proposal is well suited to achieve this. I hope when this proposal comes forward at a public hearing, you and the community support it.

Many thanks,
Personal Information Removed

Priya Bal

From: Mike Watson
Sent: Saturday, May 28, 2022 12:25 PM
To: Priya Bal
Subject: FW: [EXTERNAL] 616-640 6th street

Mike Watson, RPP, MCIP | Acting Supervisor of Development Planning
T 604.527.4519 | E mwatson@newwestcity.ca

City of New Westminster | Climate Action, Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca | f [/newwestminster](https://www.facebook.com/newwestminster) | [@new_westminster](https://twitter.com/new_westminster)

We recognise and respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

From: Personal Information Removed

Sent: Saturday, May 28, 2022 12:23 PM

To: Mike Watson <mwatson@newwestcity.ca>

Cc: External-Clerks <Clerks@newwestcity.ca>

Subject: [EXTERNAL] 616-640 6th street

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Hello Mayor and members of Council,

My name is ^{Personal Information Removed} and I am a longtime New Westminster resident, not far from PC Urban's proposal.

I am supportive of the proposal to redevelop 616-640 Sixth Street, as it will provide housing for people of all walks of life (i.e. families, empty nesters and young professionals) paired with important community amenities and neighbourhood-serving retail.

For over 12 years, I have lived in a strata condo home in New West, though my area was missing the vitality, animation, and retail it needed. I appreciate the way this redevelopment has been planned – it incorporates neighbourhood-serving retail, public gathering space, car and bike share options, generous setbacks and a public art budget. In other words, it provides a complete package that will only serve to benefit the Uptown area.

I hope Mayor and Council also sees the important benefits of this proposal, and will vote to approve.

Sincerely,

Personal Information Removed

Priya Bal

From: Gillian Day
Sent: Friday, May 27, 2022 2:15 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley; Mike Watson; Priya Bal
Subject: FW: [EXTERNAL] 616-640 6th street

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca



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From: External-Clerks
Sent: Friday, May 27, 2022 2:14 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] 616-640 6th street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

Please note that if a member of Council raises this matter at a meeting, your email may be included in the agenda package that is posted to the City's website. Prior to posting, your email address will be redacted.

Yours truly,

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: Personal Information Removed

Sent: Friday, May 27, 2022 12:29 PM

To: Mike Watson <mwatson@newwestcity.ca>

Cc: External-Clerks <Clerks@newwestcity.ca>

Subject: [EXTERNAL] 616-640 6th street

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

As a resident of New Westminster, I support the rezoning application at 616-640 Sixth Street. This redevelopment will benefit the Uptown area by adding much-needed rental housing to the neighbourhood and by providing significant public amenities.

The price of housing continues to rise in our municipality, and the only way out is to respond with supply – PC Urban’s proposal will provide a good quality project while directly responding to our City’s needs. I appreciate the diversity of housing proposed – strata homes for those looking to buy in our community and 95 secured market rental homes to allow middle income people and families to live in New West who might otherwise be unable to afford it.

The public plaza and commercial space will animate the area and revitalize the streetscape, and boost foot traffic to local businesses.

This is an impressive proposal, and I hope to see the Mayor and Council vote in support.

Thank you,

Personal Information Removed

Priya Bal

From: Emilie Adin
Sent: Friday, May 27, 2022 1:15 PM
To: Gillian Day
Cc: Priya Bal
Subject: FW: [EXTERNAL] Rental project

We think this might also be about the 616-640 Sixth rental project that is going before Council again in June. Maybe you can contact the correspondent to confirm?

Regards,
e.

-----Original Message-----

From: Mike Watson <mwatson@newwestcity.ca>
Sent: Tuesday, May 17, 2022 10:21 PM
To: Emilie Adin <eadin@newwestcity.ca>
Subject: FW: [EXTERNAL] Rental project

I think this is about sixth st.

Mike Watson, RPP, MCIP | Acting Supervisor of Development Planning T 604.527.4519 | E mwatson@newwestcity.ca

City of New Westminster | Climate Action, Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9 www.newwestcity.ca | [f /newwestminster](https://www.facebook.com/newwestminster) | [@newwestminster](https://www.instagram.com/newwestminster)

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-----Original Message-----

From: **Personal Information Removed**
Sent: Thursday, May 12, 2022 1:27 PM
To: Mike Watson <mwatson@newwestcity.ca>
Subject: [EXTERNAL] Rental project

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It was just brought to my attention
And I'm in favour of this project.
I live in Victoria Hill .
We do frequent up town area and I see
An upside to making an affordable living Space and welcome new retail space .

Sent from my iPhone

Priya Bal

From: Emilie Adin
Sent: Friday, May 27, 2022 1:13 PM
To: Gillian Day
Cc: Priya Bal
Subject: FW: 616-640 Sixth Street, New Westminster - Support

Could you forward to Council please? I don't think Mike has provided this email to the clerk's office or that it's been disseminated yet?
Cheers, e.

From: Personal Information Removed
Sent: May 12, 2022 7:08 PM
To: mwatson@newwestcity.ca
Cc: info@sixthstreetnew.com
Subject: 616-640 Sixth Street, New Westminster - Support

Dear Mayor and Council,

I am writing in support of this rental development.

Our firm, BC Building Science, is a key consultant on this project bringing expertise in Building Envelope and Energy Consulting.

Our office has been located in uptown New Westminster for around 20 years. We employ around 35 staff and have hired many young professionals over the years. Some of the new hires are from other parts of Canada and other parts of the world. We do our best to help them with housing but with today's market, this is proving to be more and more difficult to find local rental housing, particularly in New Westminster. As you can imagine, it is beneficial for everyone if our staff can be located as close to the office as possible.

This project will certainly not solve this broader issue, but it theoretically should contribute to reducing the pressure overall.

