

**PC**urban

# 616-640 6TH STREET, NEW WESTMINSTER, BC

DEVELOPMENT PERMIT APPLICATION

2022-03-25

133568

## PROJECT CONSULTANT

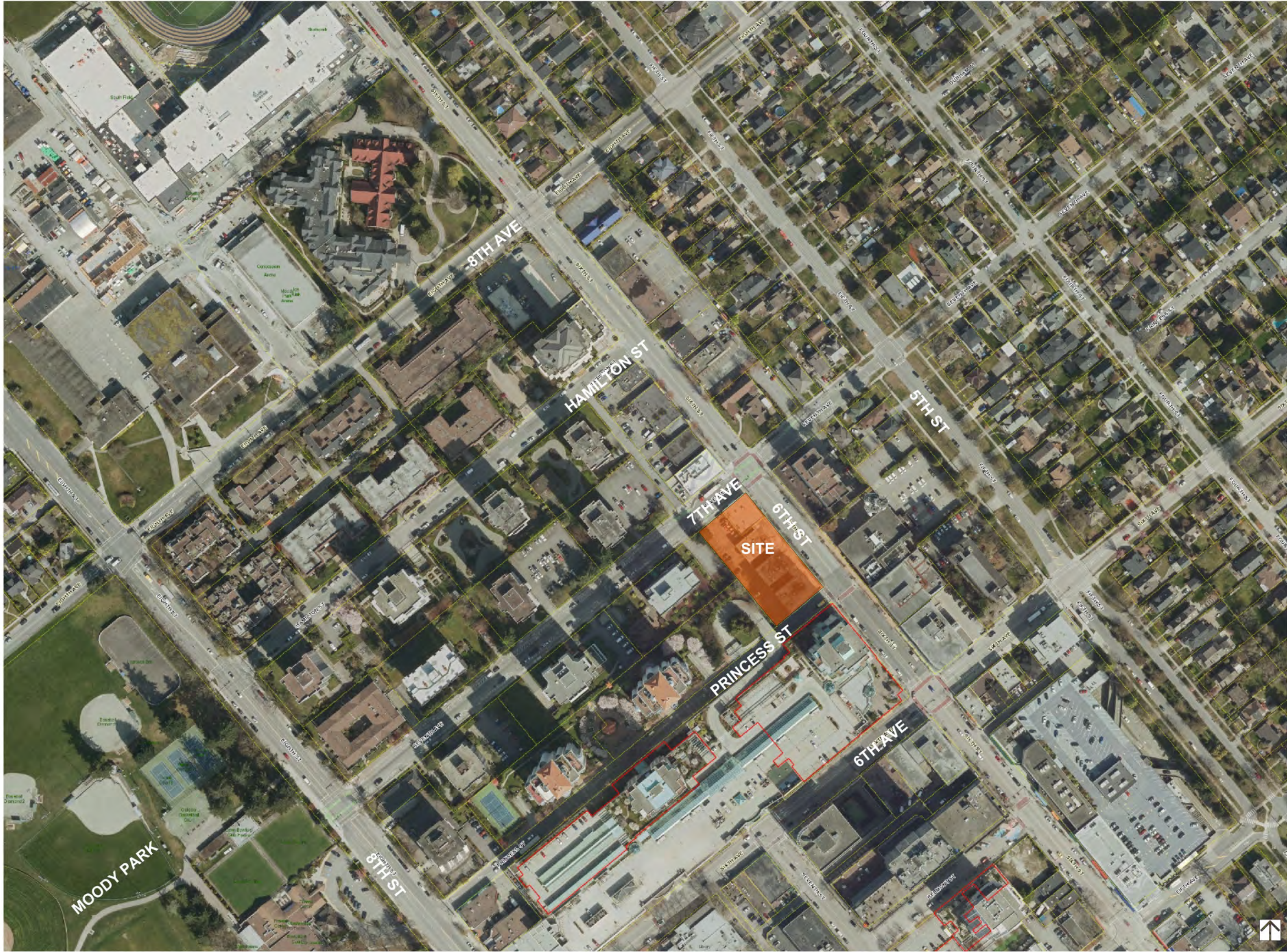


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The site is located in Uptown near Moody Park, Mercer Stadium Park, Moody Park Arena, and Massey Theatre.



The site runs the entire south side of the block of Sixth Street between Seventh Avenue and Princess Street. Currently, the site is comprised of two-level retail and office buildings. A ramp adjacent to the southwest corner of the site provides vehicular access to Royal City Centry across Princess Street to the south.

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1	ZONING BY-LAW TEXT AMENDMENT APPLICATION	ISSUED	02/22/2022
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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:

25/03/22

SHEET TITLE

AERIAL CONTEXT PLAN

SHEET NUMBER

ISSUE

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**SITE PHOTOS**

SHEET NUMBER	ISSUE
<b>A0.02</b>	



# Mixed-Use Node 4.1 Uptown

The Uptown Development Permit Area Guidelines provide a vision for the mixed-use node along Sixth Street, north of downtown New Westminster. This area will prioritize activated commercial uses along the ground floor, with a mix of residences and offices above. This area will be vibrant and walkable to a large demographic, making efficient use while keeping a more quiet and quaint character than downtown. Sixth street will require Great Street treatments for the public realm, building frontages, and connectivity

## The vision identified for the Uptown Local Centre on Sixth Ave is:

- A pedestrian activated mixed use node
- Density and mix of uses are strategically and sensitively located to benefit the community
- New development strengthens already walkable area
- Heights are sensitive to surrounding properties
- Commercial uses at grade with a range of housing types above

## City Policy Objectives:

- Housing - secured market rental, increased density, and variety of unit sizes
- Diverse intergenerational neighbourhoods
- Building design - high quality design for long term ownership and operation
- Public art policy
- Access and parking
- Environment and energy conservation
- Innovation - electric car charging, building energy efficiency

## Sustainability

The proposal brings density to a major street that is well served by public transportation. In addition to creating an enhanced public realm in the form of wide sidewalks, a public plaza, and bikeway/greenway improvements, the proposed building will invigorate the retail activity along sixth street. The proposal incorporates market apartments and rental units within a single building, ensuring social interaction between families of different types and sizes. Residents have access to large indoor and outdoor amenities that will help foster a sense of community. The building design employs passive design features, and is composed of simple volumes that maximize envelope efficiency. At the southwest tower elevation, continuous balconies provide shade from the afternoon summer sun. The amount of glazing has been minimized through the introduction of spandrel panels and areas of metal clad walls. The currently proposed window-wall ratio is 40%. Stormwater detention strategies are being developed in consultation with city engineering.

Consolidated Map of City of New Westminster Development Permit Areas



### MAINLAND DPAs

#### 1 Residential Neighbourhoods

- 1.1 Laneway and Carriage Houses
- 1.2 Ground Oriented Housing
- 1.3 Infill Townhouse and Rowhouses
- 1.4 Multiple Unit Residential
- 1.5 High Rise Residential
- 1.6 Terry Hughes Residential

#### 2 Residential Corridors

- 2.1 Upper Twelfth Street
- 2.2 Sixth Street

#### 3 Commercial Corridors

- 3.1 Upper Twelfth Street
- 3.2 East Columbia Street

### 4 Mixed Use Nodes

- 4.1 Uptown
- 4.2 Eighth Avenue & McBride Boulevard
- 4.3 Braid Street & Brunette Avenue
- 4.4 100 Braid Street / \*Supplemental

### 5 Mixed Use Neighbourhoods

- 5.1 Victoria Hill / \*Supplemental
- 5.2 Sapperton Green
- 5.3 Brewery District / \*Supplemental

### 6 Employment Lands

- 6.1 Twentieth Street
- 6.2 Brunette Avenue
- 6.3 Mixed Employment Area
- 6.4 Industrial
- 6.5 Interstitial

### 7 Natural Features

- 7.1 Brunette River / \*Supplemental

### 8 Study Areas

- 8.1 Bent Court
- 8.2 Lower Twelfth Street & Sharpe Street

### QUEENSBOROUGH DPAs

#### QA Commercial and Mixed-Use

- QA1 Queensborough Main Street
- QA2 Queensborough Commercial
- QA3 Queensborough Casino

#### QB Residential

- QB1 Even Avenue Multi-Family
- QB2 Compact Lot
- QB3 East Queensborough
- QB4 Port Royal
- QB5 Queensborough Eastern Node / \*Supplemental

#### QC Industrial and Mixed Employment

- QC1 Queensborough Industrial and Mixed Employment
- QC2 Interstitial

### QD Natural Features

- QD1 North Arm - Bay Area

### QE Natural Hazard

- QE1 Flood Hazard

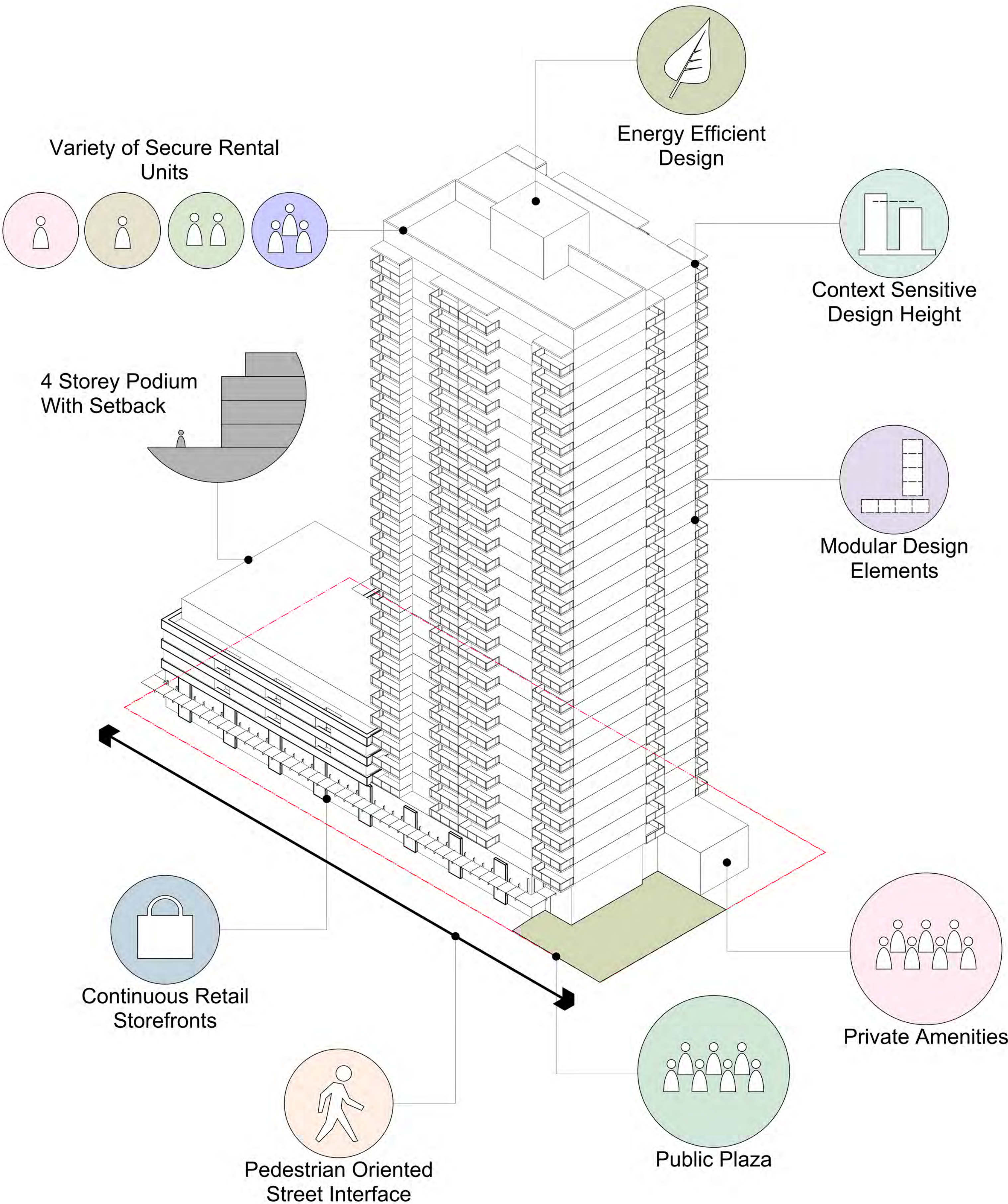
### QF Comprehensive Development

- QF1 Queensborough Comprehensive Development

### DOWNTOWN DPA

- D1 Downtown / \*Supplemental

### \*Link to supplemental guidelines referenced in DPA Guidelines.



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PROJECT NO: 136749			
DRAWN BY: Author			
CHKD BY: Checker			
SCALE:			
DATE: 25/03/22			
SHEET TITLE			
<b>OFFICIAL COMMUNITY PLAN</b>			
SHEET NUMBER		ISSUE	
<b>A0.03</b>			

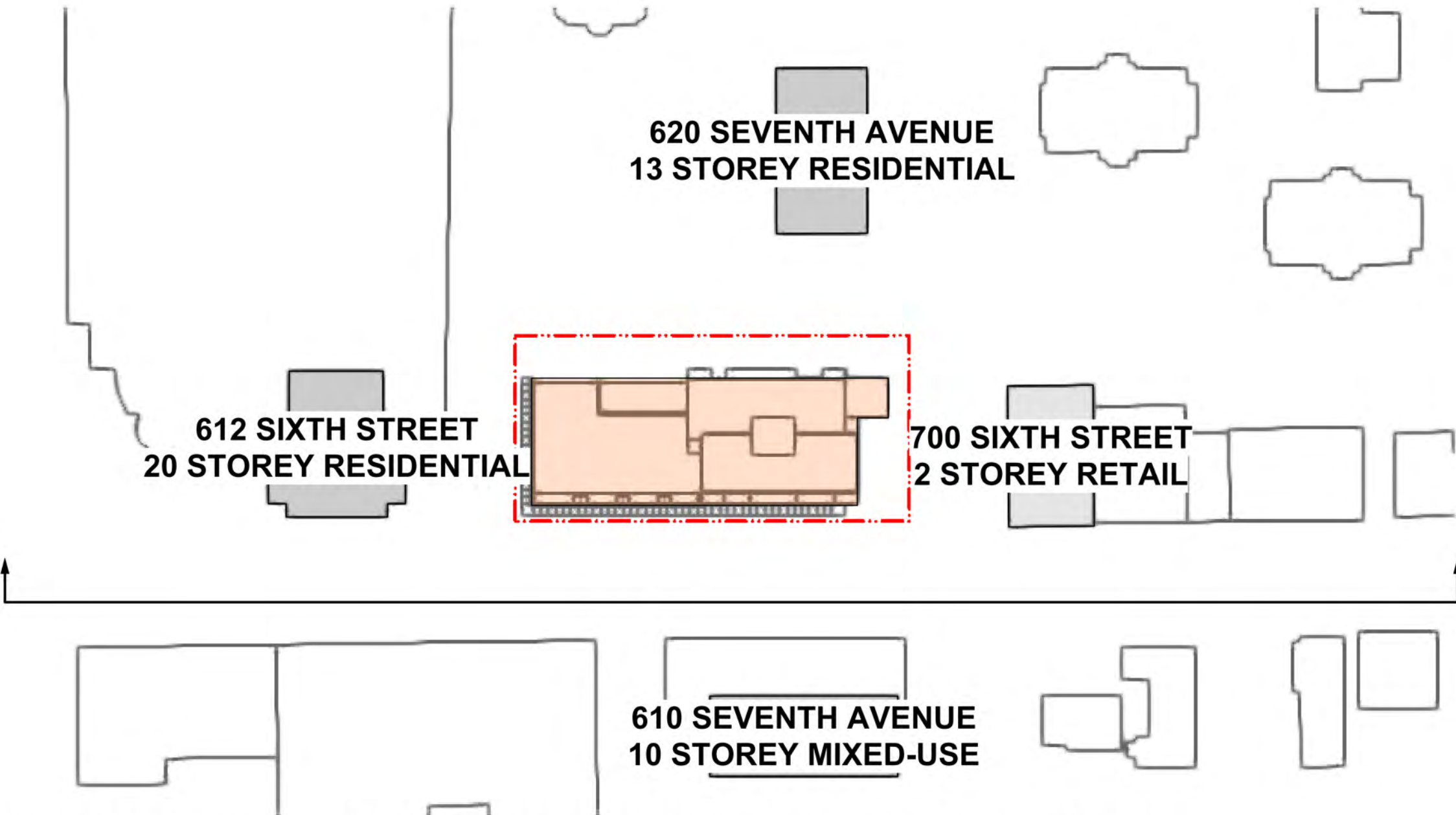
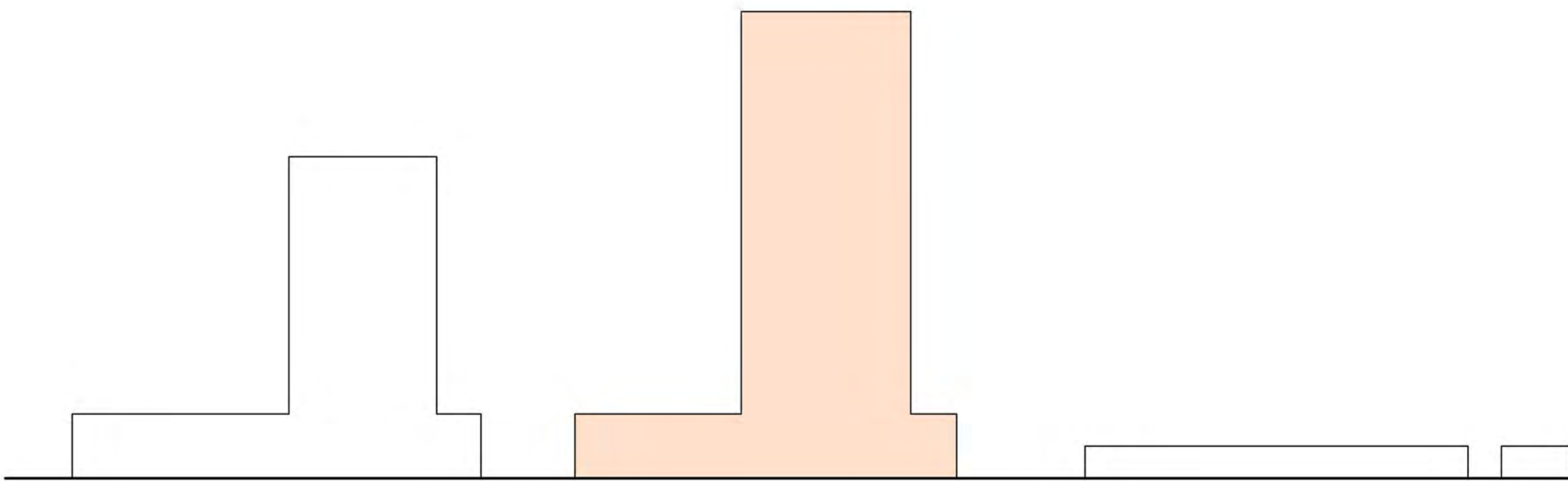