Regards,



Personal Information Removed

BC Building Science Ltd.
Envelope + Energy
611 Bent Court
New Westminster, BC
Canada V3M 1V3
bcbuildingscience.com

Priya Bal

From: Gillian Day
Sent: Wednesday, May 25, 2022 4:02 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley; Priya Bal
Subject: FW: [EXTERNAL] Support for Rezoning application 616-640 Sixth Street

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Wednesday, May 25, 2022 4:01 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] Support for Rezoning application 616-640 Sixth Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

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Yours truly,

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: Personal Information Removed

Sent: Wednesday, May 25, 2022 2:34 PM

Subject: [EXTERNAL] Support for Rezoning application 616-640 Sixth Street

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

We, the Arts Council of New Westminster, support the rezoning application at 616-640 Sixth Street.

As a local community organization in New Westminster, we recognize the need for affordable and rental housing options in our city and are deeply aware that artists in particular are affected by the lack of housing and high costs of living.

Not only is this project delivering the much needed housing to the Uptown Neighbourhood, but is also creating a public plaza which will house their voluntary public art and create a welcoming space for the community.

Projects like the proposed are critical to New West's future, and I hope that you will support this proposal when it comes forward.

Sincerely,

Personal Information Removed

Arts Council of New Westminster

—

At the Arts Council of New Westminster, we live and work on the unceded, traditional territories of the Coast Salish peoples of the QayQayt (qiq̓ȷ̓yt) Nation as well as all Coast Salish Nations.

Arts Council of New Westminster - Bringing Community Together Through The Arts
Elevate the Arts in New Westminster, [DONATE TODAY](#)

The Gallery/Office is located in the Centennial Lodge, Queen's Park, New Westminster, BC
Mailing address: PO Box 16003, New Westminster, BC, V3M 6W6
Phone: 604 525 3244 | Website: acnw.ca
[Twitter](#) [Facebook](#) [Instagram](#)

Priya Bal

From: Personal Information Removed
Sent: Friday, May 20, 2022 10:50 AM
To: Mike Watson; Priya Bal
Personal Information Removed
Cc:
Subject: [EXTERNAL]
Attachments: Letter of Support.docx

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Watson and Council,

Please see my attached letter in strong support of the rezoning application at 616-640 Sixth Street.

This is exactly what our community and this specific location needs at this time.

Have a great long weekend.

Personal Information Removed



[Website](#)



[LinkedIn](#)



Visits to our office must be scheduled in advance and you are encouraged to communicate directly with the individual you wish to meet. Our customers are asked to ensure any payments (strata fees/rent) are sent through the mail or visit our website to set up your EFT payment. Please visit our website for more information www.awmalliance.com. Thank you and be well.

This message may contain confidential or privileged material. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this message in error, please immediately reply to the sender and delete this information from your computer. | Please consider the environment before printing this email.

Priya Bal

From: Personal Inform Personal Information Removed
Sent: Friday, May 20, 2022 10:17 AM
To: Priya Bal
Cc: info@sixthstreetnw.com
Subject: [EXTERNAL] Letter of support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I'm writing to you to support the rezoning application at 616-640 Sixth Street that will bring more rental housing to the uptown area.

I have been living in the uptown area of New Westminster for about 3 years now and I can feel the need for younger generations to be able to rent a place here as they can't afford buying a place now. The New West area counts as a growing community that can provide home to more younger generations like us. The area is also close to the skytrain stations which makes commuting way easier for tenants and would value the location of this project. We are about to start our family soon and it is important for us that a large number of family oriented housing is being proposed in this area. This would motivate the younger generations to move to this region which helps the community to become more family oriented.

I am in favor of adding the new rental housing in the uptown neighborhood and feel this proposal is well suited to achieve this. I hope when this proposal comes forward at a public hearing, you support it.

Regards,
Personal Information Removed

Priya Bal

From: Gillian Day
Sent: Thursday, May 19, 2022 4:28 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley; Priya Bal
Subject: FW: [EXTERNAL] Rezoning Application @ 616-640 Sixth Street New Westminster

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca



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From: External-Clerks
Sent: Thursday, May 19, 2022 4:27 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] Rezoning Application @ 616-640 Sixth Street New Westminster

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

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Yours truly,

Gillian Day (she/her) | Agenda Secretary
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From: Personal Information Removed

Sent: Thursday, May 19, 2022 6:03 AM

To: info@sixthstreetnw.com; Priya Bal <pbal@newwestcity.ca>

Subject: [EXTERNAL] Rezoning Application @ 616-640 Sixth Street New Westminster

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Dear Mayor and Council,

I support the rezoning application at 616-640 Sixth Street.

As a homeowner and landlord in New Westminster, I have seen firsthand how difficult it is for people to find adequate rental housing.

Projects like the proposed are critical to New West's future, and I hope that you will support this proposal when it comes forward.

Sincerely,

Personal Information Removed

Priya Bal

From: Personal Information Removed
Sent: Thursday, May 19, 2022 8:37 AM
To: info@sixthstreetnw.com; Priya Bal
Subject: [EXTERNAL] Letter of Support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I'm writing this letter in support of the rezoning application at 616-640 Sixth Street to bring more rental housing to the Uptown area.

As a homeowner in New Westminster, I have seen first hand how difficult it is to find adequate housing and I believe this future project will help alleviate the current demand, in addition to providing 10 below-market rental homes that will directly help low-income families that struggle with the already elevated housing costs.

The proposed project will allow for extra-wide sidewalks and street trees as well as new commercial units that will improve the life of the surrounding residents.

I hope when this proposal comes forward at a public hearing, you support it.

Best,

Personal Information Removed

Priya Bal

From: Personal Information Removed
Sent: Thursday, May 19, 2022 6:03 AM
To: info@sixthstreetnw.com; Priya Bal
Subject: [EXTERNAL] Rezoning Application @ 616-640 Sixth Street New Westminster

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Dear Mayor and Council,

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As a homeowner and landlord in New Westminster, I have seen firsthand how difficult it is for people to find adequate rental housing.

Projects like the proposed are critical to New West's future, and I hope that you will support this proposal when it comes forward.

Sincerely,

Personal Information Removed

Priya Bal

From: Gillian Day
Sent: Tuesday, May 24, 2022 2:06 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Chinu Das; Chuck Puchmayr; Chuck Puchmayr (Shaw); Jaimie McEvoy; Jaimie McEvoy (2); Mary Trentadue; Nadine Nakagawa; Patrick Johnstone
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley; Priya Bal
Subject: FW: Re-zoning

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Tuesday, May 24, 2022 2:06 PM
To: Personal Information Removed
Subject: RE: Re-zoning

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Climate Action, Planning and Development.