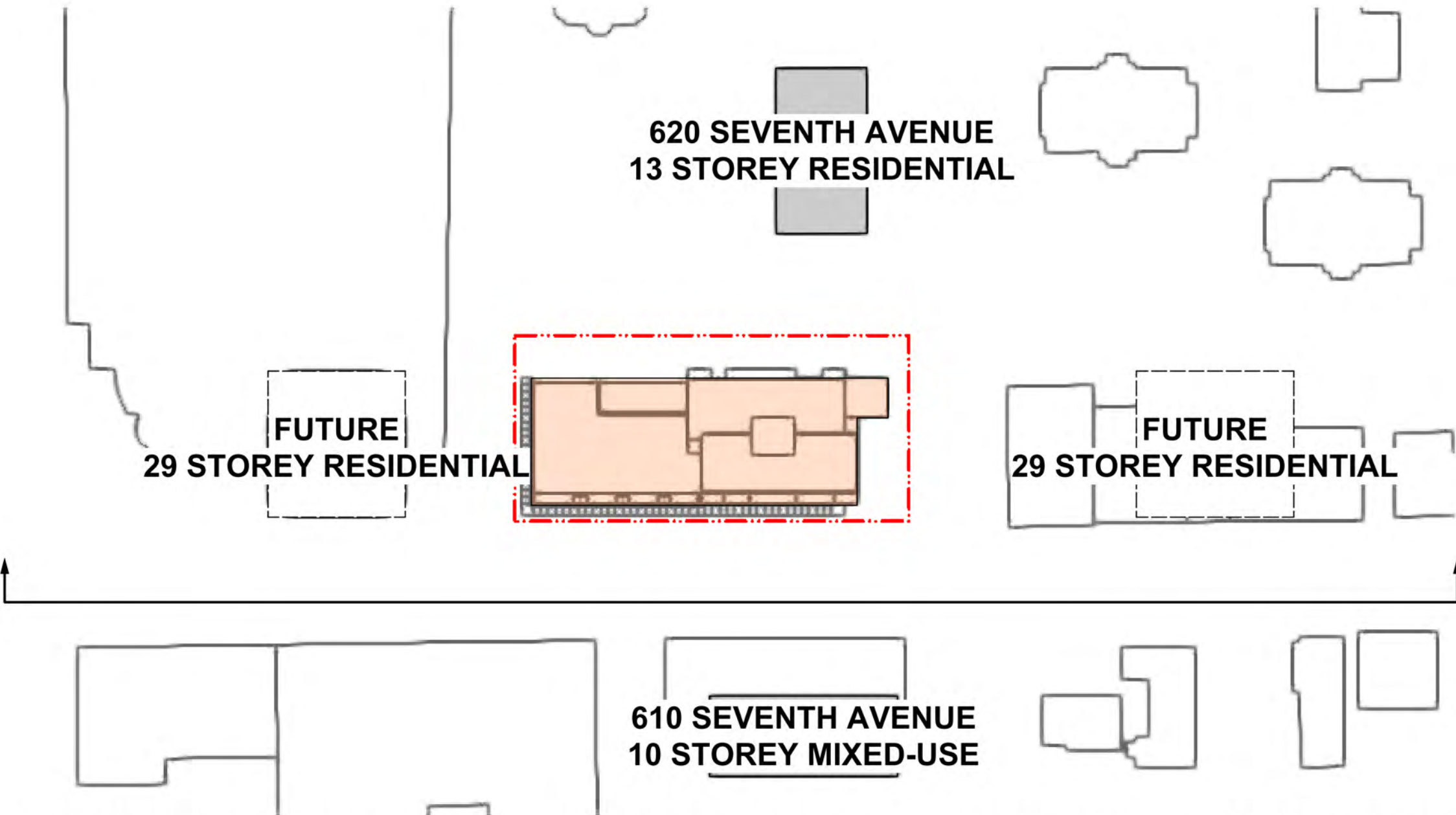
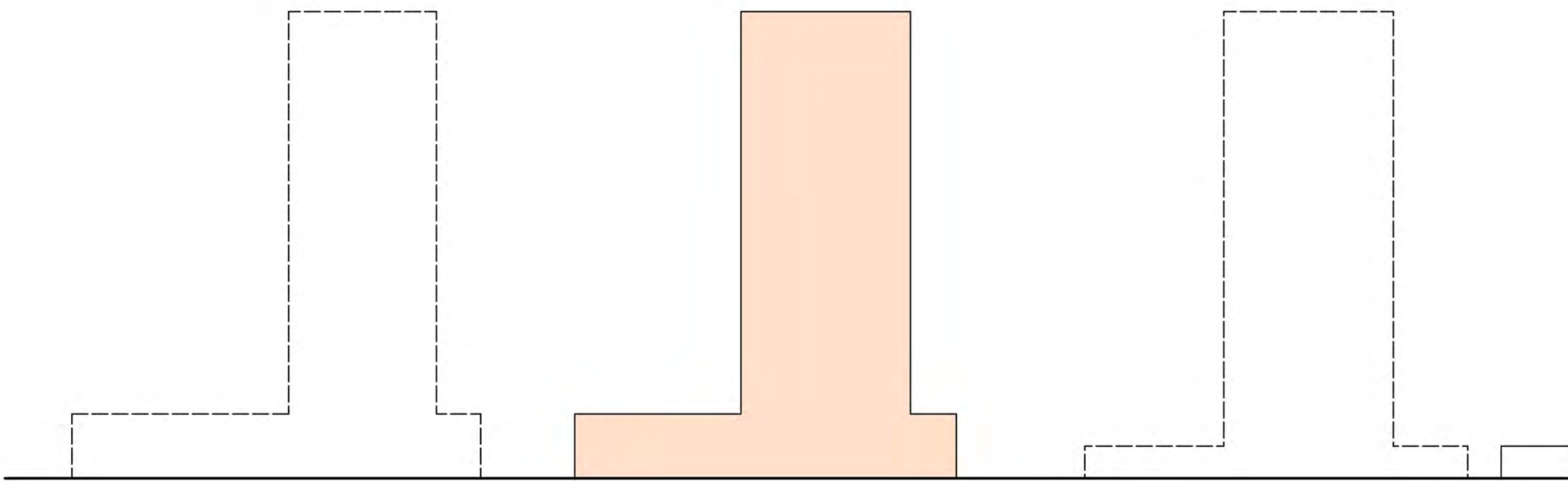
Aerial view from the East of the proposed tower in its context



Aerial view from the East of the proposed tower in its context and future towers



Streetscape elevation of the proposed tower in its context



Streetscape elevation of the proposed tower in its context and future towers

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SITE CONTEXT

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ISSUE

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MAR / SEP 21 - 10:00



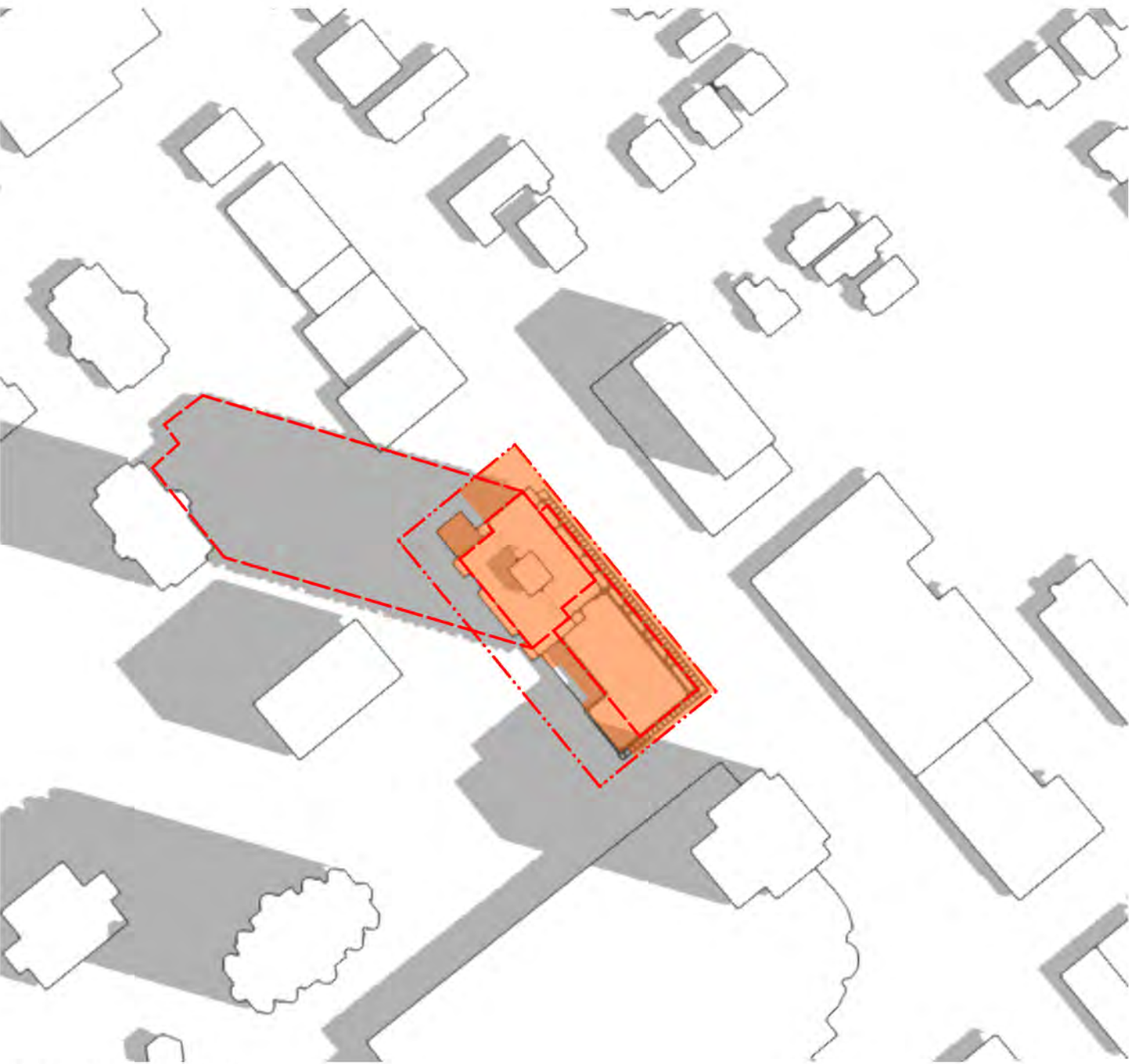
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MAR / SEP 21 - 14:00



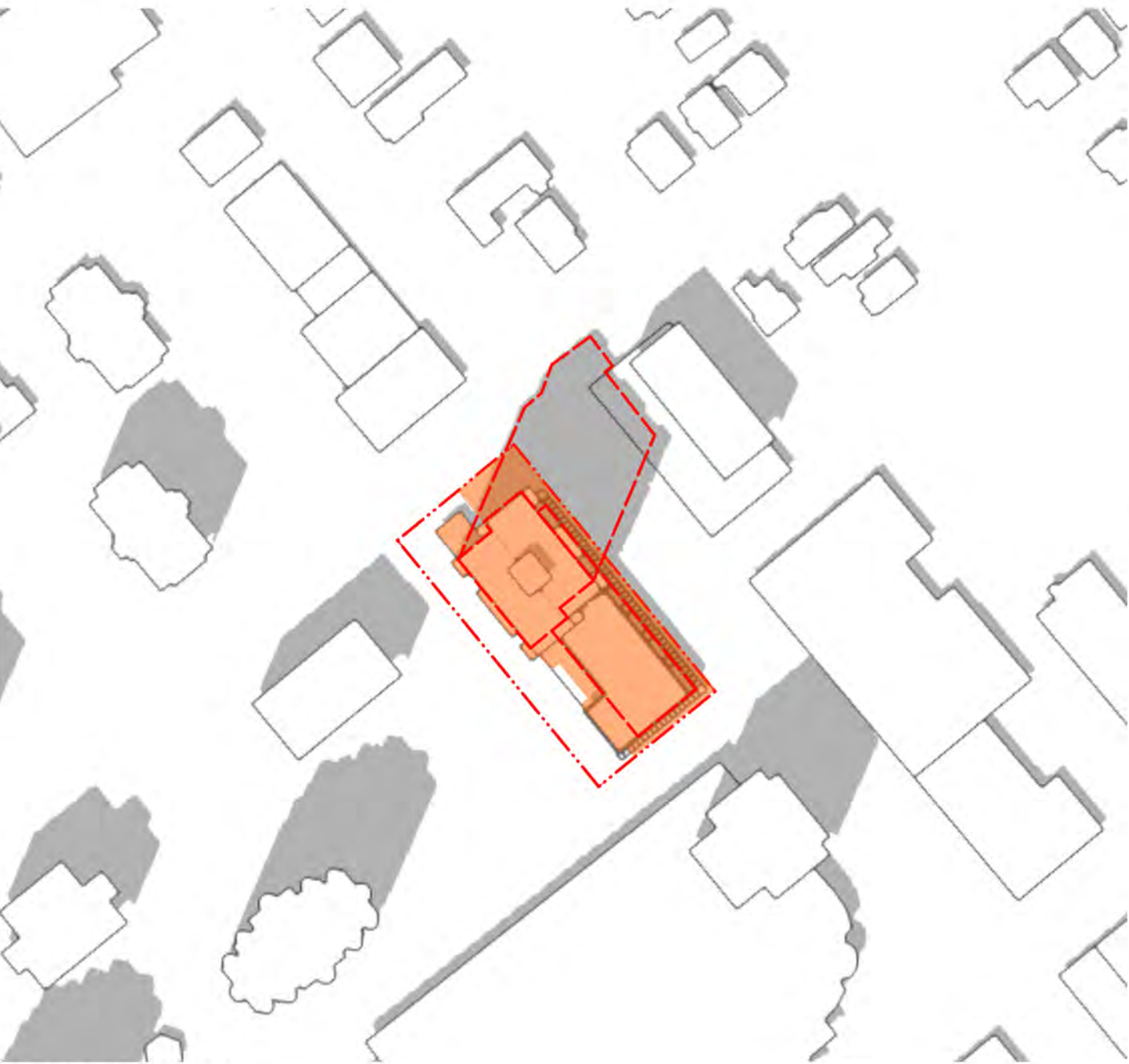
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JUN 21 - 10:00



JUN 21 - 12:00



JUN 21 - 14:00



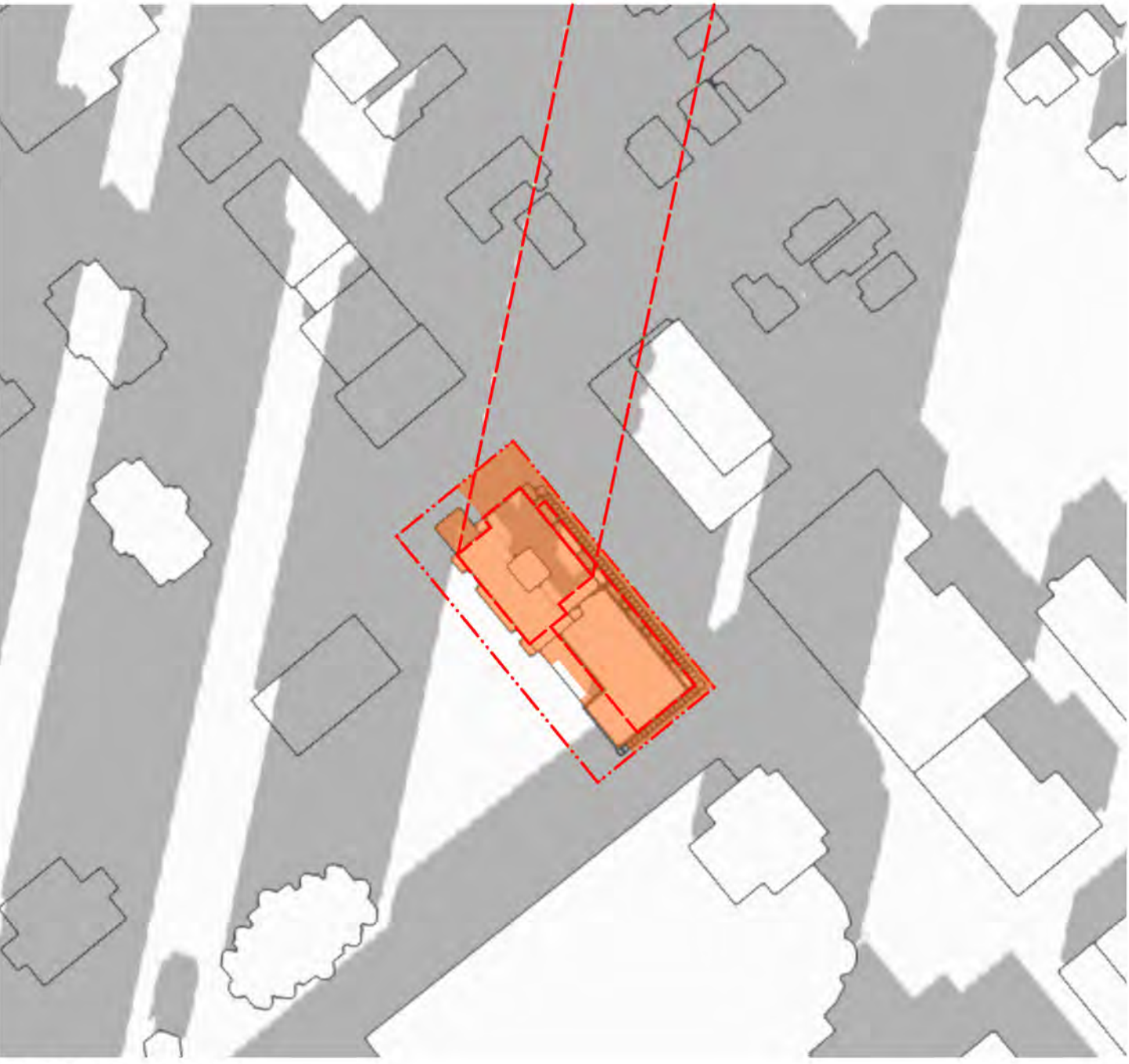
JUN 21 - 16:00



DEC 21 - 10:00



DEC 21 - 12:00



DEC 21 - 14:00



DEC 21 - 16:00

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SHADOW STUDIES

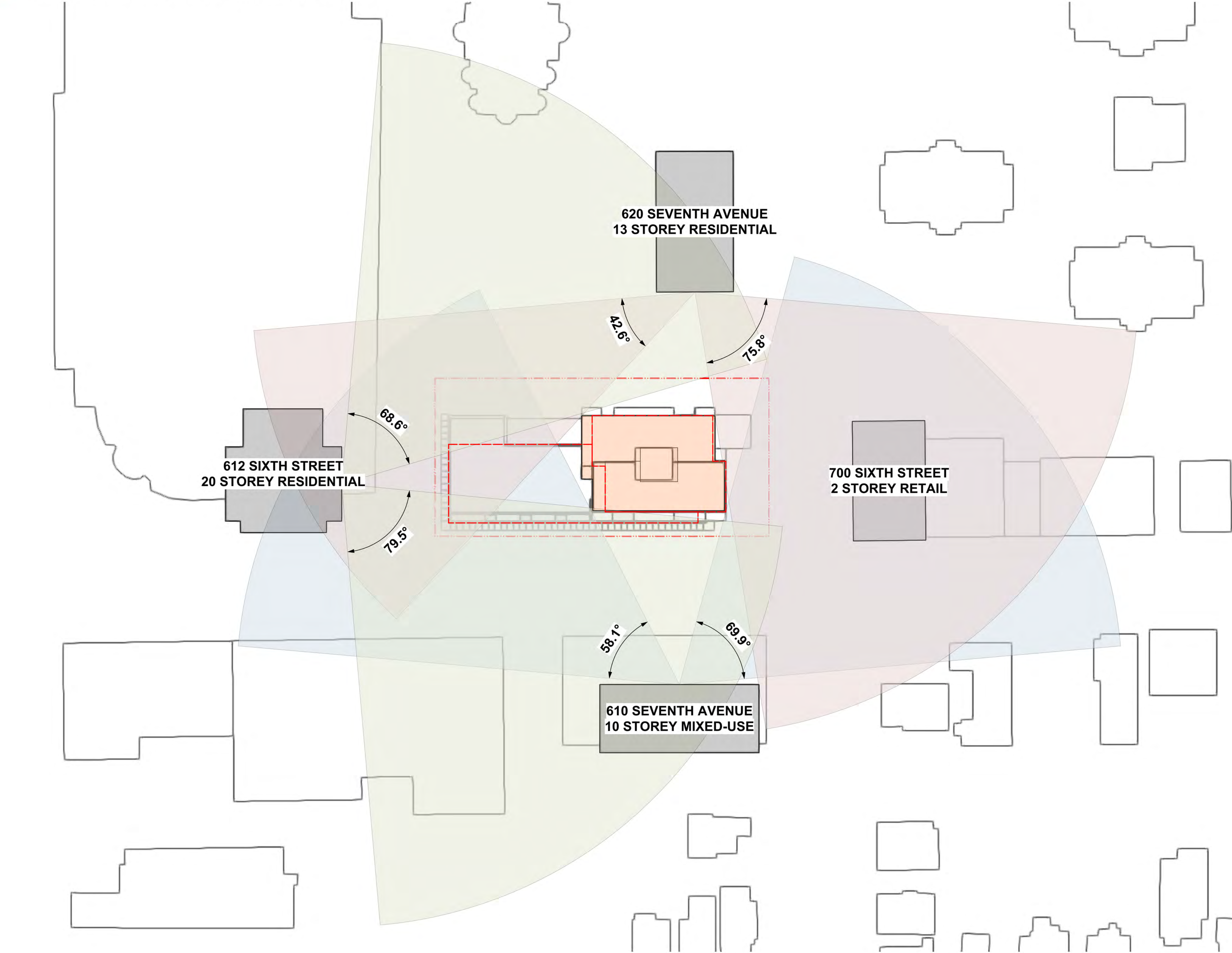
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View Analysis



612 SIXTH STREET



620 SEVENTH AVENUE



610 SEVENTH AVENUE

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VIEW ANALYSIS

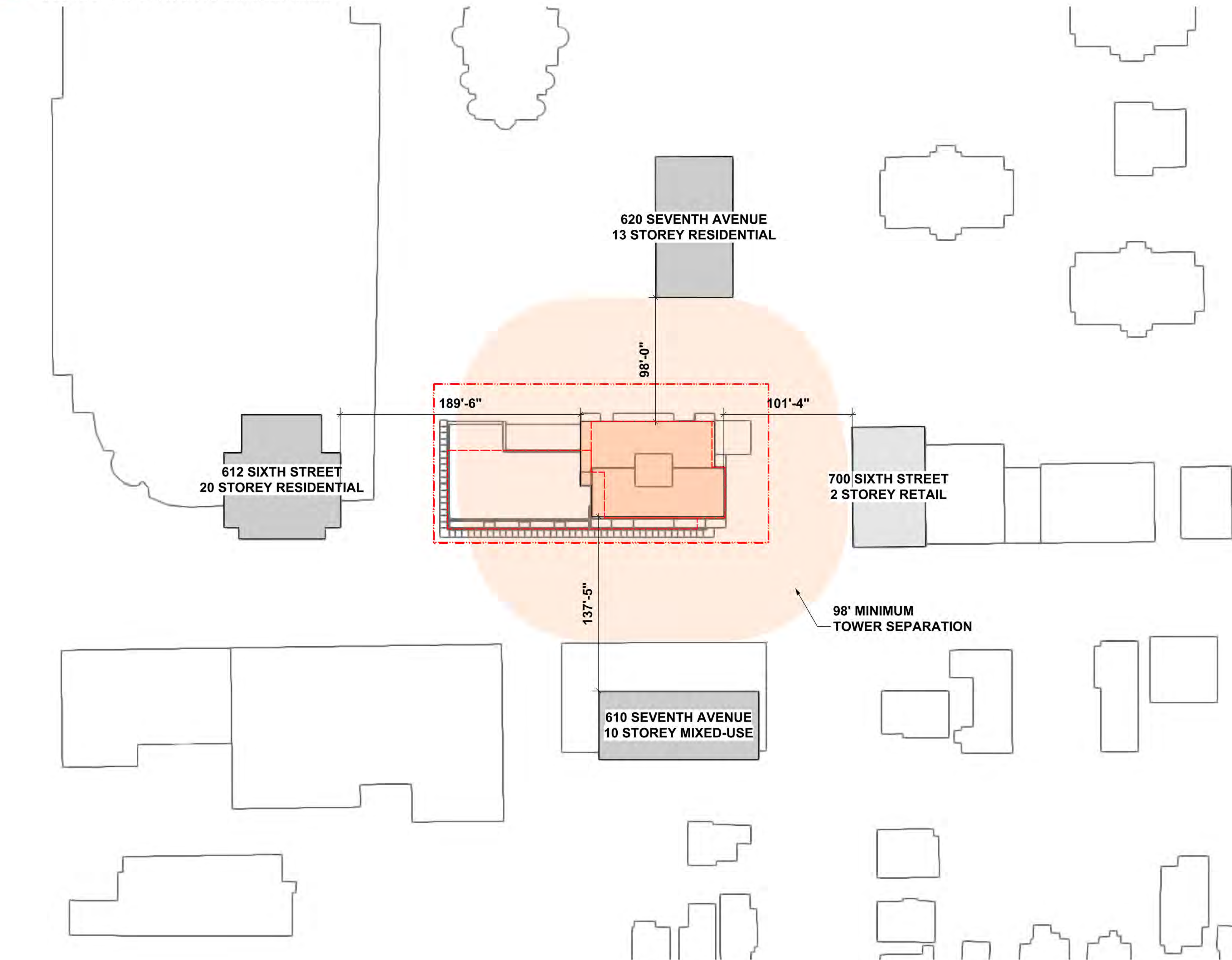
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ISSUE



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Tower Placement & Design

The tower placement is sensitive to the surroundings, and sited to achieve appropriate separation and setback from the street and other buildings. This ensures privacy for residents, mitigates crowding of new development, and lessens shadow impact through tower orientation and sculpting. A small increase in the tower floorplate and storeys allows for more units than previously proposed without decreasing unit size and bedroom mix. Adjustments to the dimensions and massing have been made accordingly to create a well-proportioned podium and tower that are consistent with the Sixth Street corridor and surrounding built form.

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TOWER SEPERATION

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ISSUE



IBI Group is pleased to resubmit a Development Permit application for the site at 616-640 6<sup>th</sup> Street in New Westminster. The proposed project falls under the Uptown Mixed Use Node as designated by the recently adopted Official Community Plan. The site is identified within the OCP as a "Mixed Use – High Rise Building" area. The site is located at the intersection of Sixth Street, identified as a Great Street, and Seventh Avenue, a Greenway. We have proposed a 29 storey tower that incorporates both market and rental apartments. The podium of the tower incorporates retail stores of varying sizes, and provides a public plaza on the northeast corner, where the Great Street intersects the Greenway. The mix of homeowners, renters, and diverse retail will ensure that this key site helps to establish the Uptown district as a vibrant center.

The site includes the entire western side of 6th street bound by Princess Street to the south and 7th Avenue to the north. To the north across 7th Avenue is a two storey commercial building. 7th Avenue is also a bike route, with a bicycle lane integrated on the northern side of the street. To the south across 6th Avenue is a twenty storey mixed-use building with apartments over ground and second level retail and office. To the east across 6th Street is a series of mixed-use and commercial buildings with varying street-wall and overall height. To the west and sharing the western property line with the site is a 13 storey apartment complex. A parkade access ramp and bridge providing access to parking for the site to the south is located immediately adjacent to the southern portion of the west property line. The site is located in the Uptown Mixed Use Node within the New Westminster Official Community Plan. We have closely followed the Guidelines in terms of Mixed Use Nodes, and Residential Highrise, and have developed the current proposal in line with initial feedback from Planning.

The 34,800.9 sf site is located on the west side of 6<sup>th</sup> Street, north of Princess St. and south of Seventh Ave. Currently the block is composed of a two-storey commercial block with street-fronting retail and services at ground level and offices above.

The CD zoning for this site outlines the parameters for a 29-storey residential building with activated commercial at ground level under the C-3 High Rise zone. Conditions of this provision are 95 secured market rental residential units, a maximum of 237 units, and a maximum density of 6.46 floor space ratio.

The proposed concept for 616-640 6<sup>th</sup> Street offers an entirely rental residential component, with a larger rental housing provision than available in the current zoning with minimal increase to the overall density. Parking stall rates are reduced as well, in accordance with the City's environmental priorities, walkable nature of the neighbourhood, and transit network options available.

The compact, efficient footprint with a mixed use program contributes to the City of New Westminster's goals for "Local Centres". Local Centres play an important role in accommodating growth, promoting use of existing transit networks, and maintaining neighbourhood character in urban areas outside of downtown. Local-serving retail and services make the Local Centres complete communities and well utilized nodes.



The 616-640 6<sup>th</sup> Street design has been adjusted to better respond to the context, the city's goals for Sixth Street, and opportunity at this site. This includes an increased housing offering, adaptable units, reduced parking, and minor design changes. 616-640 6<sup>th</sup> St positions the City well to attract and retain new residents with a meaningful rental housing offering of 338 residential units, over 100 of which are 2 and 3 bedrooms ideal for families.

The site, which takes up the entire block of frontage along Sixth Street, allows for the design to be carefully crafted to best respond to the street and shape the block in an integrated, cohesive way. The block interface will activate the street with permeable retail spaces and associated amenities along the street. The streetwall prioritizes pedestrian comfort and a strong, unified block along this main street.

The ground-level experience will blend with the surrounding Sixth Street characteristics and enhance the overall Uptown mixed-use node. This will be achieved by using high quality materials, glass commercial frontages, clear and welcoming entrances, and landscaped podium base. Black brick cladding will add to the brick character in the corridor, and create a striking, modern appearance contrasted with the window walls and concrete.

- Purpose built, secured rental homes
- Below market housing provided
- Accessible rental units provided
- Car share for use of the public and building
- Electric vehicle parking and charging
- Energy efficiency and sustainable design
- LEED Gold equivalent design



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DESIGN RATIONALE			
SHEET NUMBER		ISSUE	
A0.08			



Crime Prevention Through Environmental Design (CPTED)

A. UNDERGROUND PARKING

Primary gate located at entrance to the parking garage to control which times of day occupants have access to the general area of the parking garage. Secondary gate between residential and other occupancies. Surveillance cameras installed to monitor entrance to parking areas. Vestibules will have wired glass.

B. ENTRANCE SECURITY

The property manager will be monitoring the entrance to the tower. FOB access will be required to enter elevator lobbies off of common areas.

C. MAIL ROOM

Mail room will be visible to the main lobby, and it will have rear access for secure mail delivery.

D. MISCHIEF AND VANDALISM MITIGATION

Frontage on street faces are active and glazed opaque portions are clad in high quality materials to lower the risk of vandalism and mischief. Leased or occupied space by retail users at grade will provide eyes on the street during business hours.



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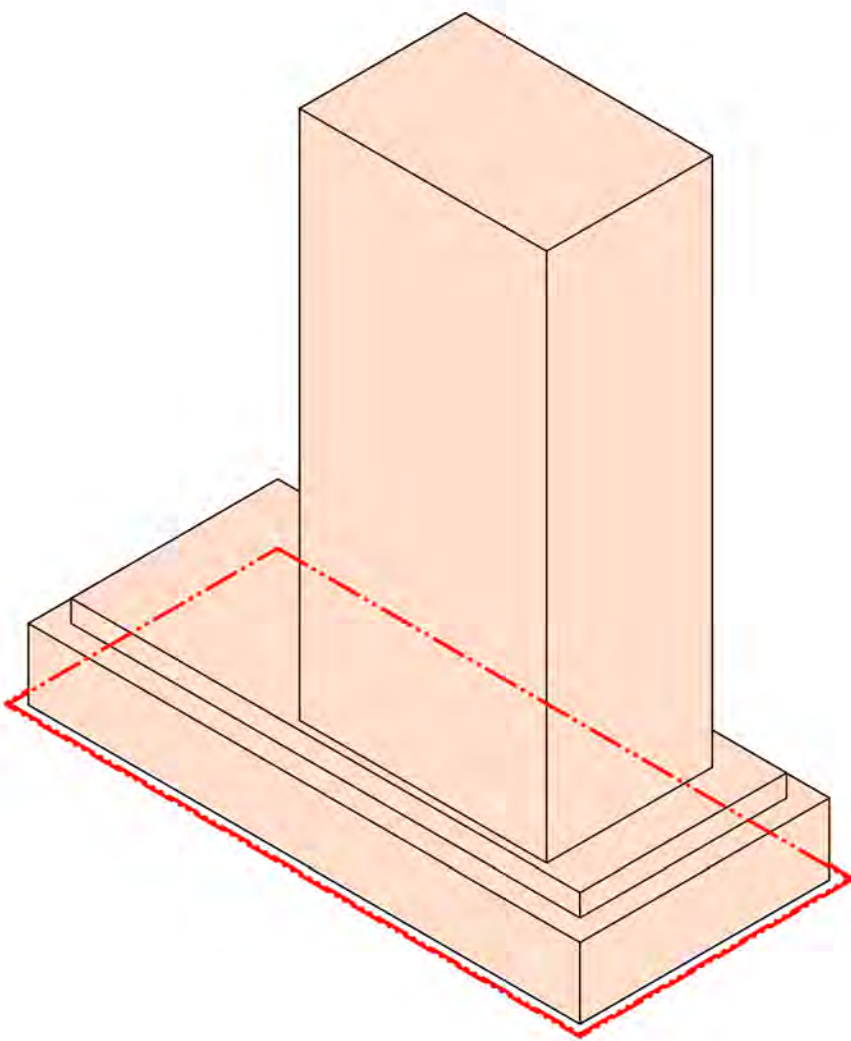
CRIME PREVENTION  
THROUGH  
ENVIRONMENTAL DESIGN  
(CPTED)

SHEET NUMBER

ISSUE

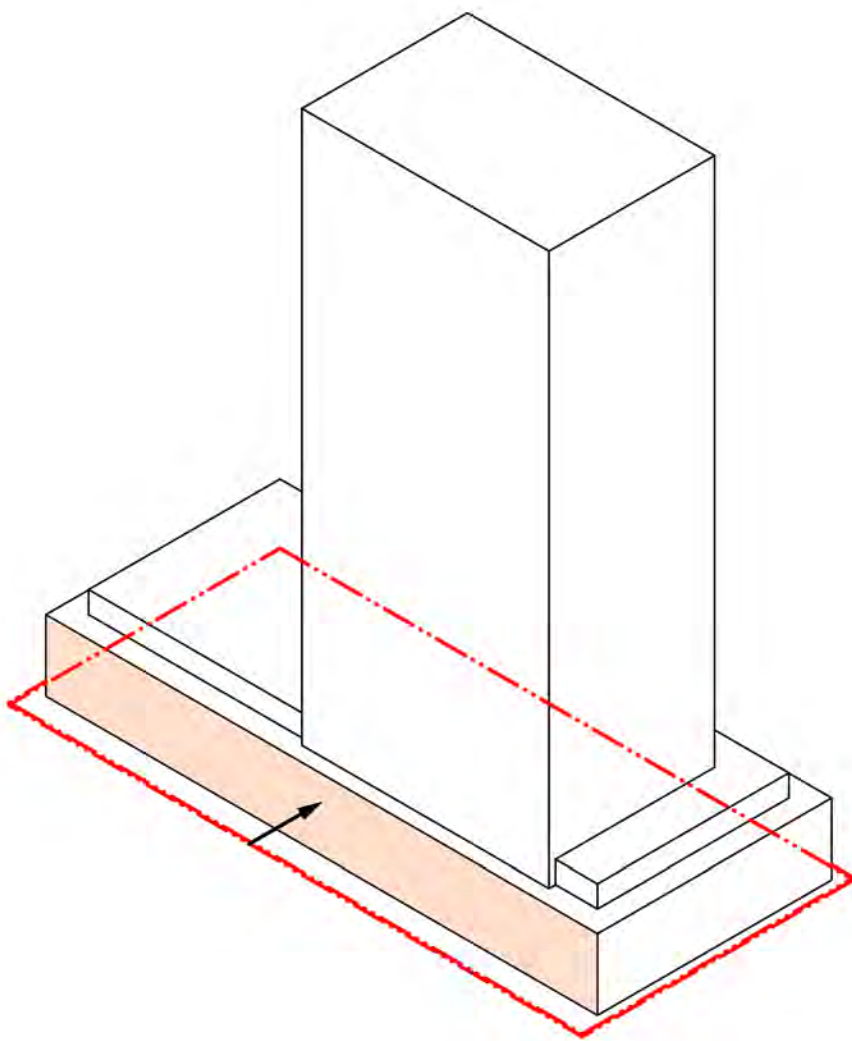
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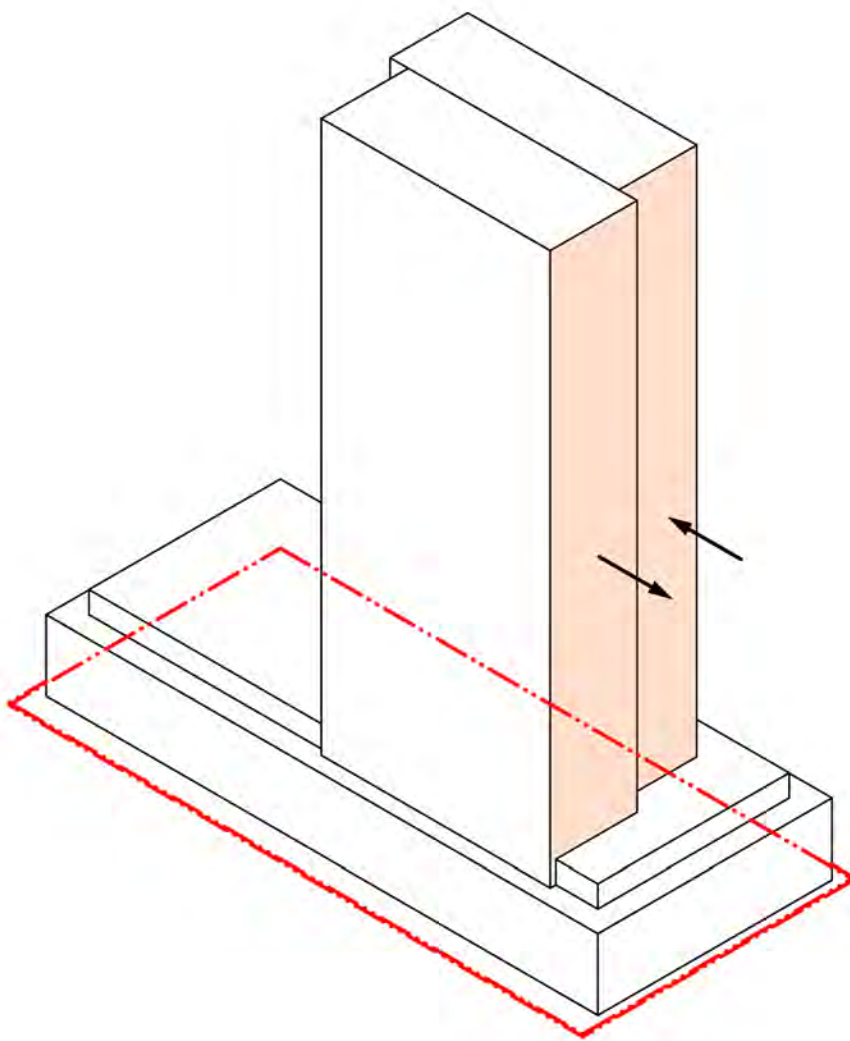
BASIC FORM

The mixed-use uptown guidelines allow a four level podium with the top level of the podium set back 3m, and a tower above which is set-back from the podium.



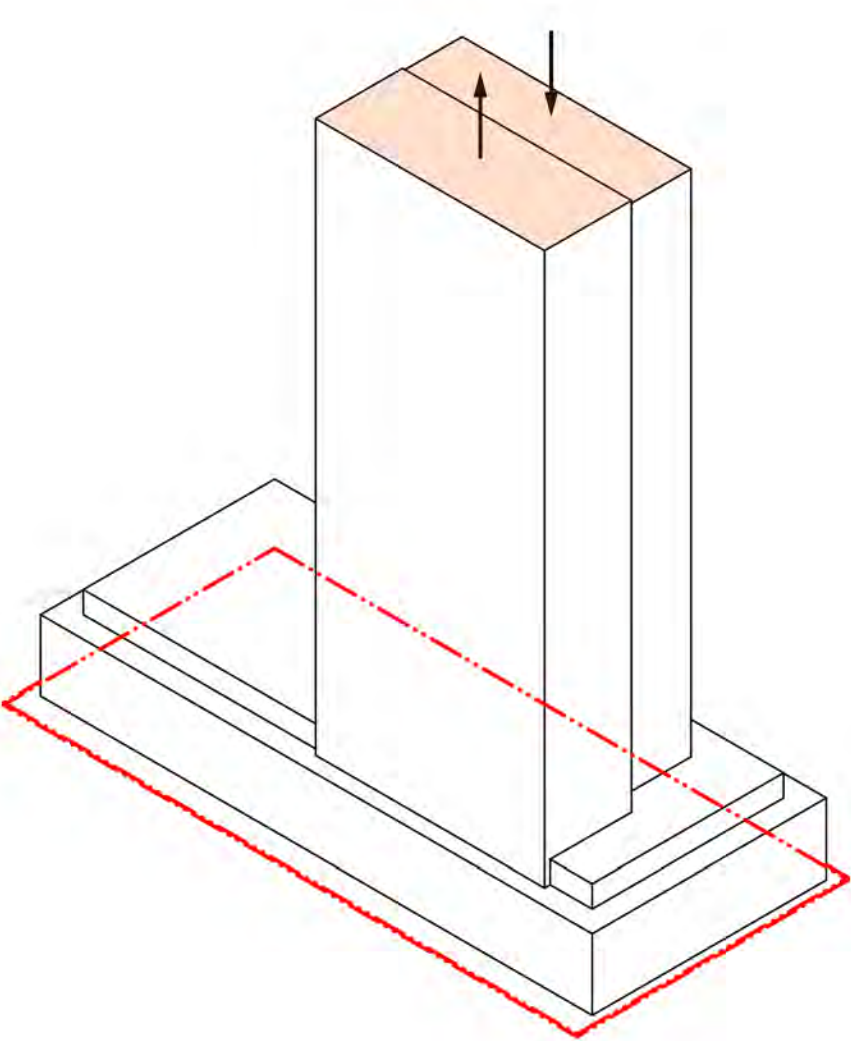
INCREASE SIDEWALK WIDTH

The podium along Sixth Street has been set back further to enhance the pedestrian experience at grade. This sidewalk widening allows pedestrians to activate the storefronts.



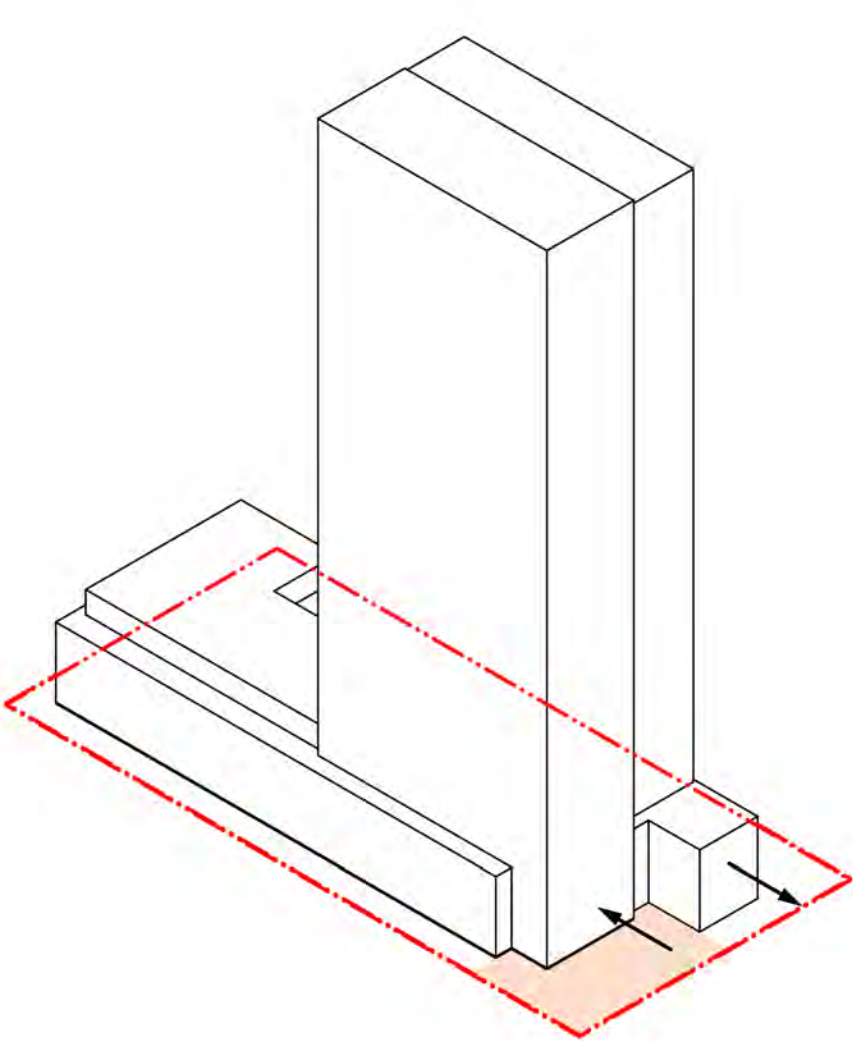
IMPLEMENT POLYLITHIC ARCHITECTURE

To mitigate the monolithic nature of a residential tower with a large floorplate, the massing is split into two submasses.