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Yours truly,

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T 604.527.4612 | E gday@newwestcity.ca

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From: Personal Information Removed

Sent: May 21, 2022 5:15:08 PM

To: info@sixthstreetnw.com; Priya Bal

Subject: [EXTERNAL] Re-zoning

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Dear Mayor and Council,

I support the rezoning application at 616-640 Sixth Street.

As a homeowner and parent of a 20 yr old looking for rentals in New Westminster, I have seen firsthand how difficult it is for people to find adequate rental housing.

Projects like the proposed are critical to New West's future, and I hope that you will support this proposal when it comes forward.

Sincerely,

Personal Information Removed

Priya Bal

From: Mike Watson
Sent: Tuesday, May 24, 2022 8:25 AM
To: Priya Bal
Subject: FW: [EXTERNAL] Letter of Support 616-640 6th street

Mike Watson, RPP, MCIP | Acting Supervisor of Development Planning
T 604.527.4519 | E mwatson@newwestcity.ca

City of New Westminster | Climate Action, Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Waffle House New West <info@wafflehouserestaurant.com>
Sent: Sunday, May 22, 2022 9:47 AM
To: Mike Watson <mwatson@newwestcity.ca>
Cc: info@sixthstreetnw.com
Subject: [EXTERNAL] Letter of Support 616-640 6th street

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

We support this rezoning application at 616-640 Sixth Street to bring more rental housing to the Uptown area. PC Urban has been very cooperative with us and we are in the beginning stages of talks to come back to the new building once completed.

We believe the new building will not only benefit New Westminster residents by providing more access to housing but also New Westminster businesses with increased foot traffic through the streetscape revitalization proposed through the development.

We hope when this proposal comes forward, you support it.

Thank you,
Waffle House Management.

--

Thank you - We appreciate your business!

Waffle House New Westminster
"Simple Breakfast Done Right"

Tel: 604-524-8118

E-mail: Info@wafflehouserestaurant.com

Website: www.wafflehouserestaurant.com



Priya Bal

From: Personal Information Removed
Sent: Saturday, May 21, 2022 5:15 PM
To: info@sixthstreetnw.com; Priya Bal
Subject: [EXTERNAL] Re-zoning

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I support the rezoning application at 616-640 Sixth Street.

As a homeowner and parent of a 20 yr old looking for rentals in New Westminster, I have seen firsthand how difficult it is for people to find adequate rental housing.

Projects like the proposed are critical to New West's future, and I hope that you will support this proposal when it comes forward.

Sincerely,

Personal Information Removed

Priya Bal

From: Mike Watson
Sent: Friday, May 20, 2022 4:25 PM
To: Priya Bal
Subject: FW: Support for PCU rental project at 616-640 6th St in New Westminster

As per the instruction you have passed along from Emilie in our Teams chat, I am forwarding all correspondence on 616-640 Sixth St to you to be addressed.

Kind regards,

Mike Watson, RPP, MCIP | Acting Supervisor of Development Planning
T 604.527.4519 | E mwatson@newwestcity.ca

 City of New Westminster | Climate Action, Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca | f [/newwestminster](https://www.facebook.com/newwestcity) | @new_westminster

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From: Personal Information Removed
Sent: Friday, May 20, 2022 4:23 PM
To: Mike Watson <mwatson@newwestcity.ca>
Cc: info@sixthstreetnw.com
Subject: [EXTERNAL] Support for PCU rental project at 616-640 6th St in New Westminster

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I am writing this email as a sign of my support for the rezoning application at 616-640 Sixth Street, which, if approved, will help bring much needed rental housing to the Uptown area.

As a past developer of housing in New Westminster, and a current landlord of retail and office space there, it is with first hand experience that I can say the city enjoys many unique benefits: its central location within the context of Metro Vancouver and how accessible that makes it by road and skytrain, its enviable Fraser River frontage, its ample park space, its abundant retail and services and employment space, and especially its rich history and the character this history provides. It has been a pleasure to see the city making large strides in taking advantage of these traits. As Canada continues to target high levels of immigration, its no secret that the region's geography, population growth and economic strength have rendered it undersupplied in housing, and that all forms of housing are needed to responsibly accommodate this growth. For all of the reasons I have mentioned, New Westminster is an exceptional position to take advantage of this need and continue to establish itself as a world-class place to live, work, study and play. The provision of additional housing, and particularly rental housing, is critical in ensuring this happens. PC Urban's rezoning application provides for a project that is entirely appropriate for the Uptown area, given its position as a higher-density urban core for the city, and will create significantly more housing stock and supporting commercial uses.

Thanks,

Personal Information Removed



Anthem Properties Group Ltd.
Suite 1100 Bentall 4 Box 49200
1055 Dunsmuir Street
Vancouver BC Canada V7X 1K8

anthemproperties.com

Priya Bal

From: Personal Information Removed
Sent: Friday, May 20, 2022 11:46 AM
To: Mike Watson; Priya Bal
Subject: [EXTERNAL] Rezoning Application - 616-640 Sixth Street
Attachments: Letter of Support - ^{Personal Information Removed}.pdf

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Mayor Watson and Council,

I hope this email finds you well.

Please find attached letter in support of the rezoning application located at 616-640 Sixth Street, New Westminster, BC.

I firmly believe that rental housing is definitely needed in this area.

Thank you for your consideration.

Regards,
Personal Information Removed



[Website](#)



[LinkedIn](#)



Visits to our office must be scheduled in advance and you are encouraged to communicate directly with the individual you wish to meet. Our customers are asked to ensure any payments (strata fees/rent) are sent through the mail or visit our website to set up your EFT payment. Please visit our website for more information www.awmalliance.com. Thank you and be well.

This message may contain confidential or privileged material. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this message in error, please immediately reply to the sender and delete this information from your computer. | Please consider the environment before printing this email.

Priya Bal

From: Personal Information Removed
Sent: Tuesday, May 17, 2022 10:50 AM
To: info@sixthstreetnw.com; Priya Bal
Subject: [EXTERNAL] 616-640 Sixth Street Rezoning Letter of Support

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I support the rezoning application at 616-640 Sixth Street.