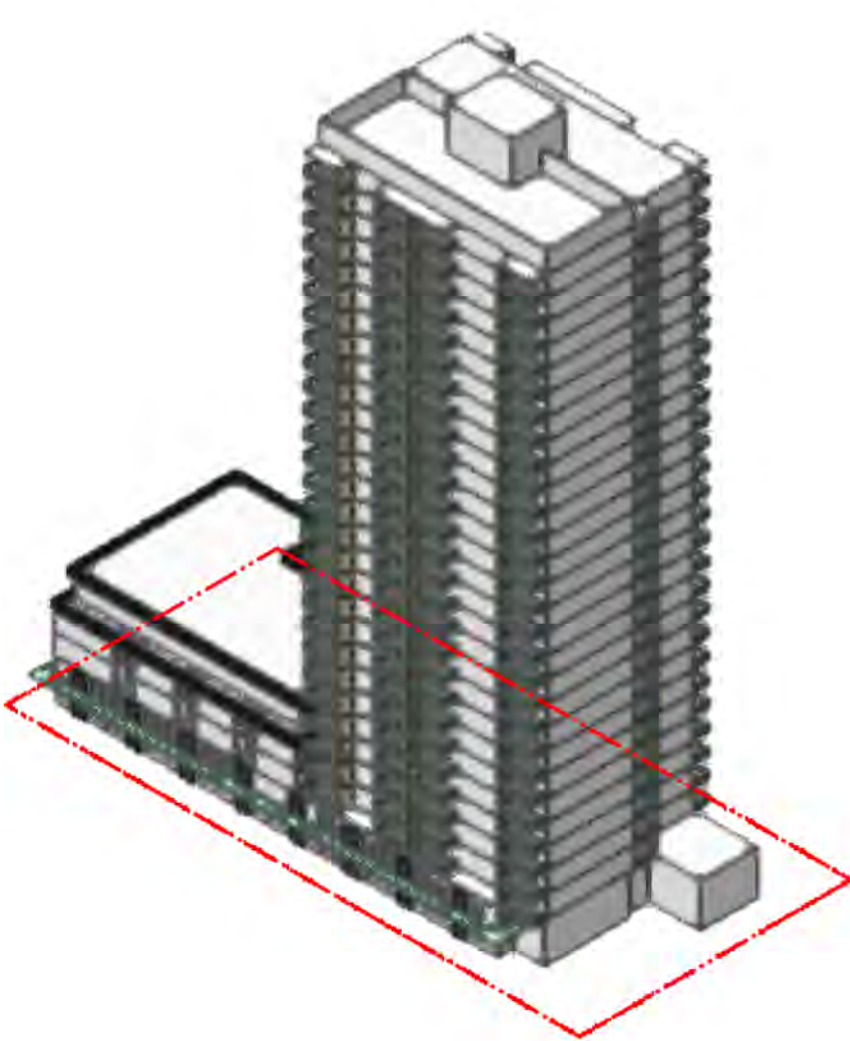
DEFINE ROOF OF TOWER

The form of the residential tower is then further developed into two distinct forms to help break up the monotony of a single mass.



FRAME THE PUBLIC PLAZA

The mixed-use uptown guidelines allow a four level podium with a tower above which is set-back from the podium.



CREATE AN IDENTITY

The unique vertical banding in the tower's glazing helps define it in the skyline as a unique project.

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1	ZONING BY-LAW TEXT AMENDMENT APPLICATION	ISSUED	02/22/2022
1	DEVELOPMENT PERMIT APPLICATION	ISSUED	03/25/2022

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IBI GROUP

Suite 700 - 1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel 604 683 8797 fax 604 683 0492  
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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:

25/03/22

SHEET TITLE

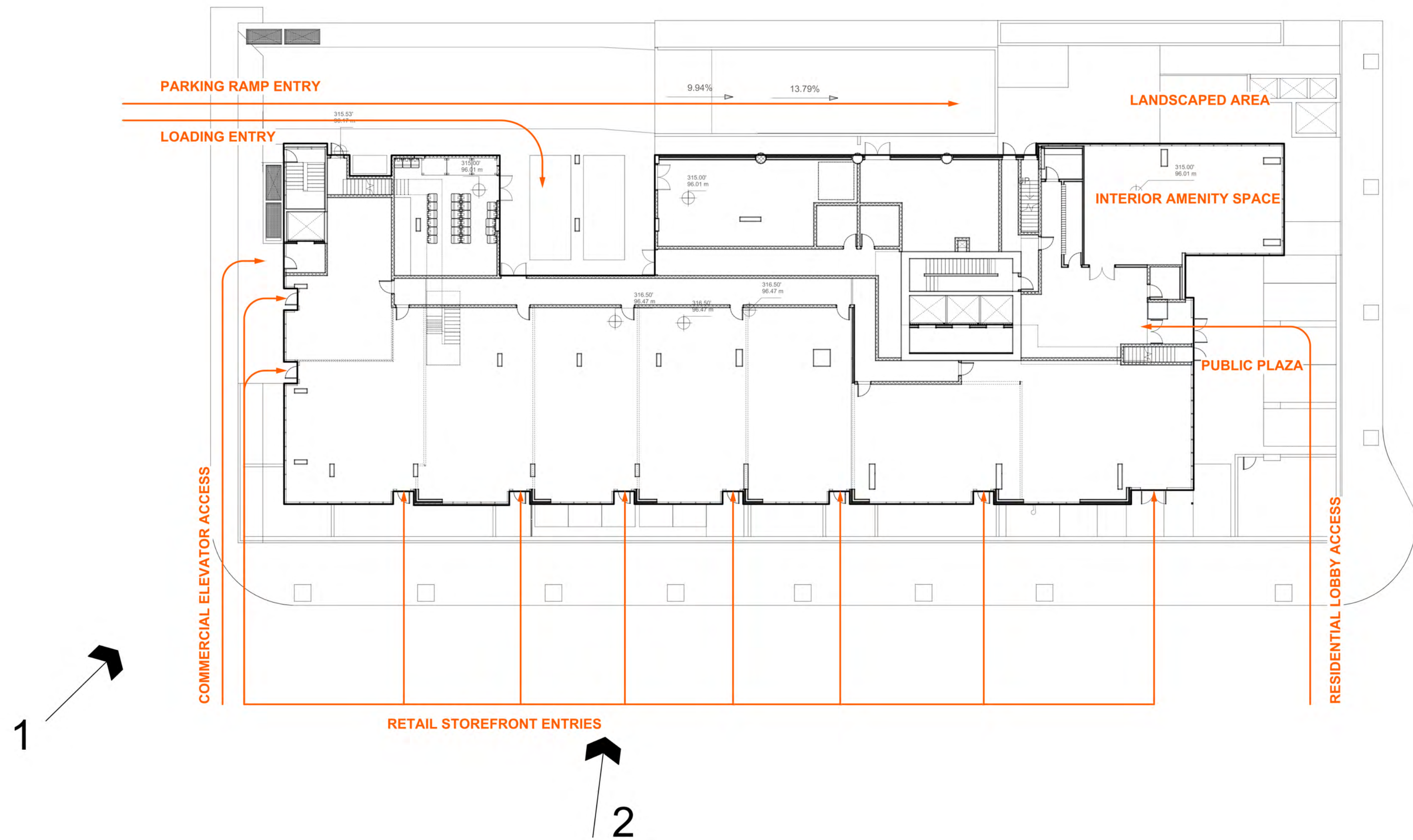
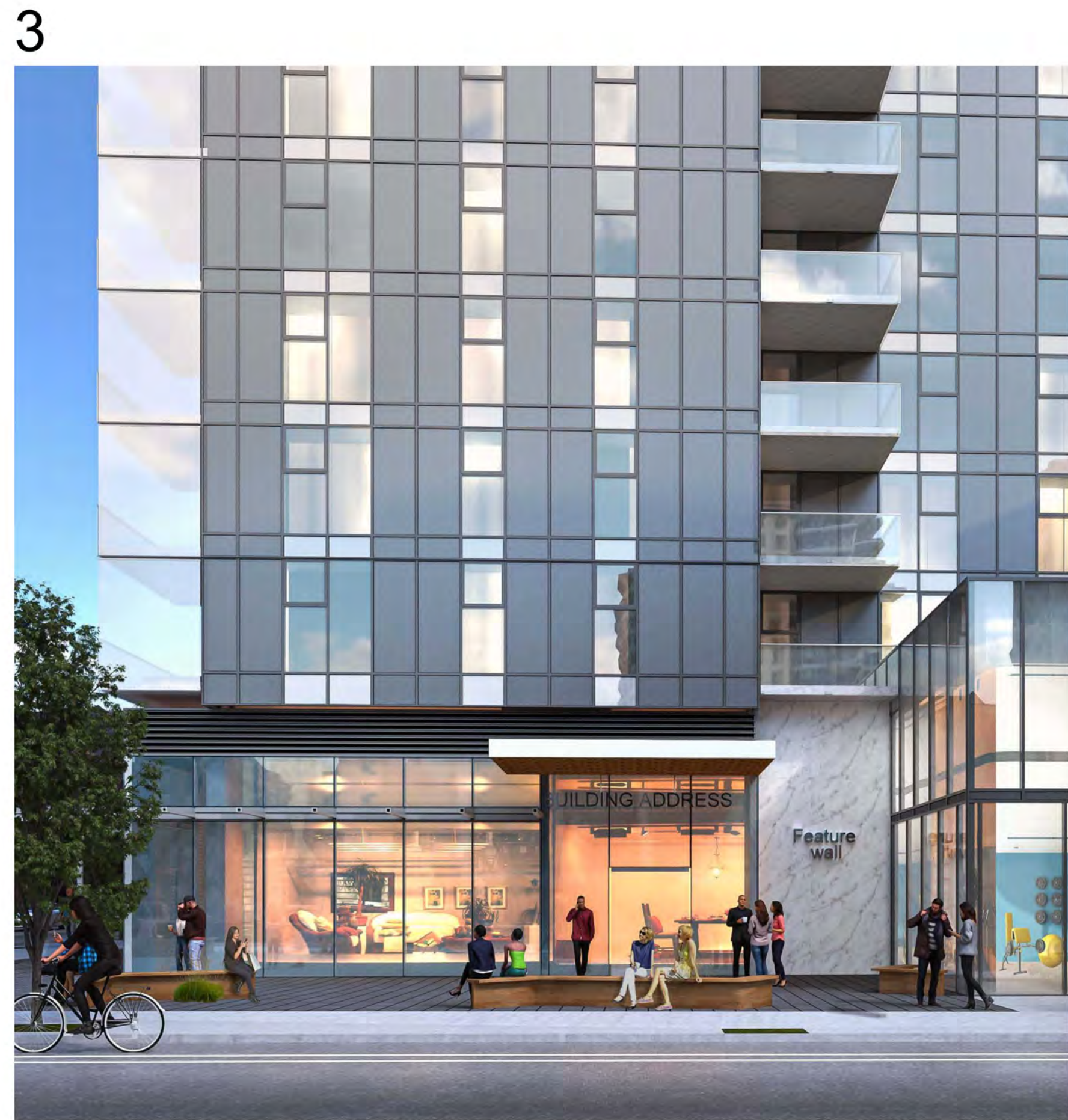
MASSING

SHEET NUMBER

A0.10

ISSUE





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V3L 3C3

PROJECT NO: 136749  
DRAWN BY: Author  
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DATE: 25/03/22

SHEET TITLE  
**SITE CIRCULATION**

SHEET NUMBER  
**A0.11**

ISSUE



RESIDENTIAL TOWER

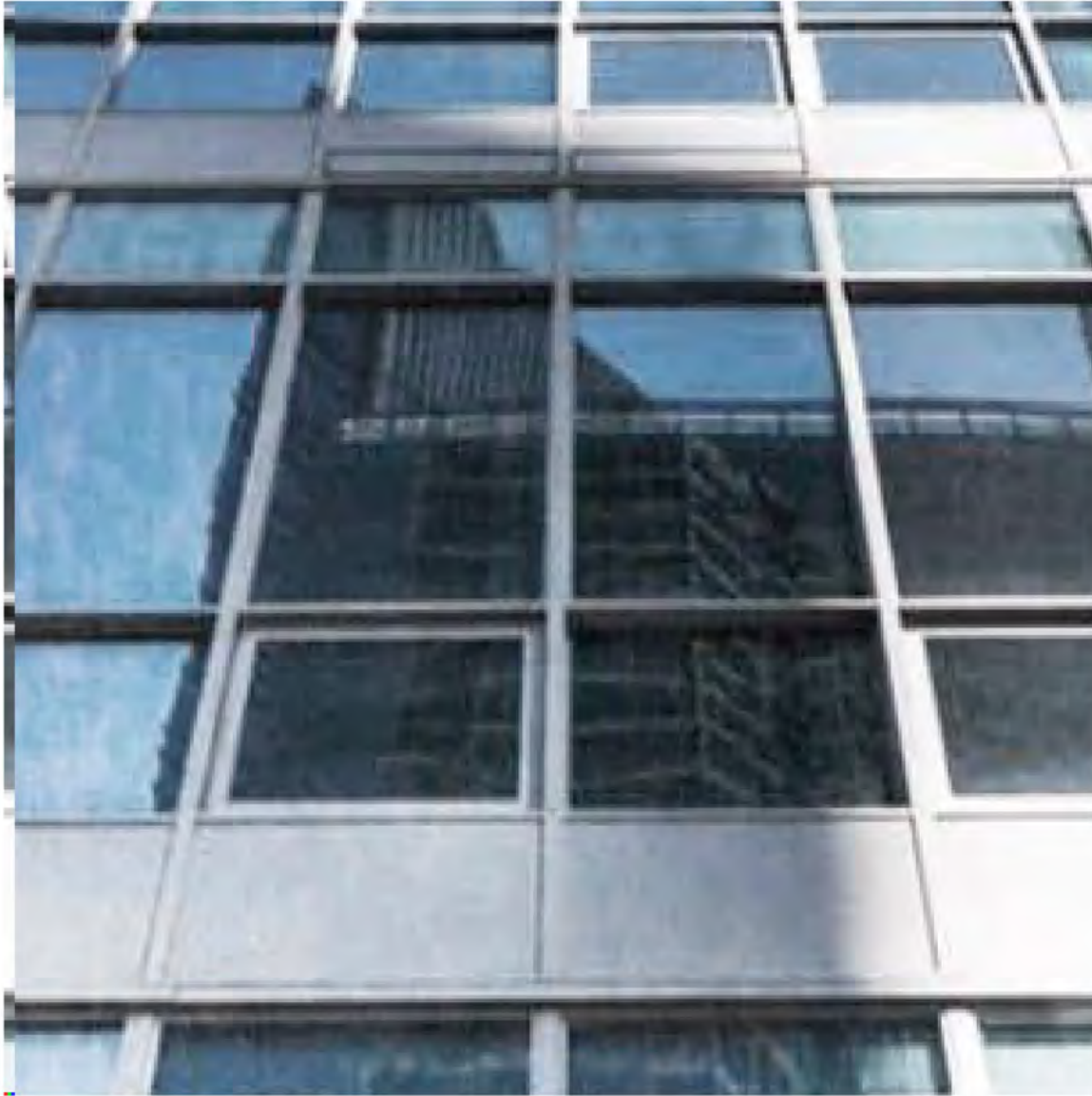


**WINDOWS**  
WINDOW WALL WITH INTEGRATED SPANDREL

PODIUM MATERIALITY



**PODIUM CLADDING**  
BLACK BRICK



**WINDOWS**  
WINDOW WALL WITH INTEGRATED SPANDREL



**FEATURE WALL**  
ENGINEERED STONE CLADDING



**GUARDRAILS**  
CLEAR GLASS



**CANOPY**  
SOLID PAINTED CONCRETE



**STOREFRONT**  
WINDOW WALL WITH INTEGRATED SPANDREL



**PILASTERS**  
REDONDO GRAY BRICK VENEER

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DATE:

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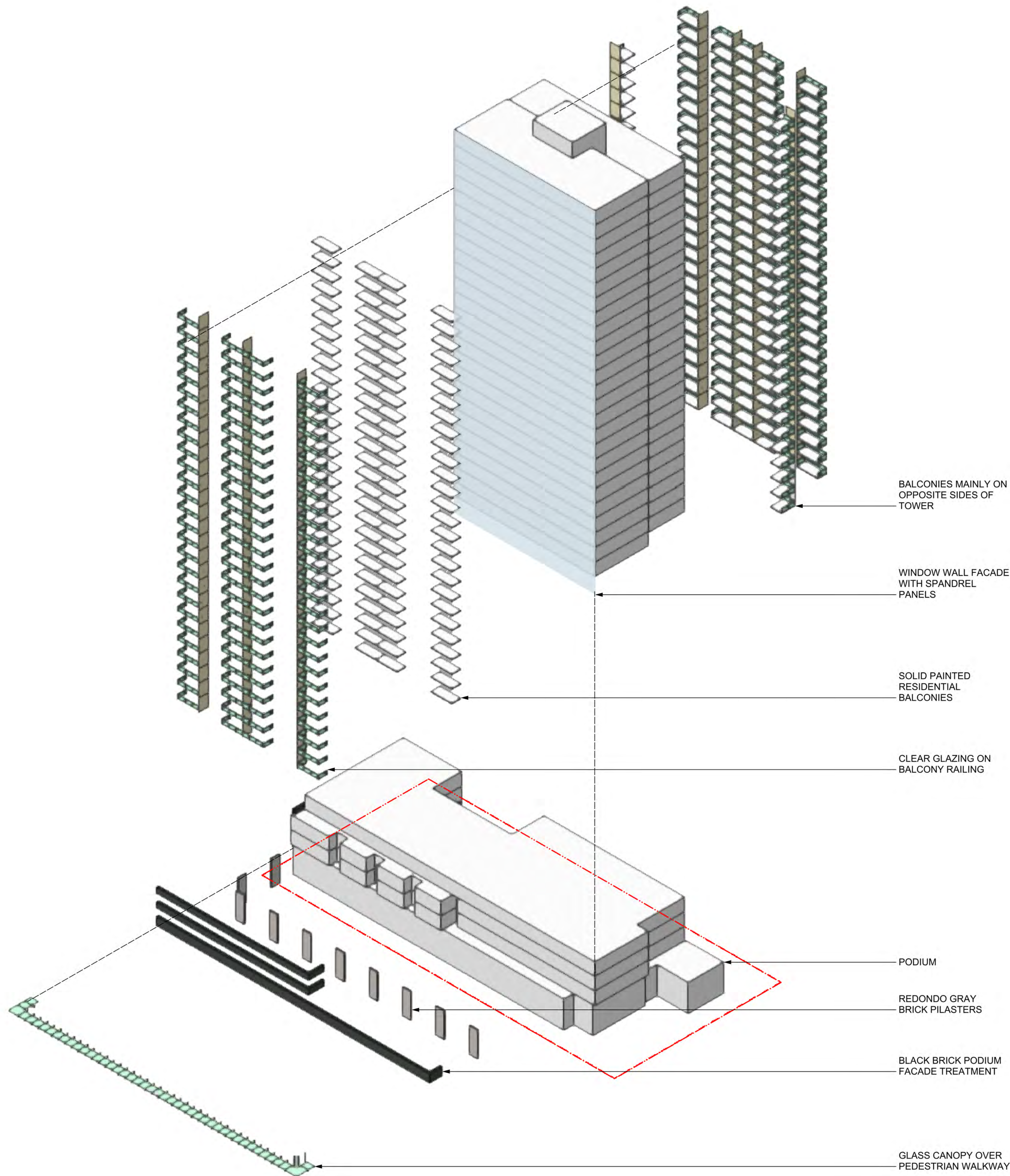
MATERIALS

SHEET NUMBER

ISSUE

A0.12





Tower Materiality

The project is composed of a podium and a tower element. The tower is made of two separate masses which are offset from one another. Vertical strips of glazing clad the southeast and northwest corners of the building. These are banded with spandrel panels between the strips of vision glass.

The balconies are concentrated mainly on two sides of the tower to keep the design clean and simple. The slabs for the balconies are also split up to increase energy efficiency and thermal performance.

Podium Design

The podium design element is compatible with the surrounding area in that it uses large horizontal bands of masonry work to reflect the adjacent developments in style. In this way, the podium matches the material and rhythm of existing works nearby as well as enhance the pedestrian experience. At the podium level, black brick is used as a design element to express the horizontal nature of the walkway at Sixth Street. A glass canopy lines the entire length of the building to provide weather protection as well as outline the pedestrian experience.



Existing building across the street with strong horizontal design elements.