I have been a renter in Downtown New Westminster (Agnes St.) since 2018, and I have seen firsthand how difficult it is for people to find adequate rental housing in the Metro Vancouver Regional District that is located near community amenities and good quality transit. I would like to add that New Westminster is a lovely place to live.

Finding housing is extremely stressful on those with a limited budget when looking for rental housing as the pool of quality units is relatively low in my experience. Everyone who desires to live in this region deserves quality, sustainable housing options that fits within their budget.

I am the LEED consultant and part of the project team for 616-640 Sixth Street and I can attest to the fact that this project is pursuing LEED Gold Certification in addition to the BC Energy Step Code, which is a very high LEED rating that is not common in New Westminster to my knowledge, especially for a residential building. This project will provide the quality, sustainable, and much-needed housing for families and single-people alike.

Additionally, the Uptown neighbourhood is a good location for added density as Sixth Street has many commercial businesses (my favourite being Kozak Ukrainian Eatery) and locating multifamily housing near these businesses will promote more sustainable modes of transportation and further grow this community and encourage residents to live in New Westminster long-term.

Please support this proposal to add quality rental housing to the neighbourhood.

Thank You,

Personal Information Removed

E3 ECO GROUP INC.

#400 – 8085 North Fraser Way

Burnaby, BC V5J 5M8

T: 604-874-3715

Personal Information R



May 20th 2022

Dear Mayor and Council,

I support the rezoning application at 616-640 Sixth Street.

As a homeowner and landlord in New Westminster, I have seen firsthand how difficult it is for people to find adequate rental housing.

Over the past number of years, I have had many applicants every time I have a vacancy in one of my suites, and it is with great displeasure that I have had to send many good people away to look elsewhere.

Projects such as the proposed will provide much-needed housing for families who wish to live in New Westminster.

I believe that projects like the proposed are critical to New West's future, and I hope that you will support this proposal when it comes forward.

Sincerely,
Personal Information Removed

AWM Alliance Property Services

Priya Bal

From: Personal Information Removed
Sent: Wednesday, May 18, 2022 4:35 PM
To: info@sixthstreetnw.com; Priya Bal
Subject: [EXTERNAL] New Westminster Rental Tower

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I support the rezoning application at 616-640 Sixth Street.

As a homeowner who rents out a basement suite, I have seen firsthand how difficult it is for people to find adequate rental housing. When we have had our suite come available there is always a lineup of qualified groups looking for units to rent.

Projects like the proposed are critical to Metro Vancouver's future, and I hope that you will support this proposal when it comes forward.

Sincerely,

Personal Information Removed

Principal, Industrial Properties
*Personal Real Estate Corporation
[Click Here to View my Corporate Profile and Listings](#)

Direct +1 604 757 4960 **Mobile** +1 604 417 2248
Personal Information Removed | avisonyoung.com
2900 – 1055 West Georgia Street, Vancouver BC V6E 3P3



[Twitter](#) | [Property Listings](#)
[LinkedIn](#) | [Instagram](#)

Avison Young | [Legal Disclaimer](#)

Priya Bal

From: Personal Information Removed
Sent: Wednesday, May 18, 2022 2:59 PM
To: Priya Bal
Cc: info@sixthstreetnw.com
Subject: [EXTERNAL] 616-640 6th street

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I'm writing this email to express my support for the rezoning application for 616-640 Sixth Street which will bring more rental housing to the New Westminster Uptown Area.

I'm a young professional that lives with my parents at 14th Street in New Westminster and as someone who is planning to move out soon, it'll be good if there is more available rental housing in the city of New Westminster. I really like living in this city and it would be beneficial for someone like me if this project progresses as it is a nice city to live in. The location would be great as well for transit commuters like me who take the transit everyday to work as well as it is also close to all the services I need like grocery, clinics and restaurants I often visit.

I'm looking forward to the success of this project and hearing of your support for this project .

Respectfully yours,

--
Personal Information Removed

Personal Information Removed

Mayor Cote and Council
New Westminster City Hall
511 Royal Ave
New Westminster, B.C.
V3L 1H9

Re: rezoning application at 616-640 Sixth Street

We are writing this letter in support of rezoning at 616-640 Sixth Street. We have lived in New Westminster for over 20 years. We were fortunate to of been able to buy our home. In uptown New Westminster there is not many good rental apartments.

I believe that developing this complex is really needed in uptown New Westminster. It would be a great development allowing people to have a nice rental property with good amenities.

The development would fit well in the neighbourhood and will offer residents eco-friendly transportation options.

I hope Council will support this development.

Sincerely,

Personal Information Removed

Vancouver

1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9420
Toll free in BC: 1-888-330-6707

Victoria

830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

May 17, 2022

Mayor and Council
City of New Westminster

Subject: 616-640 6th Street - Proposed Rental Building

Dear Mayor and Council,

I am the Chief Executive Officer of LandlordBC, a non-profit industry association representing owners and managers of rental housing across BC. On behalf of LandlordBC's 3300 plus members I am writing you to strongly support the approval of this proposed purpose-built rental project that will form an integral part of your community for many decades to come.

BC has been consistently under-building housing since the early 1990s, leaving behind a large hole in our housing supply. As a housing advocate I've become increasingly concerned about a narrative that's begun to emerge in some of our regions that because the housing stock expanded at a quicker pace than population that this is incontrovertible evidence that our communities are not facing a housing supply crisis.

Using this simple growth metric to dismiss issues of housing supply at best illustrates a misunderstanding of our housing system, and at worst diminishes the real challenges British Columbians have been experiencing in finding suitable and attainable housing. The premise is wrong and the so-called concerned citizens advancing this narrative are simply advancing their own selfish self-interests.

Ultimately demand is a function of price. And if you think prices are too high, you can't claim that supply meets demand. Just ask those people who have gotten priced out of this community; or those still here but doubling up, stuck in roommate situations; or living with parents for longer than they would like, if they feel that their demand for housing has been met.

We have enormous counter-evidence of a housing shortage linked to the failure of supply to keep up with demand. This comes in the form of low inventories for sale and low rental vacancy rates which are robustly linked to price and rent increase. Furthermore, we know that there are very few empty dwellings in high demand parts of BC based on results from BC's very own speculation and vacancy tax.

We also know that adding new units to the rental ecosystem leads to vacancy chains that quickly open up other, older more affordable rental units across the housing market. A 2021 study out of Finland entitled *City-wide effects of new housing supply: Evidence from moving chains* studied centrally-located market-rate housing supply. What they demonstrated was that the supply of new market rate units triggers moving chains that quickly reach middle- and low-income neighborhoods and individuals. They demonstrated that new market-rate construction loosens the housing market in middle- and low-income areas even in the short run. The effect occurs within a few years of the new units' completion. Furthermore, their study demonstrated that market-rate supply is likely to improve affordability outside the neighbourhoods where new construction occurs and to benefit low-income people. So you see we have an opportunity to not only help prospective renters in this community, but potentially in neighbouring communities too.

In closing I'd like to reference a key finding in the 2020 report from the *Expert Panel on the Future of Housing Supply and Affordability* that I'm sure you've all read. In the Expert Report they indicated that there is clear evidence that municipal zoning powers are both slowing and outright preventing the addition of new housing to municipalities. They went on to say that municipalities play an enormous role in restraining housing. This is your opportunity to prove to the Expert Panel that the City of New Westminster is doing its part by approving this project. Thank you.

Sincerely,

Personal Information Removed

Personal Information Removed

CEO
LandlordBC

June 6th, 2022

Dear Mayor and Council,

I support this rezoning application at 616-640 Sixth Street to bring more desperately needed rental housing in the Uptown area. Approving as many rental units as quickly as possible has never been more urgent than it is right now.

As noted in the City's 2017 Secured Market Rental Housing Policy, over 60% of the City's housing stock is over 50 years old. With the economic life of most buildings being 40 years, the City's rental housing supply is in desperate need of renewal. Approval of the rezoning application at 616-640 Sixth is an important step towards revitalizing this fundamental rental housing supply.

In October 2021, CMCH reported that the City's rental housing supply was approximately 9,700 units with a 1% vacancy rate, which is one of the lowest in BC. On a recent episode of the Vancouver Real Estate Podcast, Ryan Lalonde and Cam MacNeil of MLA Canada commented that Canada is expecting 1.3 million new Canadians in the next 3 years with 100,000 of those coming to BC annually, in a Province that struggles to provide 25,000 new units in any given year. With such overwhelming evidence and statistics on the complete lack of housing available, there will be continued pressure on vacancy rates. Rapidly rising mortgage rates are also sidelining a number of home buyers, adding even further pressure to these rates.

As a commercial real estate agent in the area, I've been working to sell purpose build rental development sites for the past two years. There has been a monumental shift in the economics of purpose-built rental sites over the past 5 months. Construction costs typically increase by 5% to 10% a year, in the past 5 months alone the industry has witnessed costs escalate by 25%. Interest rates increasing by 1.5% has compounded the situation. Increasing rental rates are not coming remotely close to making up for the cost increases and many purpose-built development sites are being dropped and projects are being shelved. Having a reputable developer like PC Urban committed to delivering rental housing to New Westminster is extremely valuable to your community and cannot be overlooked or taken lightly. I believe it will be harder and harder to identify developers willing to take on projects like this in the coming months.

I am in favour of adding new rental housing in the Uptown neighbourhood and feel this proposal is well suited to achieve this. I hope when this proposal comes forward at a public hearing, you support it. The evidence is unequivocal that we are in a housing supply crisis and approving as much rental housing as possible and as efficiently as possible given the inflationary cost environment has never been more crucial.

Sincerely,

Original Signed By:

Personal Information Removed

May 20th 2022

Dear Mayor and Council,

I support the rezoning application at 616-640 Sixth Street.

As a homeowner and landlord in New Westminster, I have seen firsthand how difficult it is for people to find adequate rental housing.

Over the past number of years, I have had many applicants every time I have a vacancy in one of my suites, and it is with great displeasure that I have had to send many good people away to look elsewhere.

Projects such as the proposed will provide much-needed housing for families who wish to live in New Westminster.

I believe that projects like the proposed are critical to New West's future, and I hope that you will support this proposal when it comes forward.

Sincerely,
Personal Information Removed

Personal Information Removed



May 23, 2022

City of New Westminster
511 Royal Avenue
New Westminster, B.C.

Attention: Ms. Emilie Adin, Director of Development Services

Dear Ms. Adin:

Re: Application by PC Urban for 616-640 Sixth Street

We write to express our support of the proposed text amendment of the zoning bylaw for 616-640 Sixth Street, New Westminster.

The change from the previous proposal to a 100% rental project adds significantly to the purpose-built rental housing stock. Rental housing is in great demand and this project will help satisfy that demand.

Furthermore, the proposed increase in density adds more rental units and thus enables housing for more people on this site. Maximizing density on this particular site is appropriate considering the scarcity of land and the amount of services already existing in this area.

The additional unit count will accommodate more people, supports the retail sector, and adds to the vibrancy of the Uptown area.

We support the project and ask that the City of New Westminster approve the application.

Sincerely yours,

**Uptown Business Association
of New Westminster**

A handwritten signature in blue ink, appearing to be "Bart Slotman", written over a horizontal line.

Bart Slotman
Chair

c.c. Steve Forrest - PC Urban

Attachment 6
Extract of May 24, 2022
NWDP Minutes

NEW WESTMINSTER DESIGN PANEL**MINUTES – Extract**

Tuesday, May 24, 2022

Meeting held electronically and open to public attendance

Council Chamber, City Hall

4. REPORTS AND PRESENTATIONS**4.3 Rezoning and Development Permit Applications: 616 and 640 Sixth Street – New Westminster Design Panel Review**

Emilie Adin, Director, Climate Action, Planning and Development, provided an overview of the proposal, noting the following:

- This project site dates back to 2015;
- There are 1,150 square metres of commercial space at grade, so a gross building area of about 220,000 square feet;
- The property has new owners and an application has have been received for a rezoning. The new owners are also looking for an approval of the development permit application that was already under review;
- The building will be 29 storeys, the same as what was approved in 2019;
- All residential units will be secured rental housing now, as opposed to a mix of strata and market housing. There are 338 residential units total, and 970 square metres of commercial retail at grade.