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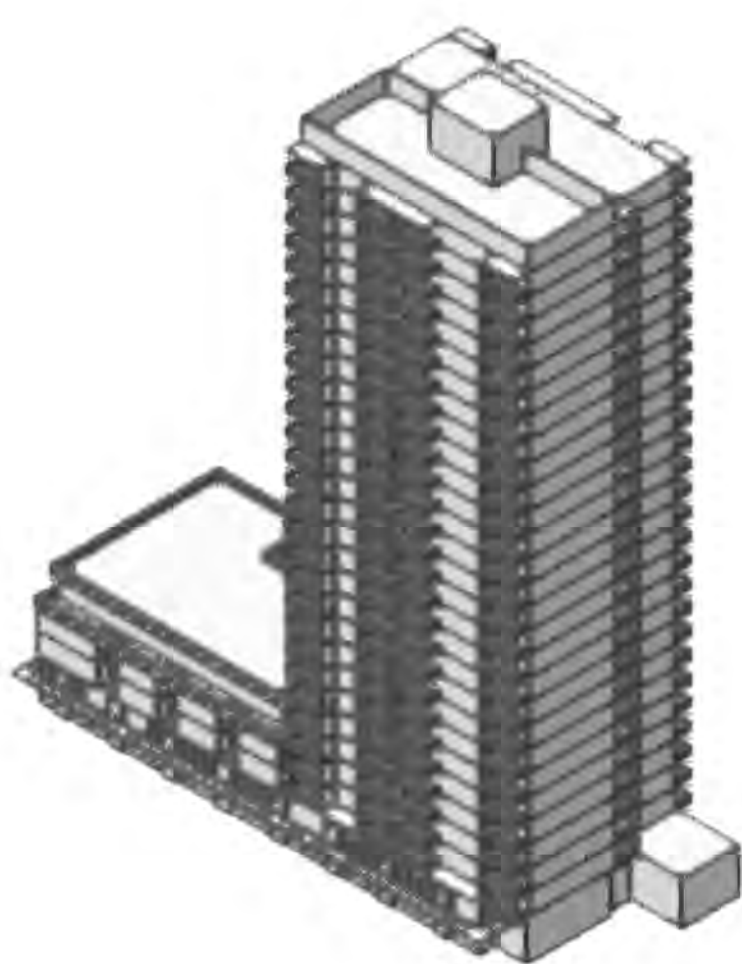
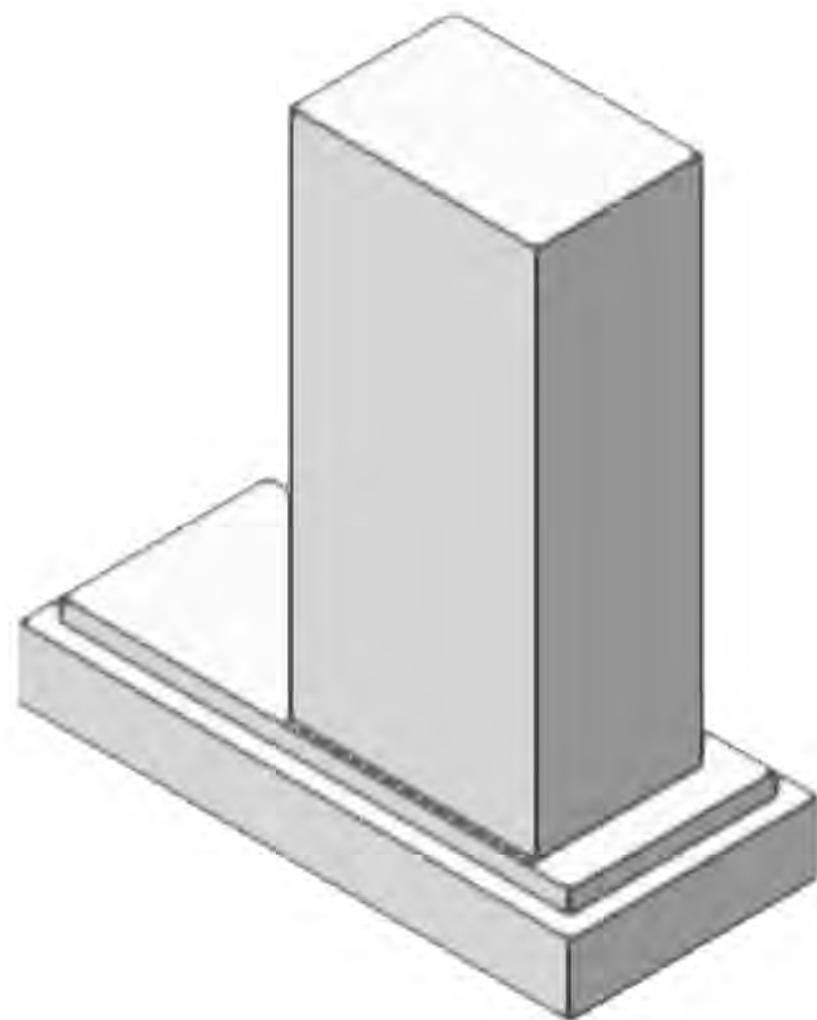
TOWER MATERIALITY

SHEET NUMBER

ISSUE

A0.13





	CD-80 ZONING	CURRENT PROPOSAL	CHANGE FROM CD-80 ZONING
HEIGHT	29 LEVELS	29 LEVELS	▬ + 0 LEVELS
DENSITY (FSR)	6.46	7.8	▲ + 1.34
RENTAL UNIT COUNT MINIMUM	95	338	▲ + 243
PARKING STALL COUNT MINIMUM	313	271	▼ - 42
COMMERCIAL FLOOR SPACE	12,944 SF	10,442 SF	▼ - 2,402 SF

Changes from the original package:

- Minor stats adjustments
- Increased unit count
- 40% adaptable units provided
- Reduced parking rates (reference TDM included in separate package)
- Minor dimensional changes to massing
- We have included an overlay on our drawings indicating the original footprint in plan and elevations
- Tower footprint increased to 750SQM (8073 sqft)

Building design changes

- Simplified and reduced balconies because of step code
- Material changes as related to building envelope
- L1 retail street edge configuration is simplified as related to leasing requirements

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25/03/22

SHEET TITLE

CHANGES FROM  
ORIGINAL PACKAGE

SHEET NUMBER

A0.14

ISSUE



STATISTICS: 616-640 6TH STREET, NEW WESTMINSTER

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'  
TOP OF MECH ROOF 317.16' (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 (8.97 M)

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	Unit Area	Common	Area
Roof	0	0	0	0	0	0 SF	822 SF	822 SF
29	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
28	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
27	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
26	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
25	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
24	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
23	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
22	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
21	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
20	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
19	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
18	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
17	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
16	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
15	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
14	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
13	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
12	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
11	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
10	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
9	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
8	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
7	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
6	2	5	3	1	11	6,956 SF	1,117 SF	8,073 SF
5	2	5	2	1	10	6,168 SF	2,392 SF	8,560 SF
4	2	11	6	1	20	12,864 SF	2,086 SF	14,950 SF
3	3	12	6	1	22	13,674 SF	2,107 SF	15,781 SF
2	3	12	6	1	22	13,674 SF	2,107 SF	15,781 SF
01 -Res.	0	0	0	0	0	0 SF	5,074 SF	5,074 SF
01-Com.	0	0	0	0	0	10,442 SF		10,442 SF
Unit Mix	58	160	92	28	338	223,766 SF	41,396 SF	265,162 SF
	17%	47%	27%	8%	100%			
Exclusions	Adaptable dwelling units exclusion(40%)							3,975 SF
	Studio + 1 Bed units		18	19.90 SF				358 SF
	2 + 3 bed units		120	30.14 SF				3,617 SF
	Amenity Space							2,619 SF
	Rooftop Mech							822 SF
Net Floor Area								257,746 SF
Site Area	34,801 SF							
FSR	7.41							


Car Parking Requirement - New Westminster	
Commercial	Cars
Commercial (per 140.10)	
MIN.=1 space for every 538.21 SF (50 SQ.M)	20
MAX.=1 space for every 358.76 SF	28
Accessible Parking (per 145.4)	
1 space for every 25 parking spaces provided	1
Total MIN.	20
Non-Market units(Secured Rental)	
Parking requirements (per 140.9)	
1 space per unit	338
0.1 spaces per unit for visitors	34
Accessible parking (per 145.4,Other Uses)	
4 spaces for the first 100 parking	4
1 space for every 50 parking spaces after 100 regular spaces are provided	6
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)	10
Car sharing requirments	
Modo car Sharing	5
Total parking stalls required	407
Loading Space(per 160.3)	
Multiple dwelling: 1 Loading Space per Building with more that 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	2
Parking reduction	
Shared Visitor & Commercial.	-20
Residential - Car-share	387
30% TDMS	-116
Total required	271

Parking Provided							
Cars	P1	P2	P3	P4	Total	%	
Standard	36	54	49	52	191	70	
Small	13	15	19	19	66	24	
Accessible	1	1	2	2	6	2	
Van	1	1	1	1	4	1	
Modo	5				5	2	
Total	56	71	71	74	272	100	

Bike Space Requirement - New Westminster								
Commercial							LONG TERM	SHORT TERM
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	%
BIKE LOCKER		0	0	60	42	52	154	29
Vertical		0	0	35	32	32	99	19
STACK BIKE		0	6	94	74	74	248	47
OVERSIZED		0	25	0	0	0	25	5
Total Long Term Bike		0	31	189	148	158	526	100
Short Term Bikes		18	0	0	0	0	18	
Total Bikes							544	

HORIZONTAL BIKE= BIKE LOCKER+LOWER STALLS OF STACKED BIKE:  
154+124=278> 269 (50% OF TOTAL BIKE STALLS)

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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:

25/03/22

SHEET TITLE

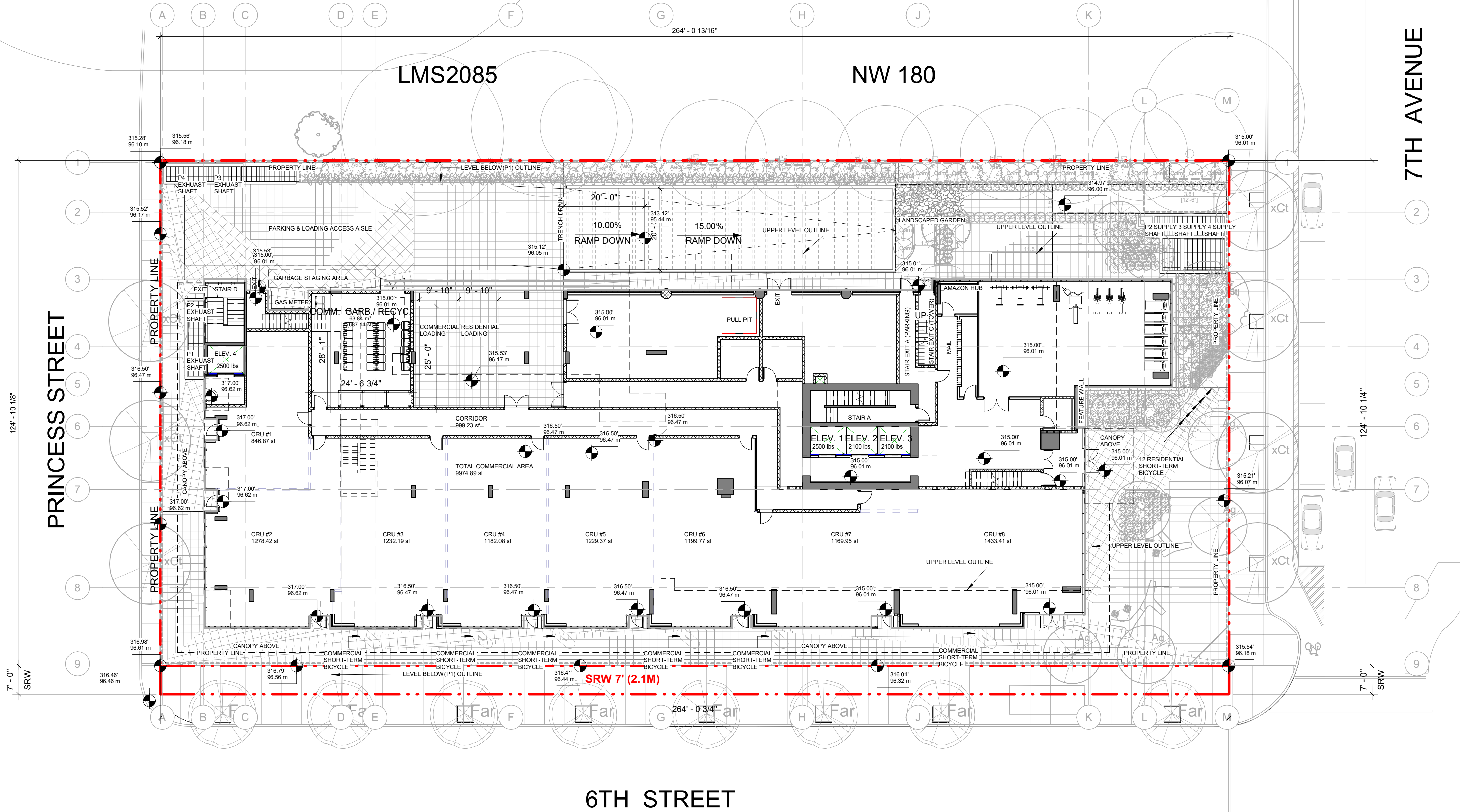
STATISTICS

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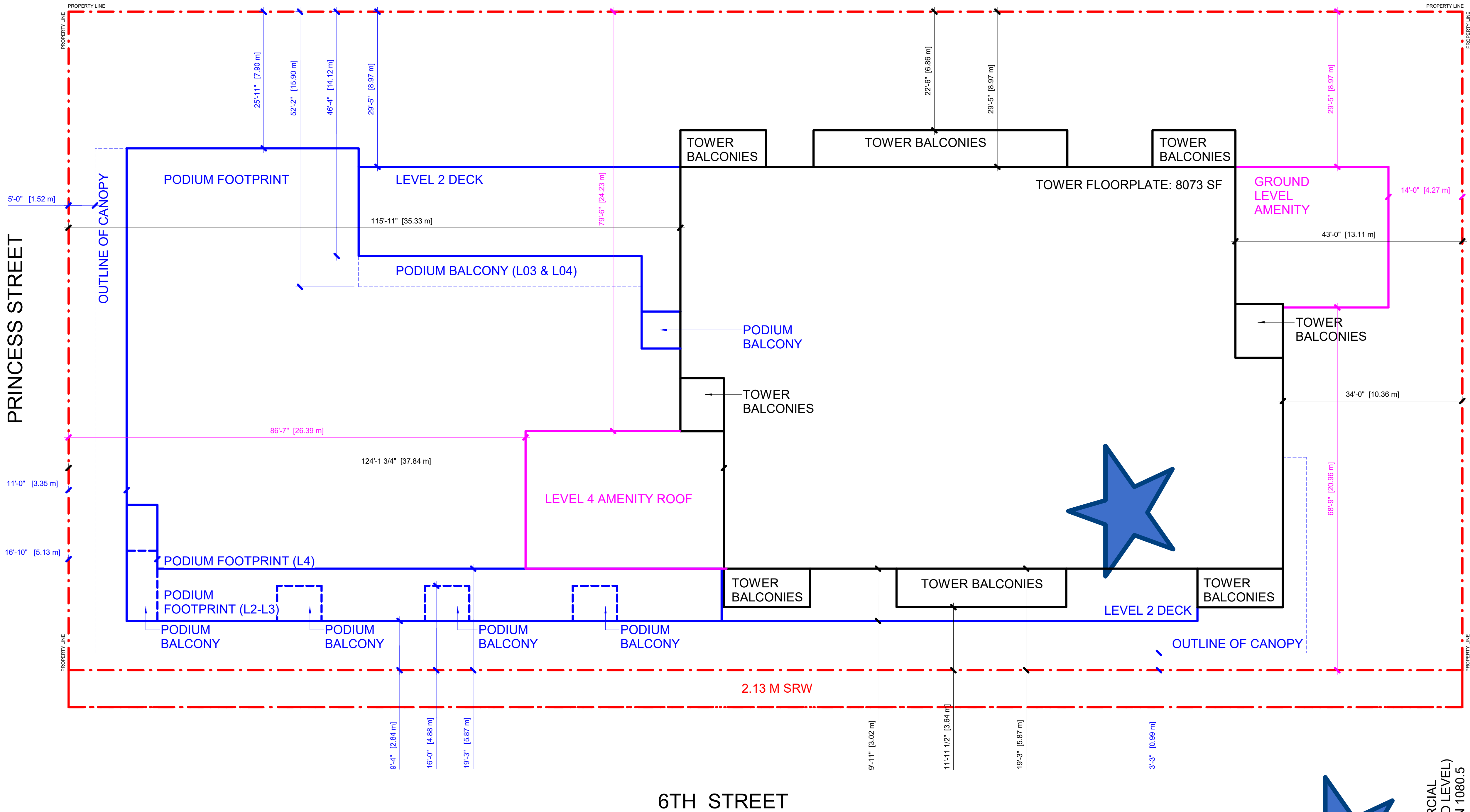
CONTEXT / L01