Jeffrey Mok, IBI Group, provided a presentation on the project, and Jennifer Liu, ETA Landscape Architecture, provided an overview of the landscape aspects of the proposal.

In response to questions from the panel, Mr. Mok, Mr. Bruckner, and Ms. Liu advised:

- The original proposal had its amenity space on the roof, but not the entire rooftop. Have increased indoor amenity space;
- The reduction in parking is related to encouraging other modes of transportation. There are also bike rooms;

- There is a substantial public space at the north end of this proposal, where the entrance to the tower is located, which provides opportunities for people in the neighbourhood to enjoy the space;
- The tower design focuses on simplicity, with the height of the podium giving a sense of the proportion of tower height;
- Public art is planned to go in the plaza on the corner of Sixth and Seventh;
- The intention is for the retail space to be a café which will have moveable seating;
- The landscaping in the northwest corner will be a dog run area that residents can use;
- A minimum of 40% of the units are adaptable so there is flexibility with the rest of the layouts;
- The gym is planned further back so that the front room is more of a lounge or multi-purpose space;
- The structures on the roof deck are covered with glass;
- There is a proposed children's play house for small children's creative play; and
- There are two main types of pavers: one to emphasize the walkway and a secondary type on a diagonal to give more interest to the paving.

The panel had the following comments on the project:

- Supportive of the overall increase in density and adding the fourth level to the podium;
- Appreciative of the entrance plaza and that the entrance has some breathing room from the corner;
- Potentially add more of a public amenity on the corner;
- Supportive of both the size of the podium and the floor plate;
- It seems to be a fairly conventional response to the design guidelines for an iconic tower;
- Would like to see more generosity towards the public realm, particularly on Sixth;
- There is an opportunity for the public art to be integral to the concept of the hard landscaping, seating, etc.;
- Would like to see more outdoor space incorporated for the restaurants and corner units;
- The rhythm of the balconies throughout the building is consistent and strong;

- Would like to see more activation of the rooftop amenity;
- While the panel appreciates the expanded streetscape and plaza, it seems poorly defined;
- The angular paving might not work on the podium, and there does not seem to be a rationale for it;
- Would like to see more detail and effort on the plaza design;
- Would like to see elements of the amenity deck come together in a more coherent design, including the playground;
- Advise revisiting the landscape areas so they better support the architecture;
- Make the floor plate appear as thin as possible. One half of the building could be dark panel and the other part could have a lighter panel;
- Rather than the glazed corners, could leave the balconies set back a little so the corner is emphasized on the dark panel; and
- Could use another transition layer to the roof or an element that creates a cap and ties the tower into the podium element.

MOVED and SECONDED

THAT the New Westminster Design Panel support the proposal for 616 and 640 Sixth Street, inclusive of the four-storey podium and the size of the tower floor plate, with the recommendation that the applicant address the following issue to the satisfaction of Planning staff:

- That the rooftop amenity space be further explored: how this and other public spaces are used and materials are allocated.

Carried.

All members present voted in favour of the motion.

Attachment 7
*Engineering Servicing
Memo*

Memorandum

Date: May 27, 2022

To: Emilie K Adin, Director, Climate Action, Planning and Development

From: Christian Medurecan, Engineering Technologist

File: PRJ-007694

Reference No: DRF00140

Subject: OFF-SITE WORKS AND SERVICES (REVISED) REQUIREMENTS FOR 616 / 640 SIXTH STREET – DPU00065/REZ00147

We are responding to the application as referenced above which was resubmitted for review on April 1, 2022 for the proposed Mixed-Use Development.

Please be advised that staff have completed a review of the project and identified the following details that will need to be addressed as part of the application:

1. **Prior to First and Second Reading, the applicant shall address all onsite transportation matters which could have impacts to the adjacent road network(s) (i.e. Parking maneuvering aisles, Service vehicles into loading areas, Solid waste and recycling areas, etc.)**
2. The applicant shall, at a minimum, be aware of, or familiarize themselves with the following documents and plans:
 - Subdivision and Development Control Bylaw
 - Tree Protection and Regulation Bylaw
 - Erosion and Sediment Control Bylaw
 - Zoning Bylaw
 - Master Transportation Plan (MTP)
 - Trail and Greenway Master Plan
 - Official Community Plan (OCP)
3. Consolidation of the lands, 616 and 640 Sixth Street to create one (1) single parcel.
4. On-site storm sewer water management will be required to limit the post development flow to pre-development flow. The on-site works shall be designed in accordance with the City's Integrated Storm Water Management Plan.
5. All site drainage works shall be designed and constructed in accordance with the City's Erosion and Sediment Control Bylaw 7754, 2016. The Developer shall retain a qualified professional to ensure that the design and implementation of the erosion and sediment controls meet the requirements outlined in the Bylaw.

6. All existing trees are to be protected in accordance with the City's Tree protection and Regulation Bylaw No. 7799, 2016 and any trees identified for removal will need to have a permit approved and in place prior to removal.
7. Provision of any road dedications and statutory rights of way that may be required along all frontages to meet the capacity, functionality and design objectives for all modes of travel of the City including access to the proposed development. At a minimum, the City will be requiring, but not necessarily limited to the following:
 - Statutory right of way along the Princess Street frontage for 'Public Access' (approximately 1.57m wide)
 - Statutory right of way along the Seventh Avenue frontage for 'Public Access' (approximately 0.88m wide)
 - Statutory right of way over the Plaza Area for 'Public Access and Gathering'
 - 3.0m x 3.0m truncation at the corner of Seventh Avenue and Sixth Street
 - 3.0m x 3.0m truncation at the corner of Princess Street and Sixth Street
8. At the time of Demolition Permit issuance, the applicant will be required to make a payment of a flat fee in the amount of **\$5,850.00** plus GST for capping at the main, by the City, of all existing sewer and water service connection not for reuse.