SHEET NUMBER

ISSUE

A1.02





ACTIVE COMMERCIAL  
USE (AT GROUND LEVEL)  
AS PER SECTION 1080.5

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SHEET TITLE

SETBACK PLAN

SHEET NUMBER

A1.03

ISSUE







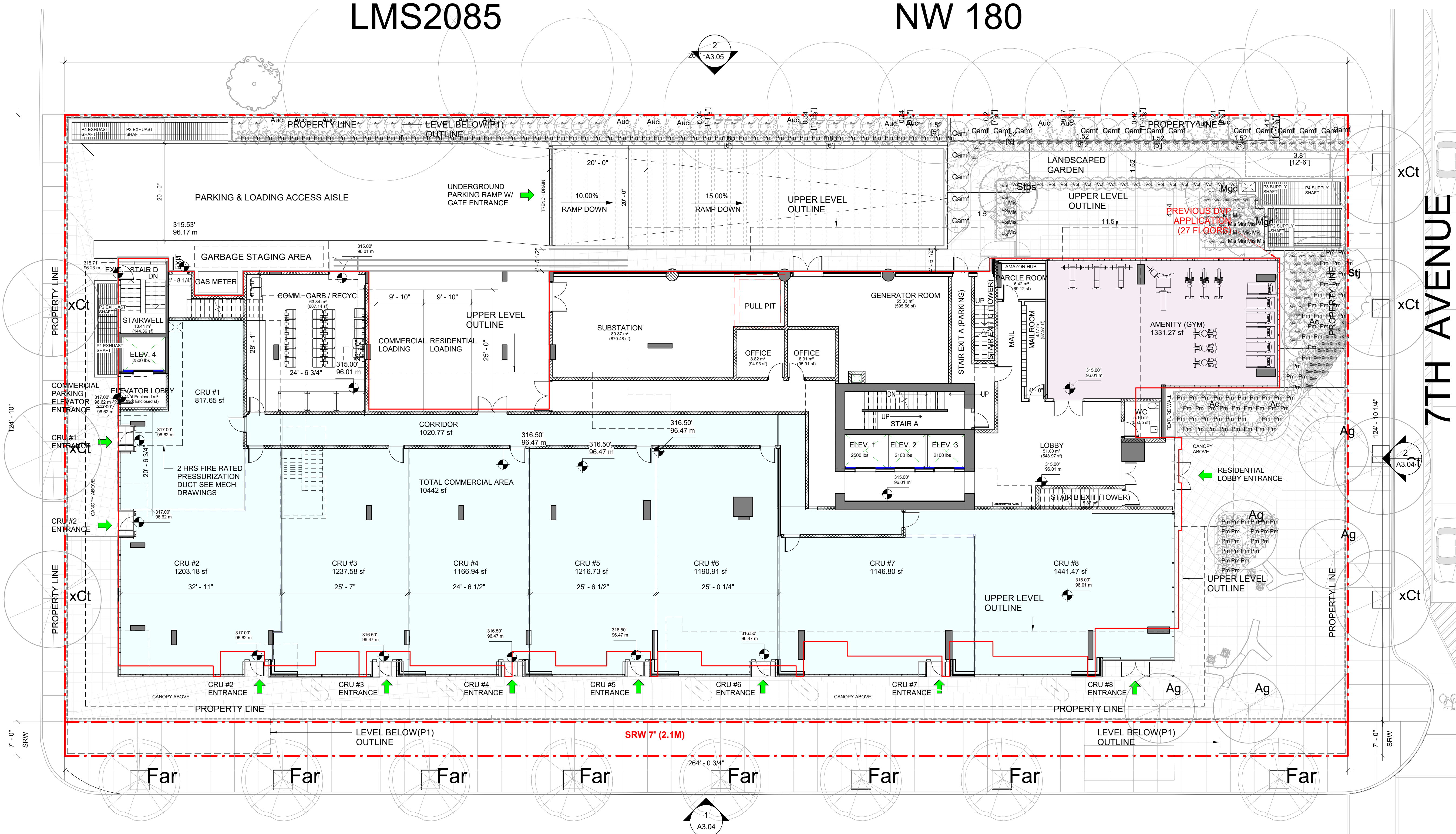
PRINCESS STREET

LMS2085

NW 180

6TH STREET

7TH AVENUE



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

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SHEET TITLE

LEVEL 01

SHEET NUMBER	ISSUE
<b>A2.01</b>	



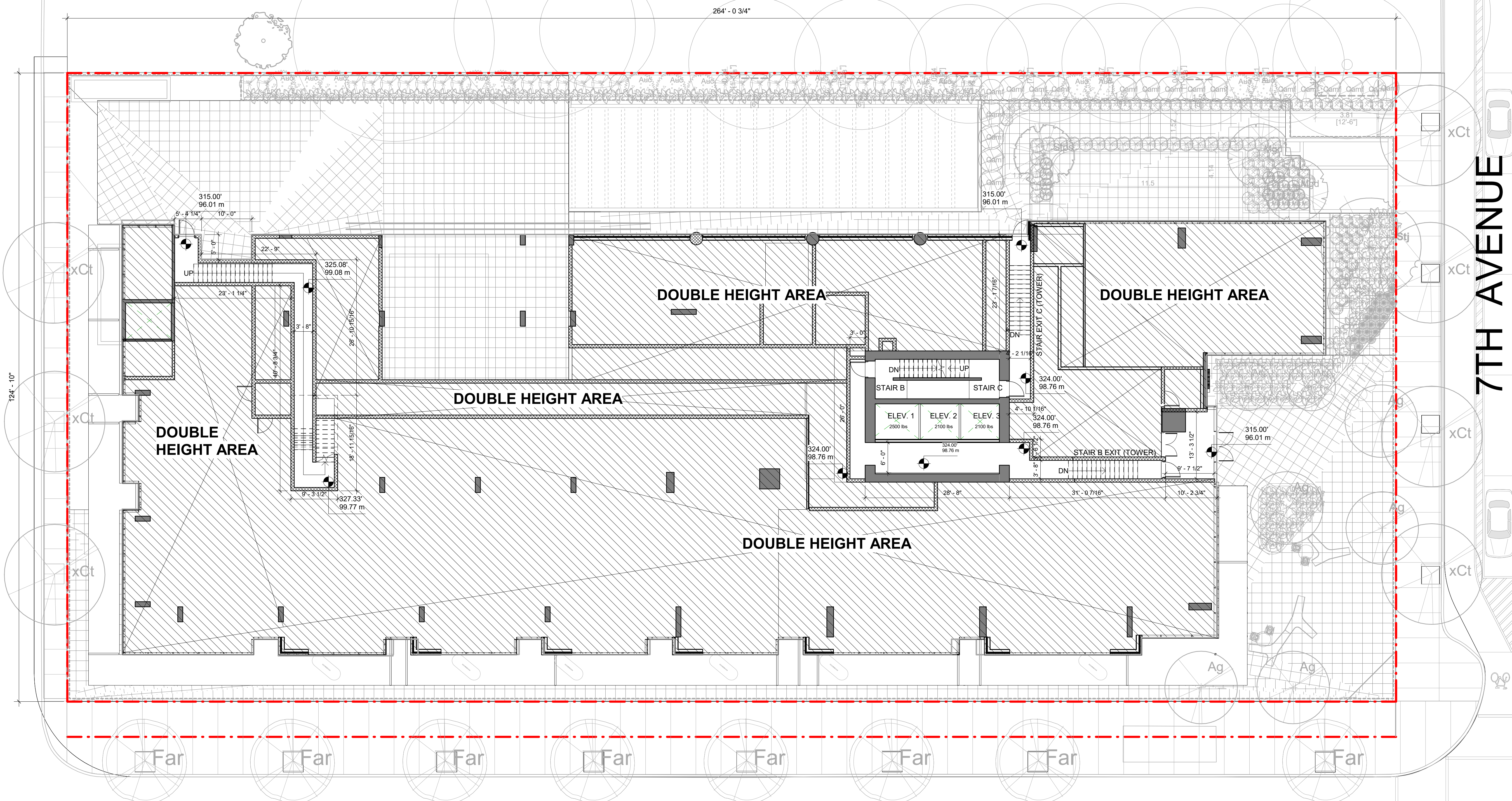
PRINCESS STREET

LMS2085

NW 180

6TH STREET

7TH AVENUE



1 LEVEL 01 MEZ.  
A2.02 Scale: 3/32" = 1'-0"

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LEVEL 01 MEZ.

SHEET NUMBER

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

ISSUES

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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:

3/32" = 1'-0"

DATE:

25/03/22

SHEET TITLE

LEVEL 02

SHEET NUMBER

A2.03

ISSUE









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ISSUES

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V3L 3C3

PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

3/32" = 1'-0"

DATE:

25/03/22

SHEET TITLE

LEVEL 04

SHEET NUMBER

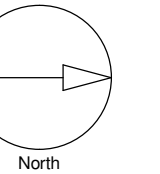
A2.05

ISSUE



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

*Journal of Management Studies*, 2006; 43(2): 225–244



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NEW WESTMINSTER, B.C.  
V3L 3C3

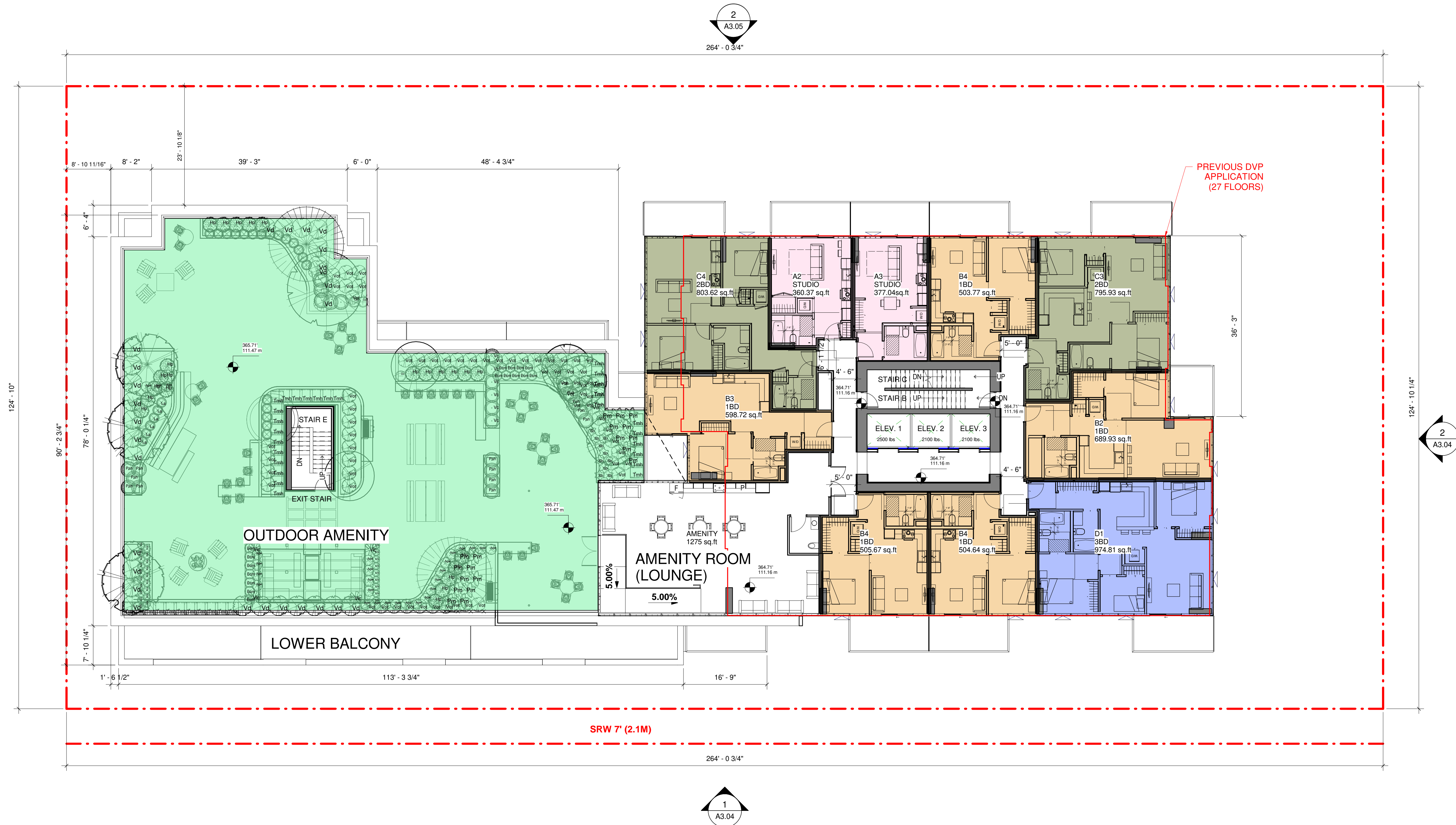
PROJECT NO:	136749
DRAWN BY:	Author
CHKD' BY:	Checker
SCALE:	3/32" = 1'-0"
DATE:	25/03/22

SHEET TITLE

LEVEL 05

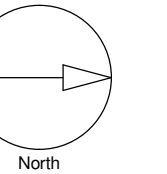
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NO.	ISSUANCE	STATUS	DATE
1	ZONING BY-LAW TEXT AMENDMENT APPLICATION	ISSUED	02/22/2022
1	DEVELOPMENT PERMIT APPLICATION	ISSUED	03/25/2022
ISSUES			



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V3L 3C3

PROJECT NO:	136749
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DRAWN BY: Author

CHKD BY:                      Checker

SCALE:	5/52 =

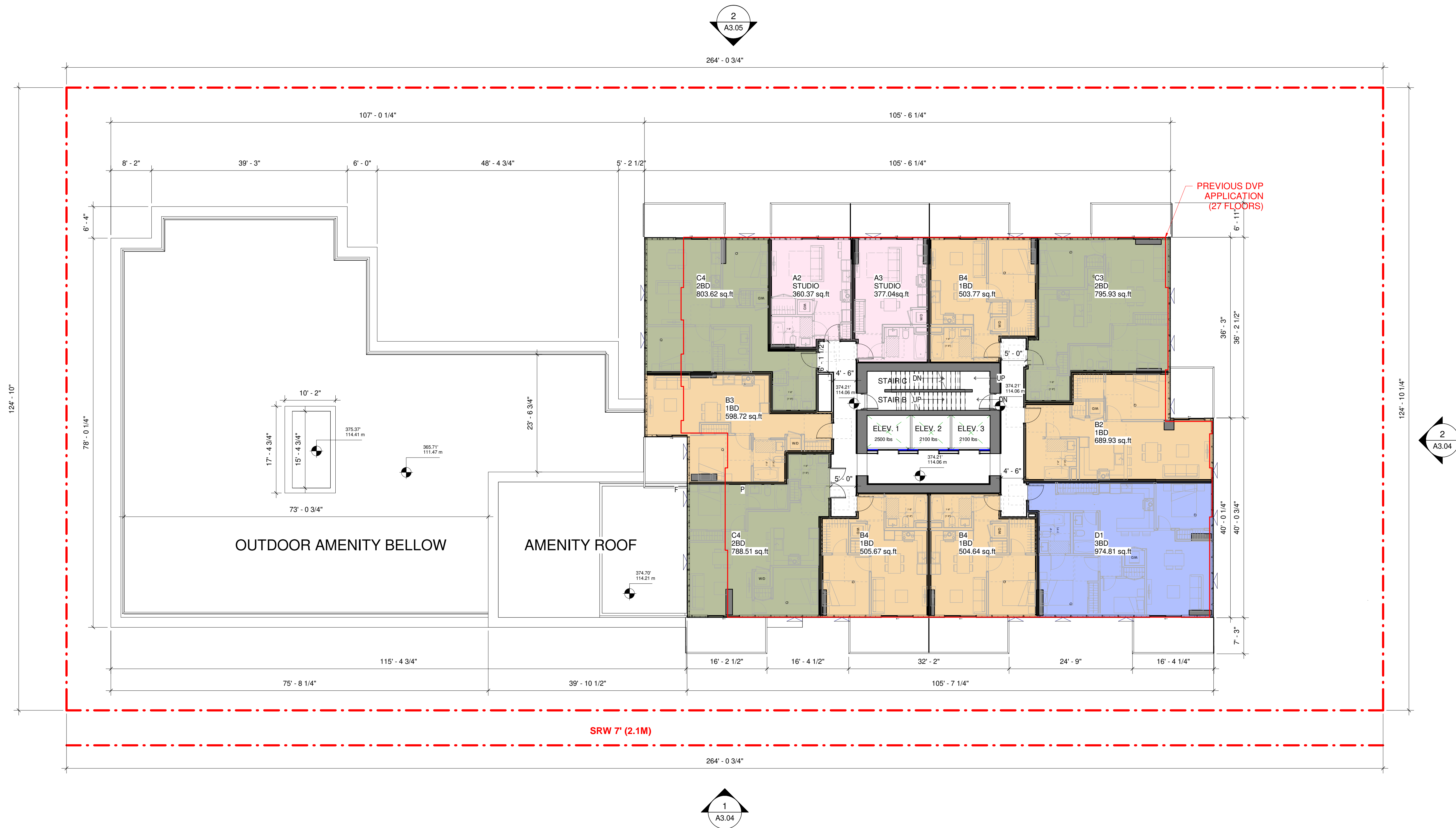
SHEET TITLE

LEVEL(6-29) TYP.

SHEET NUMBER

ISSUE

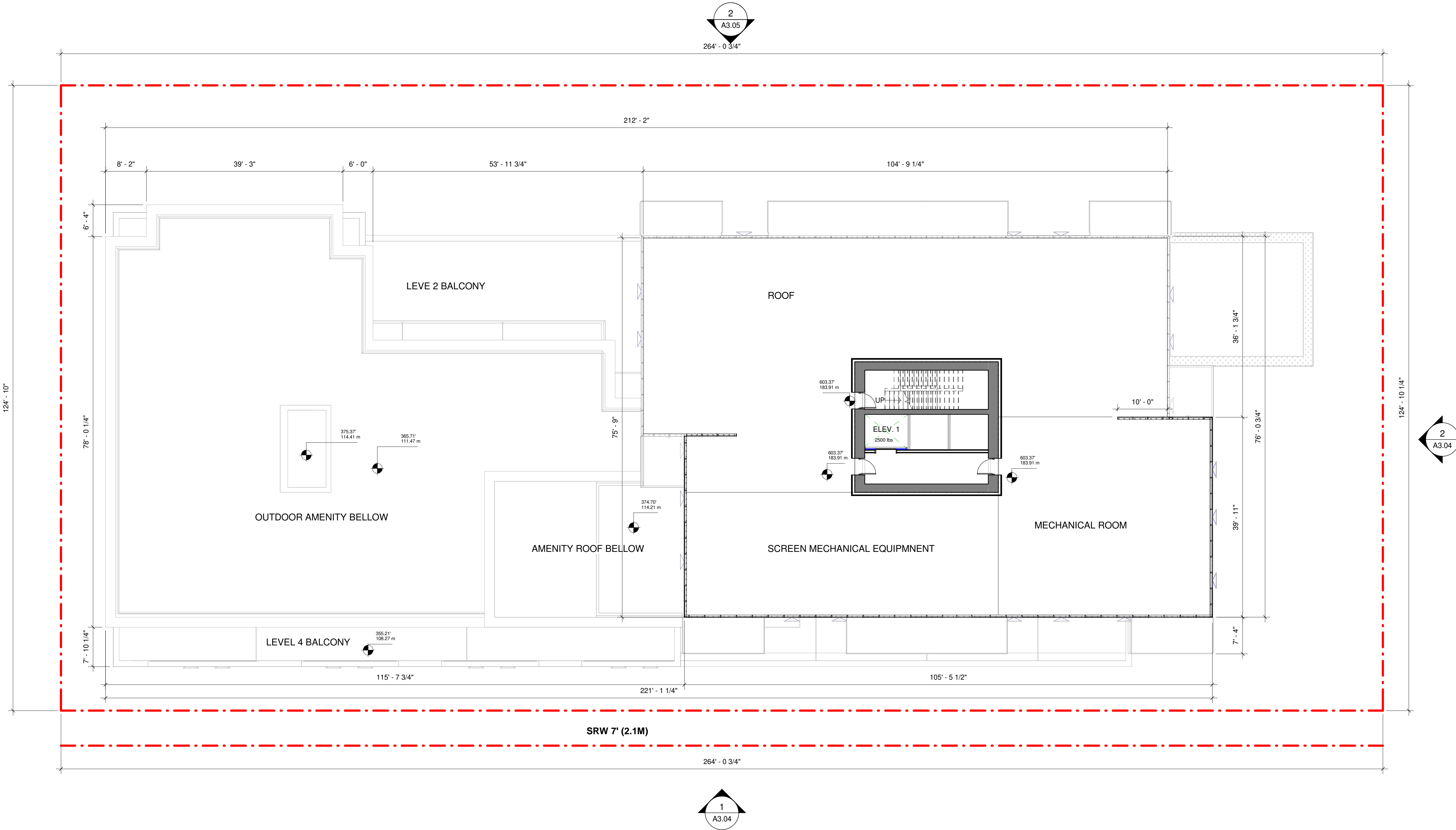
## A2.07





1  
A2.08  
LOWER ROOF PLAN  
Scale: 3/32" = 1'-0"

2  
A2.08  
ELEVATOR MECH. RM.  
Scale: 3/32" = 1'-0"



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NO.	ISSUANCE	STATUS	DATE
1	ZONING BY LOW TEXT AMENDMENT APPLICATION	ISSUED	02/22/2022
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ISSUES

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PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

3/32" = 1'-0"

DATE:

25/03/22

SHEET TITLE

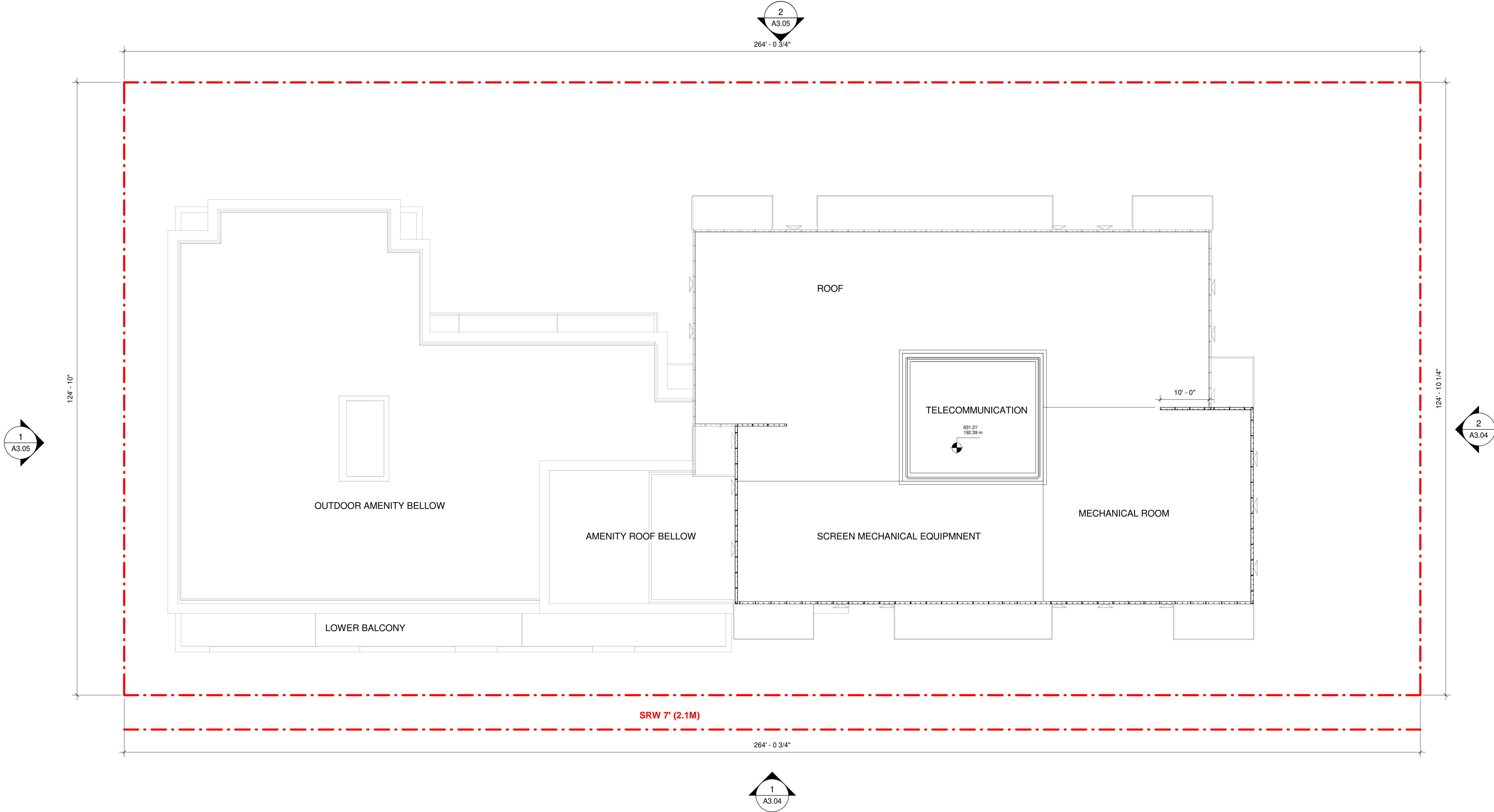
LOWER ROOF

SHEET NUMBER

ISSUE

A2.08





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Author

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SCALE:

3/32" = 1'-0"

DATE:

25/03/22

SHEET TITLE

UPPERMOST ROOF

SHEET NUMBER

ISSUE

A2.09



MAX. 4'-0" (NTS)