OFF-SITE WORKS AND SERVICES

9. Under the City of New Westminster Subdivision and Development Control Bylaw No. 7142, 2007 and amendments thereto, the Developer for the above noted property is required to enter into a Works and Services Agreement with the City addressing all off-site servicing requirements. The off-site services will be identified during the detailed development review and will be required prior to issuance of a building permit. These works could include but may not be limited to the following generally described servicing:

ROADWORKS

The subject site is bounded by Seventh Avenue to the north, Sixth Street to the east and Princess Street to the south. According to the City's Master Transportation Plan (MTP), Sixth Street is classified as a collector road / great street, Seventh Avenue as a local road / rotary crosstown greenway and Princess Street as local Road.

SEVENTH AVENUE / ROTARY CROSS-TOWN GREENWAY

- 9.1. Reconstruction of the Seventh Avenue frontage complete with new sidewalk, curb and gutter, trees, hard surface landscaping (including drainage and irrigation), street furniture, traffic calming, street lighting, underground electrical and telecommunication servicing. Seventh Avenue shall be reconstructed in its entirety based on the following minimums:

- Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out on the existing road which is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay
- 2.3m wide unobstructed sidewalk on the north side
- 2.0m wide landscaped boulevard with trees on the north side
- 2.0m wide bicycle lane on the north side
- 0.6m wide separation between the bike and travel lane on the north side
- 3.0m wide travel lanes in each direction
- 2.4m wide loading bay on the south side
- 0.9m wide landscaped boulevard on the south side
- 2.0m wide bicycle lane on the south side
- 2.5m wide sidewalk on the south side

The above mentioned works on Seventh Avenue / Rotary Cross-Town Greenway will be designed and constructed by the City. The developer will be required to reimburse the City for this work.

PRINCESS STREET

- 9.2. Reconstruction of the Princess Street frontage complete with new sidewalk, curb and gutter, trees, hard surface landscaping (including drainage and irrigation), street lighting, underground electrical and telecommunication servicing. Princess Street shall be reconstructed up to road centerline based on the following minimums:
- Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out on the existing road which is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay
 - 2.0m wide unobstructed sidewalk
 - 1.2m wide hard surface boulevard with tree pits

SIXTH STREET

- 9.3. Reconstruction of the Sixth Street frontage complete with new sidewalk, curb and gutter, trees, hard surface landscaping (including drainage and irrigation), street furniture, street lighting, underground electrical and telecommunication servicing. Improvements to the frontage and public realm/sidewalk on Sixth Street must align with the Great Streets Policy 4A of the MTP. Sixth Street shall be reconstructed up to road centerline based on the following minimums:
- Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out of the existing road which is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay

- 3.0m wide unobstructed sidewalk
- 2.0m wide hard surface boulevard with tree pits
- 2.5m wide curbside flex lane
- 3.5m wide travel lanes

VEHICULAR SITE ACCESS

- 9.4. All proposed vehicular access for the development shall be from Princess Street
- 9.5. All pick-up / drop-off and loading / unloading functions for both the commercial and residential components shall occur on-site
- 9.6. All access requirements shall meet City Bylaw specifications

LOADING AND WASTE MANAGEMENT

- 9.7. Garbage and recycling operations functions shall occur on-site. Staging of containers on Princess Street or the sidewalk is not permitted.
- 9.8. Loading and servicing operations shall not impact Princess Street or the reliance on Seventh Avenue or Sixth Street for staging.

TRANSIT STOP

- 9.9. Upgrading of the existing transit stop on Sixth Street as per the Bus Infrastructure Design Guidelines complete with a standard transit shelter, clear boarding area, bench or additional seating and associated amenities. Relocation of the existing transit stop location will require confirmation from the Coast Mountain Bus Company Ltd. The transit stop shall be reconstructed based on the following minimums:
- 3.2m x 12.2m bus stop
 - 1.5m setback from the curb for accessibility and circulation for the shelter
 - 2.0m additional clearance around the proposed bus stop to accommodate longer or multiple transit vehicles.

UNDERGROUND UTILITIES

WATER

- 9.10. Upgrading of the existing 150mm water main along Princess Street to a 250mm water main to accommodate the additional fire and domestic demands introduced by this development.

- 9.11. Provision of an adequate single water service connection for the development satisfying the fire and domestic demands complete with a suitable water meter with backflow protection. Size and location to be determined by the Developer's consulting engineer and approved by the City.

SANITARY

- 9.12. Upgrading of the existing 200mm combined vitrified clay sewer main to 250mm along Eighth Street between Seventh Avenue and Princess Street to accommodate the additional capacity that will be introduced into the system by this development.
- 9.13. Provision of an adequate sanitary sewer service connection for the development complete with an inspection chamber or manhole at property line. Size and location to be determined by the Developer's consulting engineer and approved by the City.

STORM

- 9.14. Provision of an adequate storm sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the Developer's consulting engineer and approved by the City.

ELECTRICAL, VISTA SWITCH, TELECOMMUNICATION AND GAS

- 9.15. All costs associated with the design and conversion of the existing overhead electrical and telecommunication utilities on the roadways adjacent to the site with an underground system for the development. Please contact Marc Rutishauser in the City's Electrical Operations Department at (604) 527-4533 for electrical and City communication servicing details. Contact Telus and Shaw directly for telecommunication servicing details.
- 9.16. The installation of a Vista Switch will be required as part of this development. The Vista Switch shall be installed, by Electrical Operations, within the dedicated roadway along the Seventh Avenue frontage. The exact location shall be determined at the detailed design review stage of the Off-Site Work and Service.
- 9.17. City communication conduit shall be provided in accordance with the City's Intelligent City Design requirements as it pertains to the Fiber Optic Network and Street Lighting Design. For further information, please contact Phil Kotyk, Fiber Network Operations Manager at (604) 524-4641.
- 9.18. All costs associated with the design and construction of gas servicing for the development. Please contact Fortis BC directly for servicing details.
- 9.19. All third party utility construction drawings shall include the Civil Design Drawings base plan and must be submitted to the City's Engineering Services Division for

review and approval. The Developer's consulting engineer shall ensure that the design of all third party utilities, including New Westminster Electrical, have been coordinated with the Civil Design Drawings. Coordination of the drawings must be completed prior to the issuance of the Works and Services Agreement.

STREET LIGHTING

- 9.20. Roadway lighting for all street frontages shall be provided for safety and to produce accurate and comfortable night time visibility using energy efficient lighting such as LED. Design of roadway lighting shall be in accordance with the City of New Westminster Design Criteria Section 6 and the MMCD (Platinum Edition) Design Guidelines Section 6.0 Roadway Lighting (for LED).

BOULEVARD TREES

- 9.21. The boulevards shall be prepared for Street Trees complete with a 900mm New Westminster Planting Blend or approved equal growing medium for the full width of the boulevard, including drainage and irrigation. Boulevard landscaping and irrigation shall be provided in suitable locations to the satisfaction of the Parks Department. If adequate soil volume is not achievable, provisions shall be made for soil cell technology or any other approved method to achieve the specified soil volume. For further information, please contact Sylvain Martel, Senior Arborist at (604) 527-4625.
10. The preparation of detailed design drawings by a qualified Professional Engineer for the off-site works and services to the satisfaction of the City and in accordance with the City's Design Criteria, Supplemental Specification and Detail Drawings, and Master Municipal Construction Documents. The engineering design drawings for the proposed works may include the following plans:
- Road works
 - Storm drainage collection facilities
 - Sanitary sewer collection facilities
 - Water distribution facilities
 - Street lighting
 - Boulevard preparation for tree, irrigation and drainage
 - Topographical and lot grading plans
 - Erosion and sediment control plans
 - Electrical power supply and distribution facilities
 - Telecommunication Servicing Plans
 - Gas facilities

11. Under the Works and Services Agreement with the City, the developer must address the following requirements:

- 11.1. Employment and retention of a Professional Engineer to prepare and seal the design drawings; to provide a Resident Engineer for inspection of all design and construction related problems; to prepare, certify and seal "As Constructed" drawings, including landscape & irrigation drawings and to certify that all materials supplied and works performed conform to City standards as contained within the Subdivision and Development Control Bylaw and/or the Master Municipal Construction Documents;
 - 11.2. The developer will be required to post a security deposit for 120% of the estimated construction cost of the off-site servicing works including GST. The security deposit shall be in the form of an Irrevocable Letter of Credit or cash deposit. The security deposit will be reduced once the off-site works are completed to the satisfaction of the City less a 10% holdback. Upon issuance of a Certificate of Completion by the City, the 10% security deposit will be held for a two year maintenance period;
12. The following payments and deposits shall be paid at the time of execution of the Works and Services Agreement:
- 12.1. Payment to cover the cost of preparing the Works and Services Agreement, currently **\$1,960.00** plus tax;
 - 12.2. Payment of **four percent (4%)** of the estimated construction costs to cover the engineering and administrative costs incurred by the City;
 - 12.3. Under the Works and Services Agreement the developer will be required to pay a deposit of **\$5,000.00** to cover any charges for emergency works and signage.
 - 12.4. Payment of a fee (**\$650.00 plus Tax per Tree**) towards the cost to the City for selecting, purchasing, installing, establishing and maintaining Street Trees.
 - 12.5. Signing of a latecomer waiver clause.
13. Submission of any easement s or right of way documents required by the City in relation to the proposed development.
14. The following charges shall be paid at the time of Building Permit issuance:
- 14.1. Payment of applicable Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charges in accordance with Bylaw 187, 1996 and amendments.
 - 14.2. Payment of applicable New Westminster Development Cost Charges in accordance with Bylaw 7311, 2009 and amendments.
 - 14.3. Payment of applicable School Site Acquisition charges in accordance with School District #40 Capital Bylaw No. 2008-1.

14.4. Payment of applicable Regional Transportation Development Cost Charges in accordance with Bylaw No. 124-2018.

Should you have any further questions or concerns please do not hesitate to contact me directly at 604-636-4463.

Thank you,



Christian Medurecan, CTech, CPWI-2, BC-CESCL
Engineering Technologist

cc L. Leblanc, Director of Engineering Services
 E. Wat, Manager, Infrastructure Planning
 C. Dobrescu, Utilities and Special Projects Engineer
 G. Otieno, Infrastructure Engineer
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 E. Tiffany, Senior Transportation Planner
 E. Mashig, Manager, Horticulture and Parks and Open Space Planning
 M. Rutishauser, Acting Manager, Elec. Engineering, Design & Planning, Electric Utility
 P. Kotyk, Fiber Networks Operations Manager
 S. Trachta, Manager, Inspections, Development Services – Building & Plumbing
 M. Watson, Acting Supervisor of Development Planning

Attachment 8

Adoption Requirements

Adoption Requirements

The following items will need to be addressed to the satisfaction of staff prior to the adoption of the proposed Zoning Bylaw Text Amendment Application:

- Registration of a Section 219 Restrictive Covenant (No Build Covenant) which outlines that the applicant will need to meet the following requirements prior to any construction on the site. If any of the below requirements are satisfied prior to adoption of the Zoning Bylaw Text Amendment, they would not be included in the No Build Covenant.
 - Applicant addressing engineering requirements as noted under the Engineering Memo (including Transportation) dated May 27, 2022 included as Attachment 7 to this report, as well as any additional requirements noted by staff through the Development Permit review process;
 - Applicant working with staff to address the design comments raised through the design review process to date including exploration of the podium rooftop amenity space, how this and other public spaces are used and materials allocated, other NWDP design comments, and comments noted by staff through the Development Permit review process;
 - Finalization of a Transportation Demand Management (TDM) Strategy, to the satisfaction of the Director of Engineering Services;
 - Preparation of a Commercial Tenant Relocation Strategy, to the satisfaction of the City's Chief Licensing Officer;
 - Execution of a Housing Agreement or a s. 219 covenant relating to the operation and maintenance of the ten below-market rental units, drafted and approved to the satisfaction of the Director of Planning and Development; and,
 - Execution of a s. 219 agreement to be registered on title for the proposed below-market commercial space, drafted and approved to the satisfaction of the Director of Planning and Development.
- Registration of a Section 219 Restrictive Covenant (Parking Covenant) for off-street parking requirements (visitor parking).