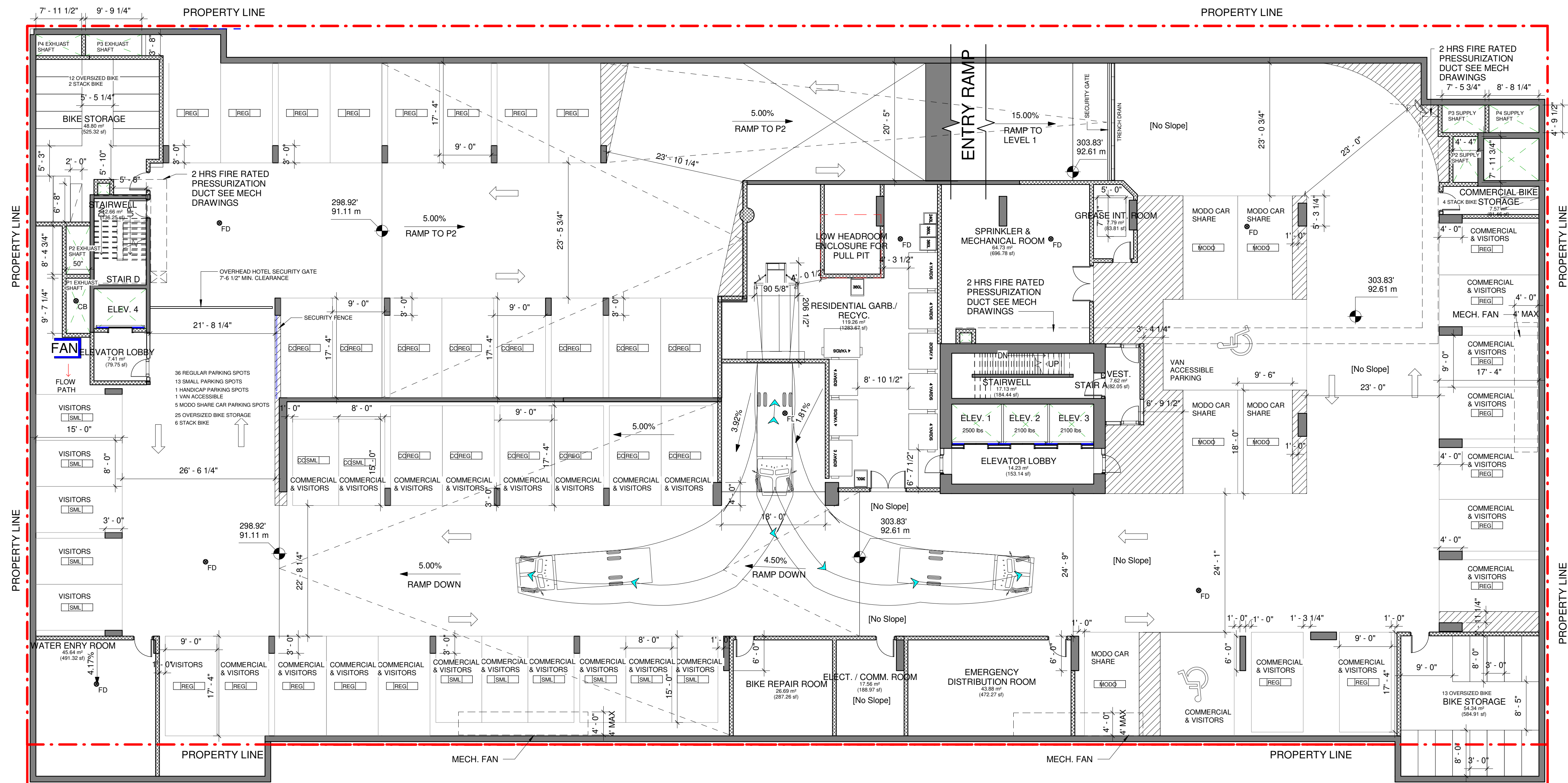
MIN. 4'-0" (NTS)

PERMITTED OF HEADROOM ENCROACHMENT

PARKING STALL

PROVIDE A SIGNAGE INDICATING "LOW HEADROOM"

45° CHAMFER



Technical drawing showing three panels (XX REG 000) with dimensions and mounting requirements:

- Panel width: 8'-10 1/4" (2.70 m)
- Panel height: 17'-4 5/8" (5.30 m)
- Mounting height: 4'-0" MAX.
- Panel depth: 2.70 m

## VERTICAL BICYCLE SPACE

---

## A2.P1



MAX. 4' - 0" (NTS)

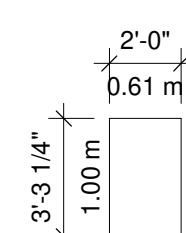
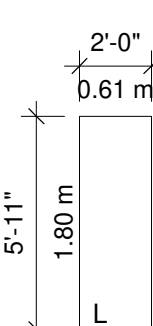
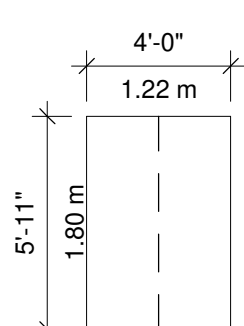
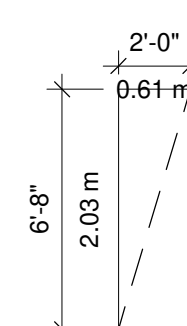
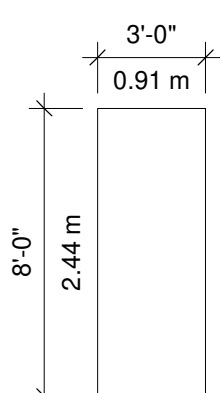
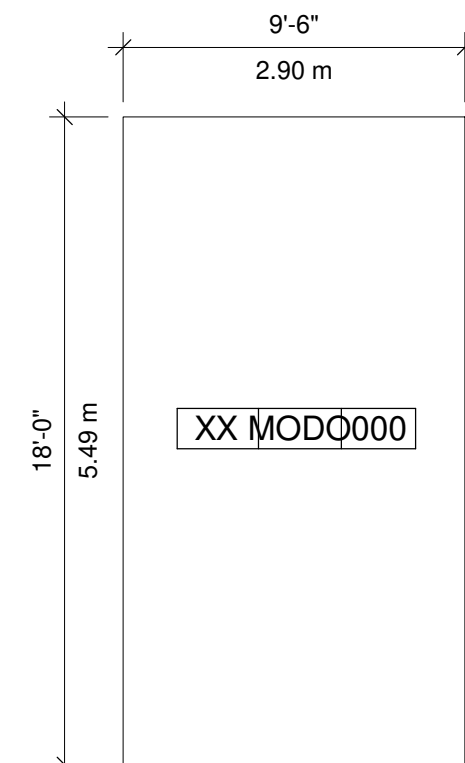
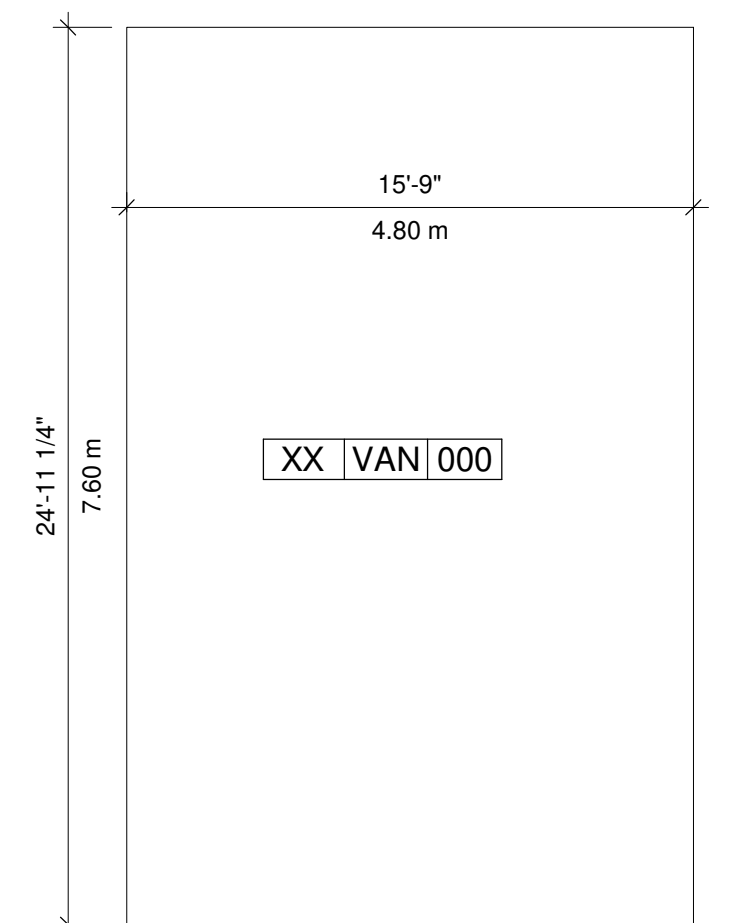
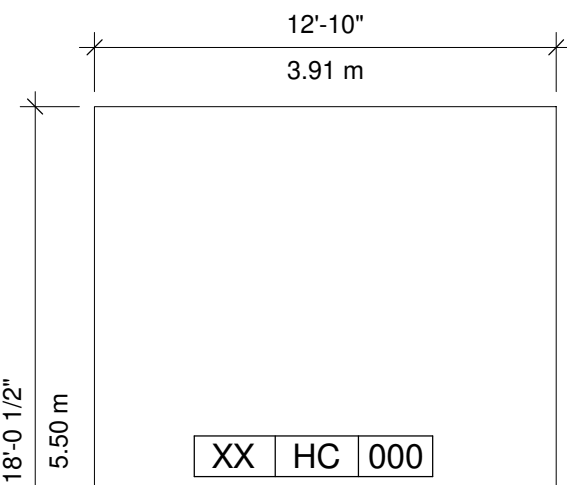
MIN. 4' - 0" (NTS)

PERMITTED OF HEADROOM ENCROACHMENT

PARKING STALL

PROVIDE A SIGNAGE INDICATING "LOW HEADROOM"

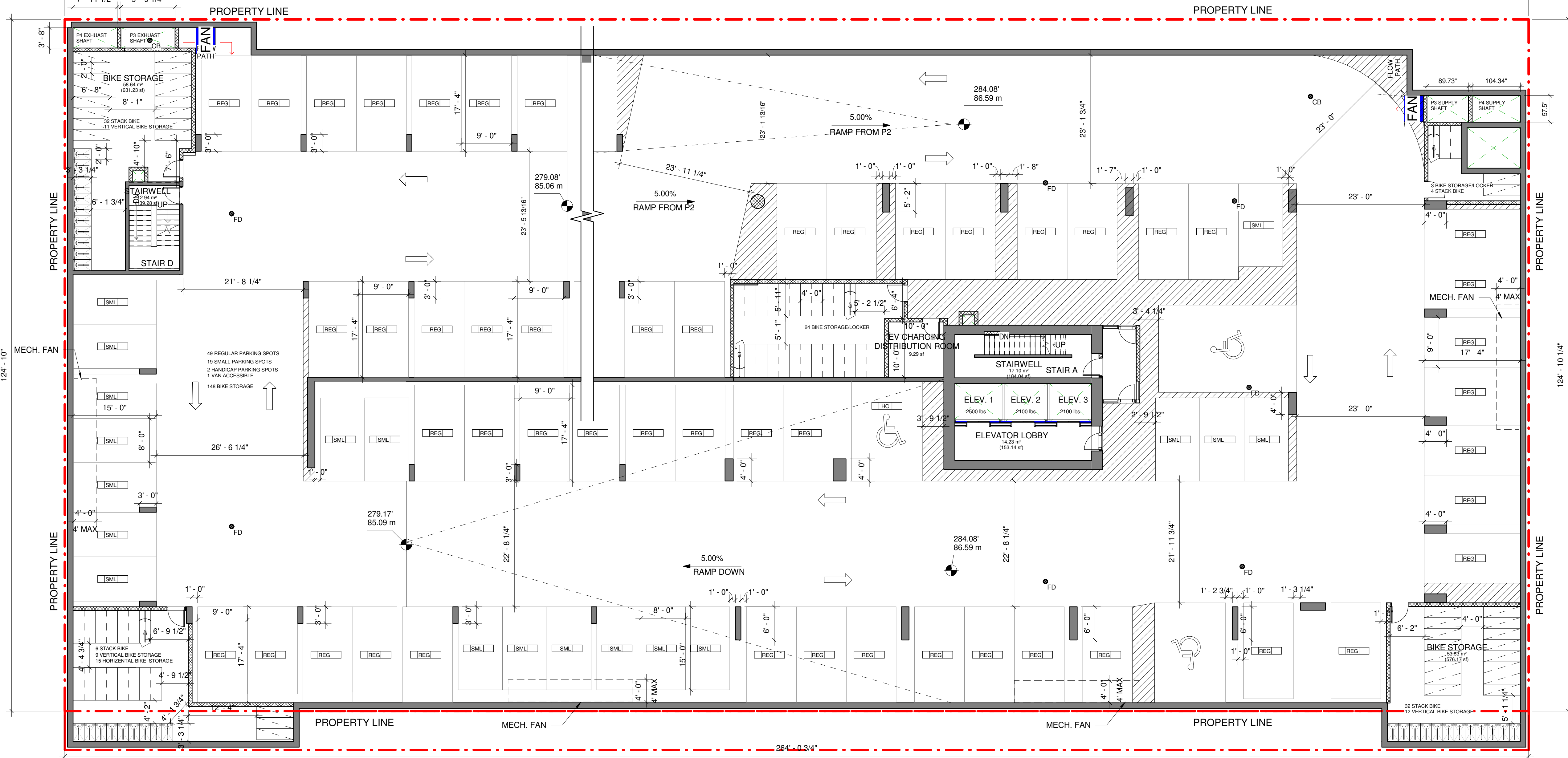
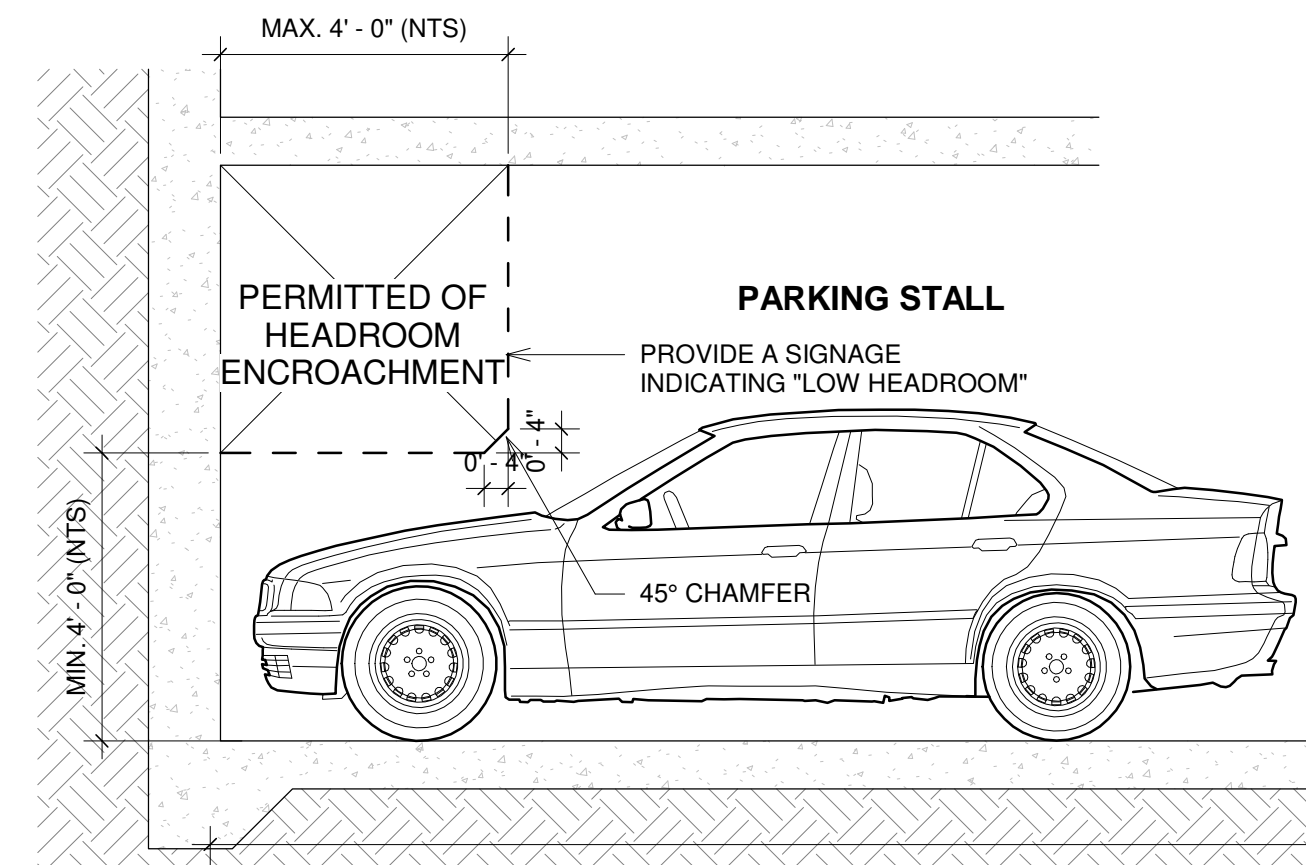
45° CHAMFER



## VERTICAL BICYCLE SPACE

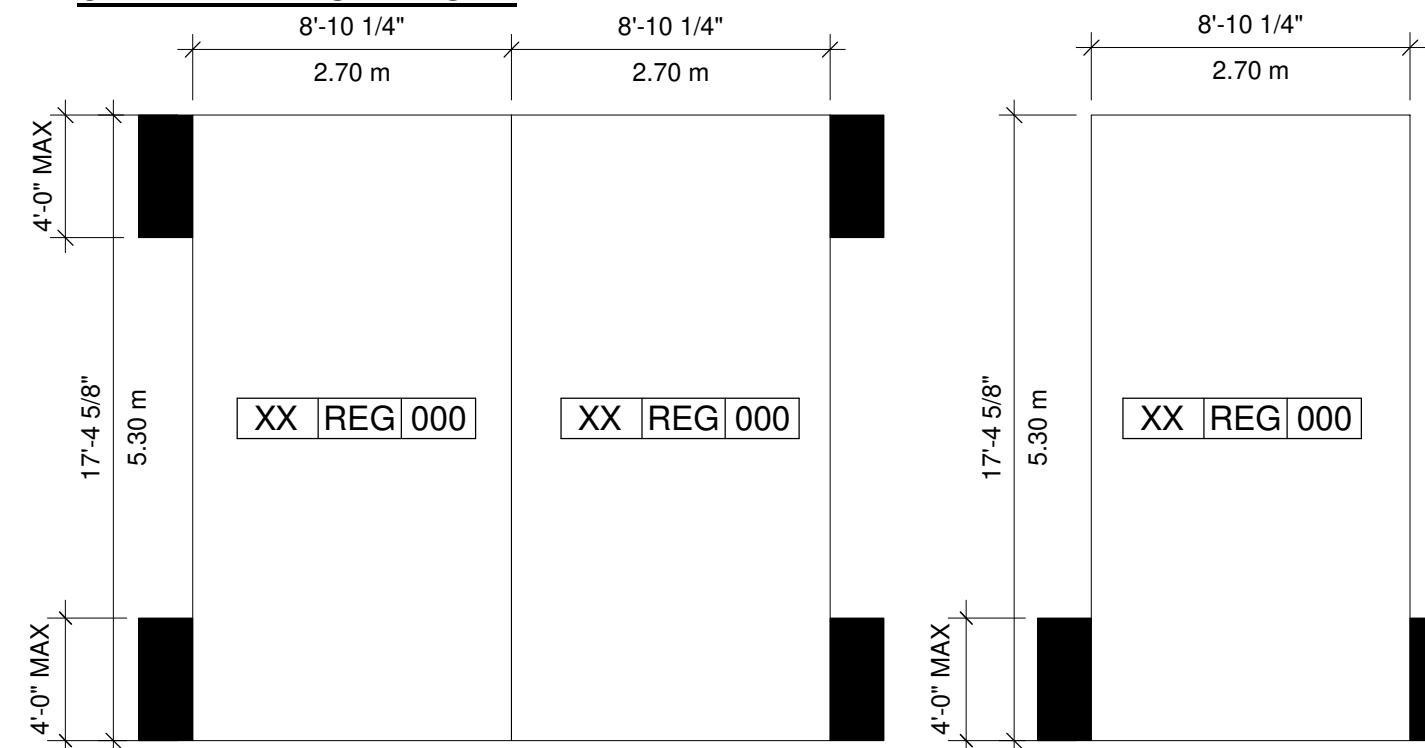


TYP. PARKING SPACE ENCROACHMENT:



1 LEVEL-P3  
A2.P3 Scale: 3/32" = 1'-0"

CAR AND BIKE STALL SIZE



2 CARS MODULE (MINIMUM)  
21'-8" TWO-WAY TRAFFICE AISLE WIDTH

1 CAR MODULE (REGULAR STALL)  
21'-8" TWO-WAY TRAFFICE AISLE WIDTH

1 CAR MODULE (SMALL STALL)  
22' TWO-WAY TRAFFICE AISLE WIDTH

1 CAR MODULE (ACCESSIBLE STALL)

1 CAR MODULE (VAN ACCESSIBLE STALL)  
7'-6 1/2" HEIGHT OVERHEAD CLEARANCE

1 CAR MODULE(MODO CAR)

OVERSIZED  
BICYCLE SPACE

STACK  
BICYCLE SPACE

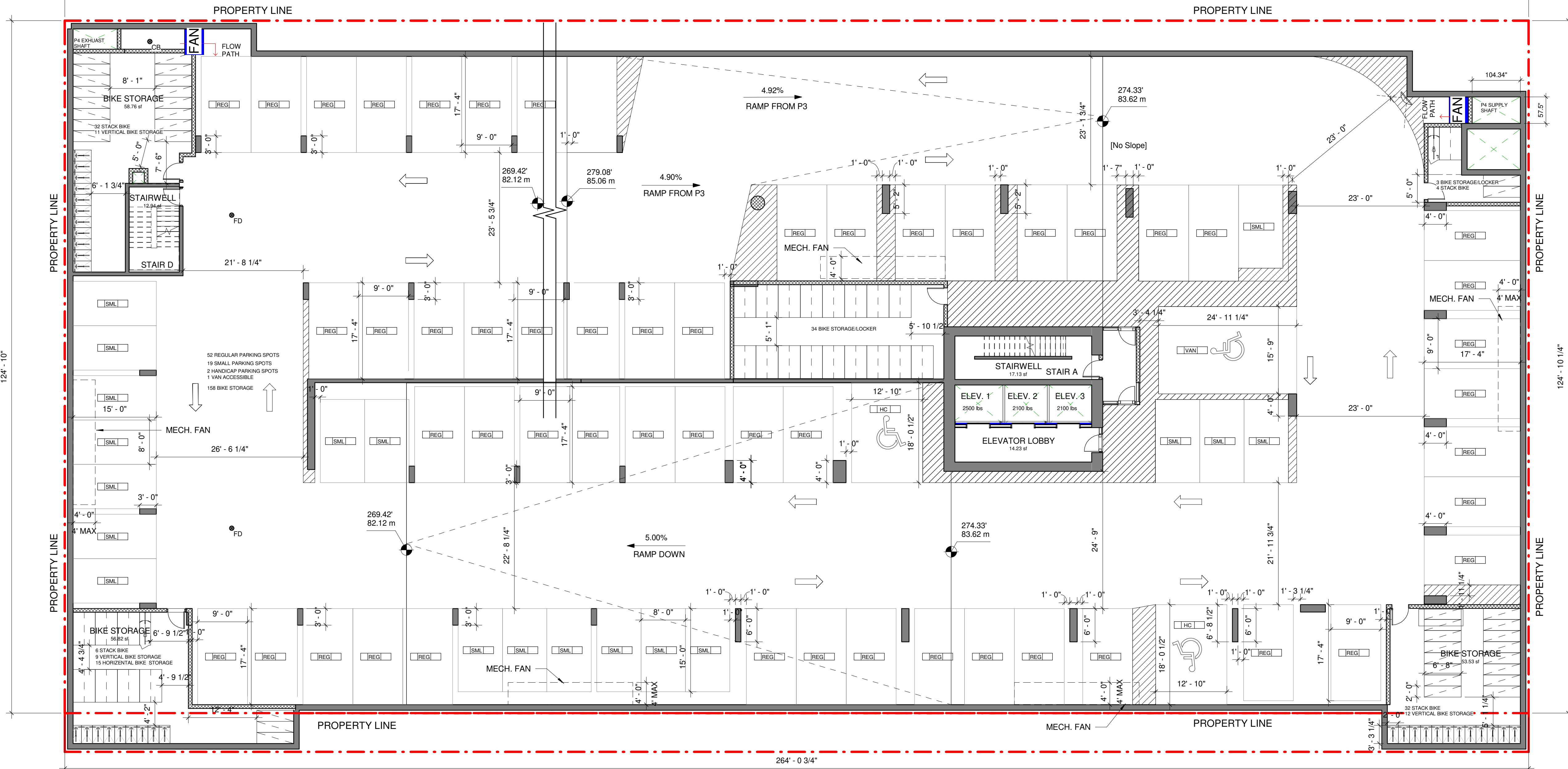
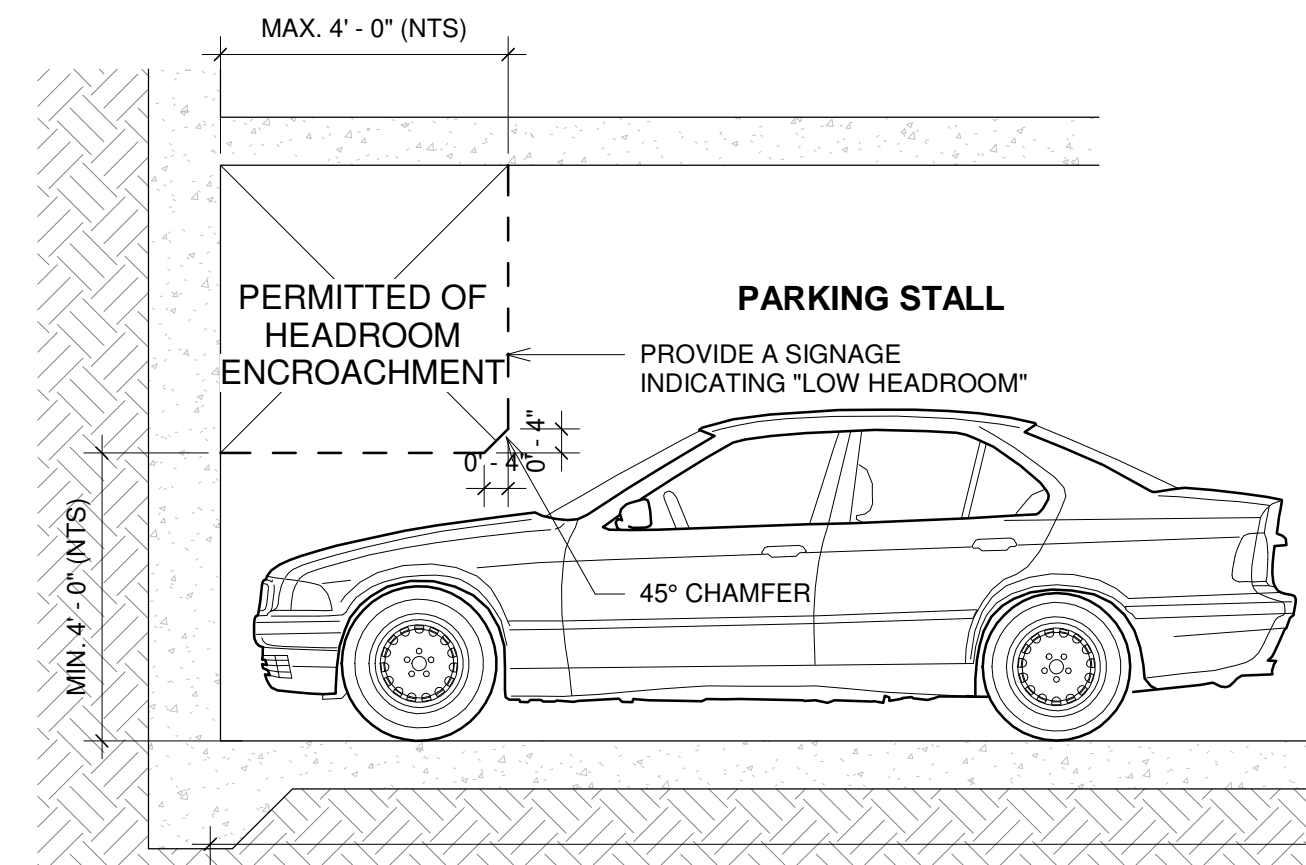
BIKE LOCKER  
(2 BIKES)

HORIZONTAL  
BICYCLE SPACE

VERTICAL  
BICYCLE SPACE

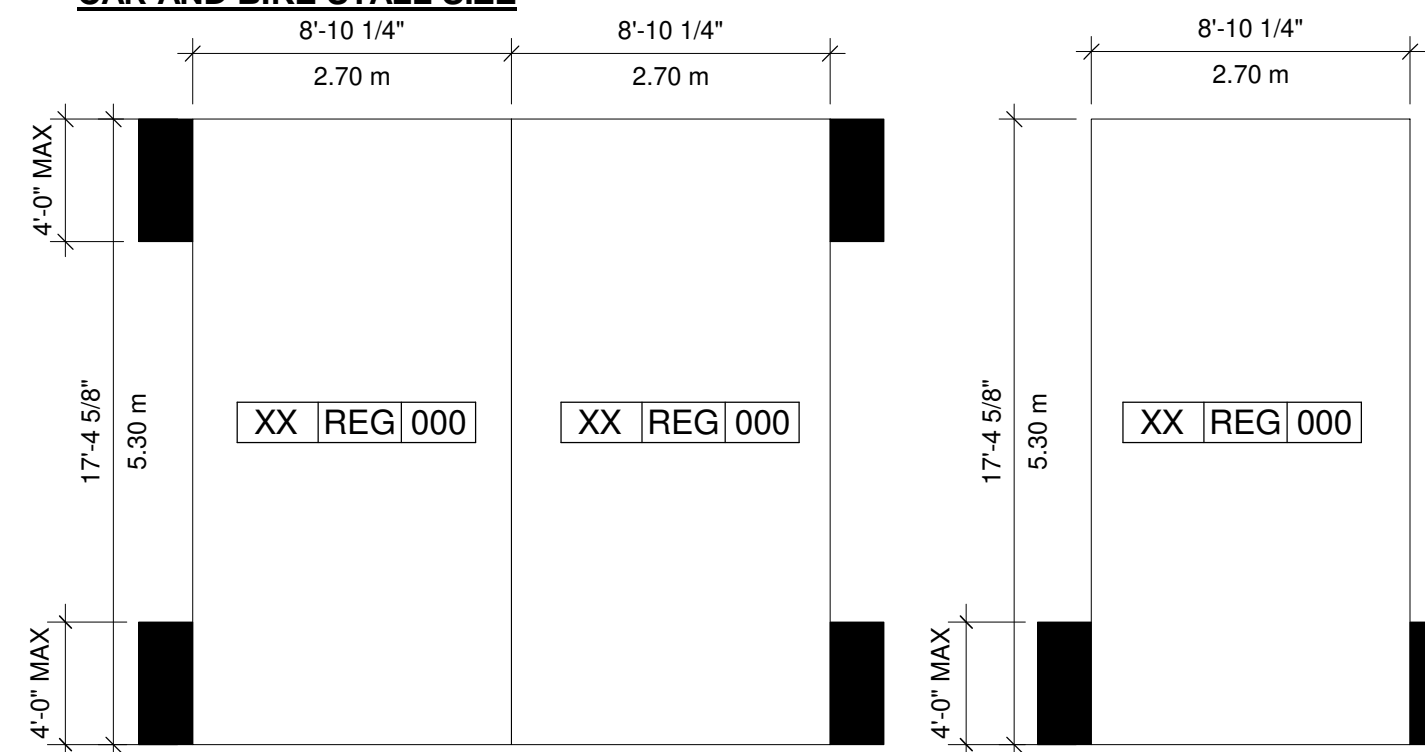


TYP. PARKING SPACE ENCROACHMENT:



1 LEVEL-P4  
A2.P4 Scale: 3/32" = 1'-0"

CAR AND BIKE STALL SIZE



2 CARS MODULE (MINIMUM)  
21'-8" TWO-WAY TRAFFICE AISLE WIDTH

1 CAR MODULE (REGULAR STALL)  
21'-8" TWO-WAY TRAFFICE AISLE WIDTH

1 CAR MODULE (SMALL STALL)  
22' TWO-WAY TRAFFICE AISLE WIDTH

1 CAR MODULE (ACCESSIBLE STALL)

1 CAR MODULE (VAN ACCESSIBLE STALL)  
7'-6 1/2" HEIGHT OVERHEAD CLEARANCE

1 CAR MODULE (MODO CAR)

OVERSIZED  
BICYCLE SPACE

STACK  
BICYCLE SPACE

BIKE LOCKER  
(2 BIKES)

HORIZONTAL  
BICYCLE SPACE

VERTICAL  
BICYCLE SPACE

CLIENT

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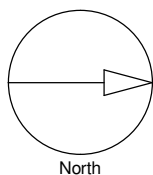
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ISSUES



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PROJECT

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NEW WESTMINSTER, B.C.  
V3L 3C3

PROJECT NO: 136749

DRAWN BY: Author

CHKD BY: Checker

SCALE: As indicated

DATE: 25/03/22

SHEET TITLE

**LEVEL P4**

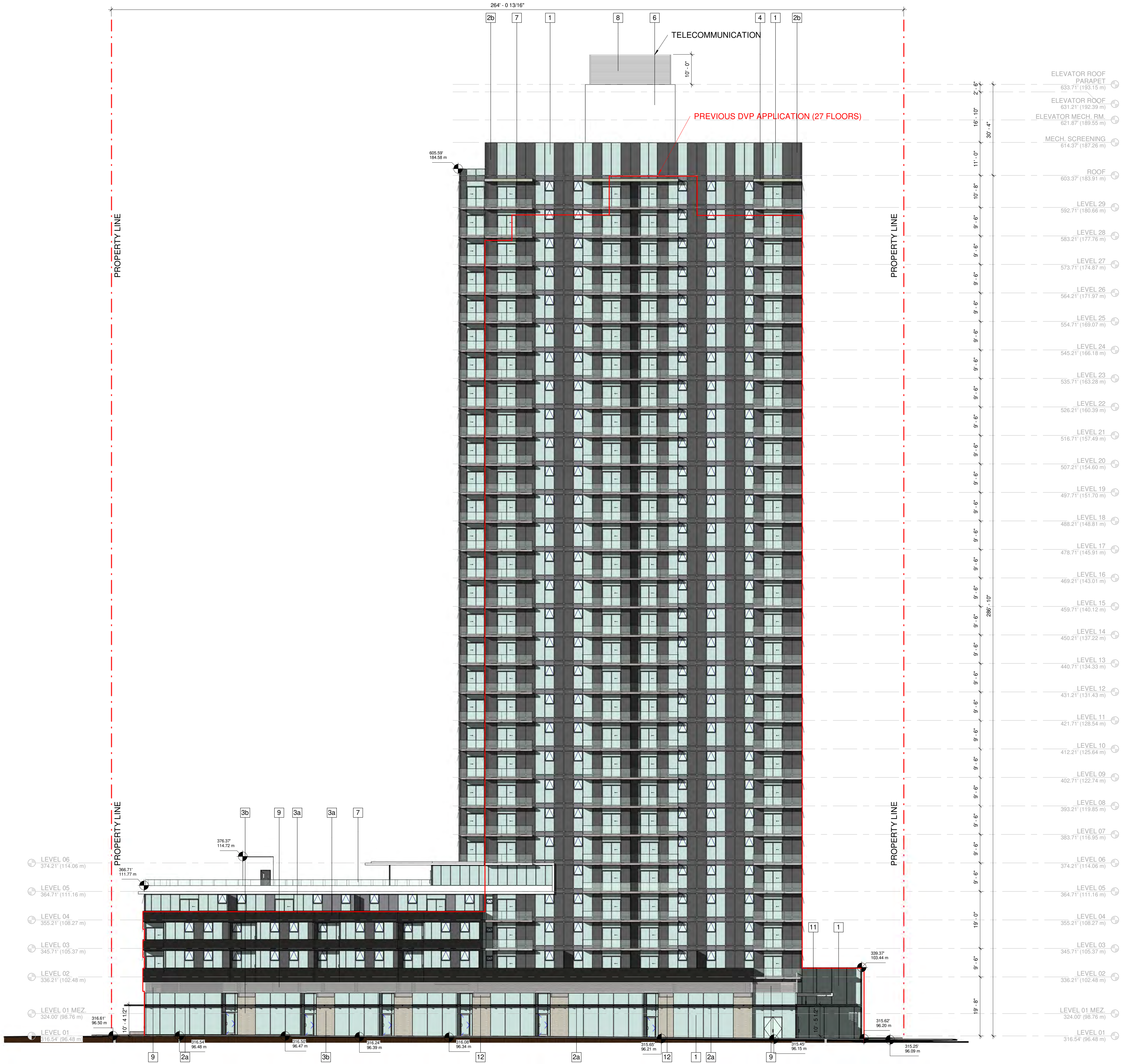
SHEET NUMBER

**A2.P4**


ISSUE



MATERIAL LEGEND	
KEY VALUE	MATERIAL TYPE
1	VISION GLASS WITH CHARCOAL MULLION
2a	LIGHT GREY SPANDREL WITH CHARCOAL MULLION
2b	DARK GREY SPANDREL WITH CHARCOAL MULLION
3a	BLACK BRICK
3b	GREY BRICK
4	WHITE PAINTED CONCRETE
5	FROSTED GLASS PRIVACY SCREEN
6	METAL CLADDING
7	GLASS GUARDRAIL
8	TELECOMMUNICATION SHROUD/SCREEN
9	LOUVER
10	CONCRETE COLUMN
11	WOOD CLADDING SOFFITE
12	METAL PANEL/SILVER
13	WHITE MARBLE



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PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

1/16" = 1'-0"

DATE:

25/03/22

SHEET TITLE

EAST ELEVATION

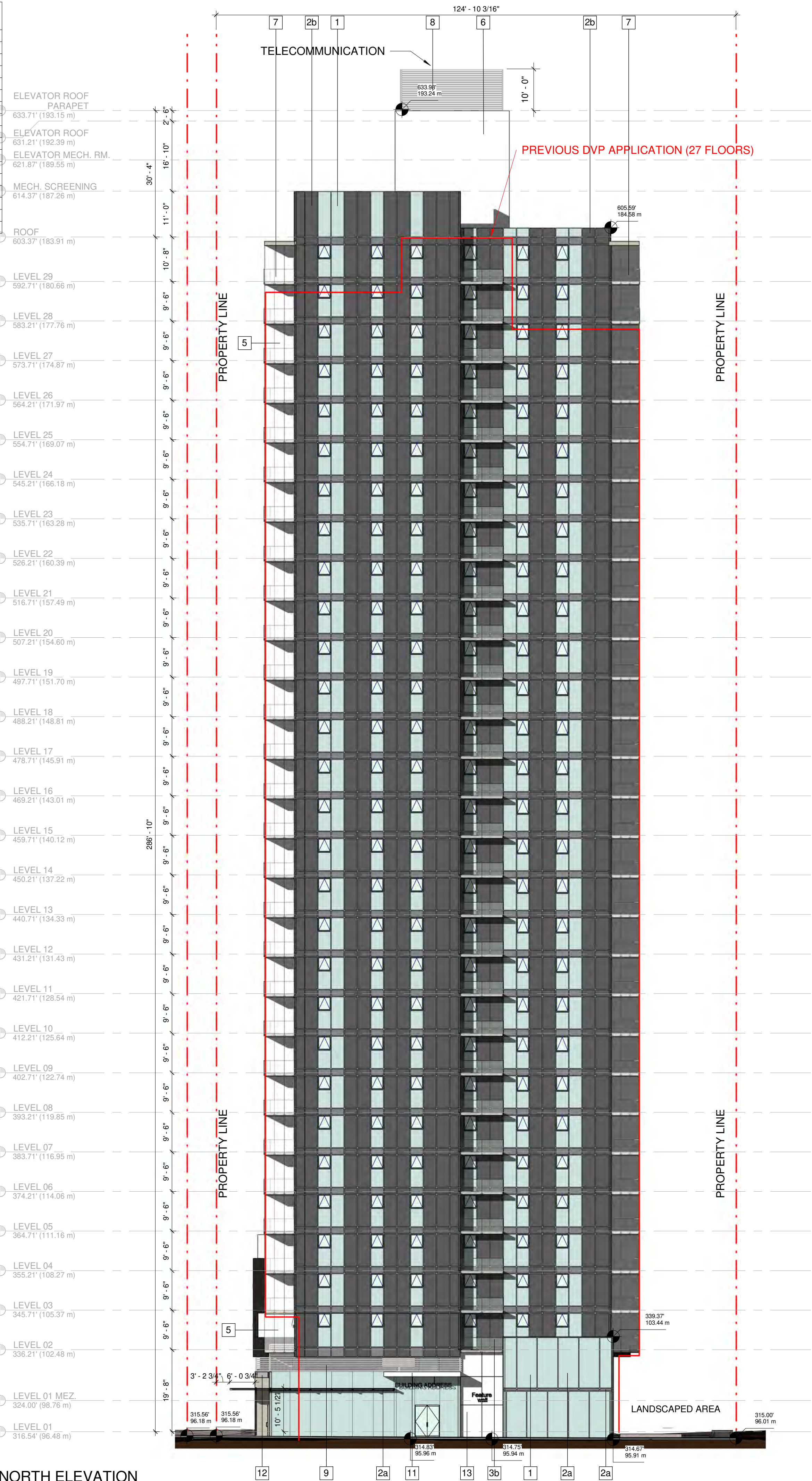
SHEET NUMBER

A3.01

ISSUE



MATERIAL LEGEND	
KEY VALUE	MATERIAL TYPE
1	VISION GLASS WITH CHARCOAL MULLION
2a	LIGHT GREY SPANDREL WITH CHARCOAL MULLION
2b	DARK GREY SPANDREL WITH CHARCOAL MULLION
3a	BLACK BRICK
3b	GREY BRICK
4	WHITE PAINTED CONCRETE
5	FROSTED GLASS PRIVACY SCREEN
6	METAL CLADDING.
7	GLASS GUARDRAIL.
8	TELECOMMUNICATION SHROUD/SCREEN.
9	LOUVER
10	CONCRETE COLUMN
11	WOOD CLADDING SOFFITE
12	METAL PANEL/SILVER
13	WHITE MARBLE



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616 - 640 6TH STREET,

NEW WESTMINSTER, B.C.

V3L 3C3

PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

1/16" = 1'-0"

DATE:

25/03/22

SHEET TITLE

NORTH & SOUTH

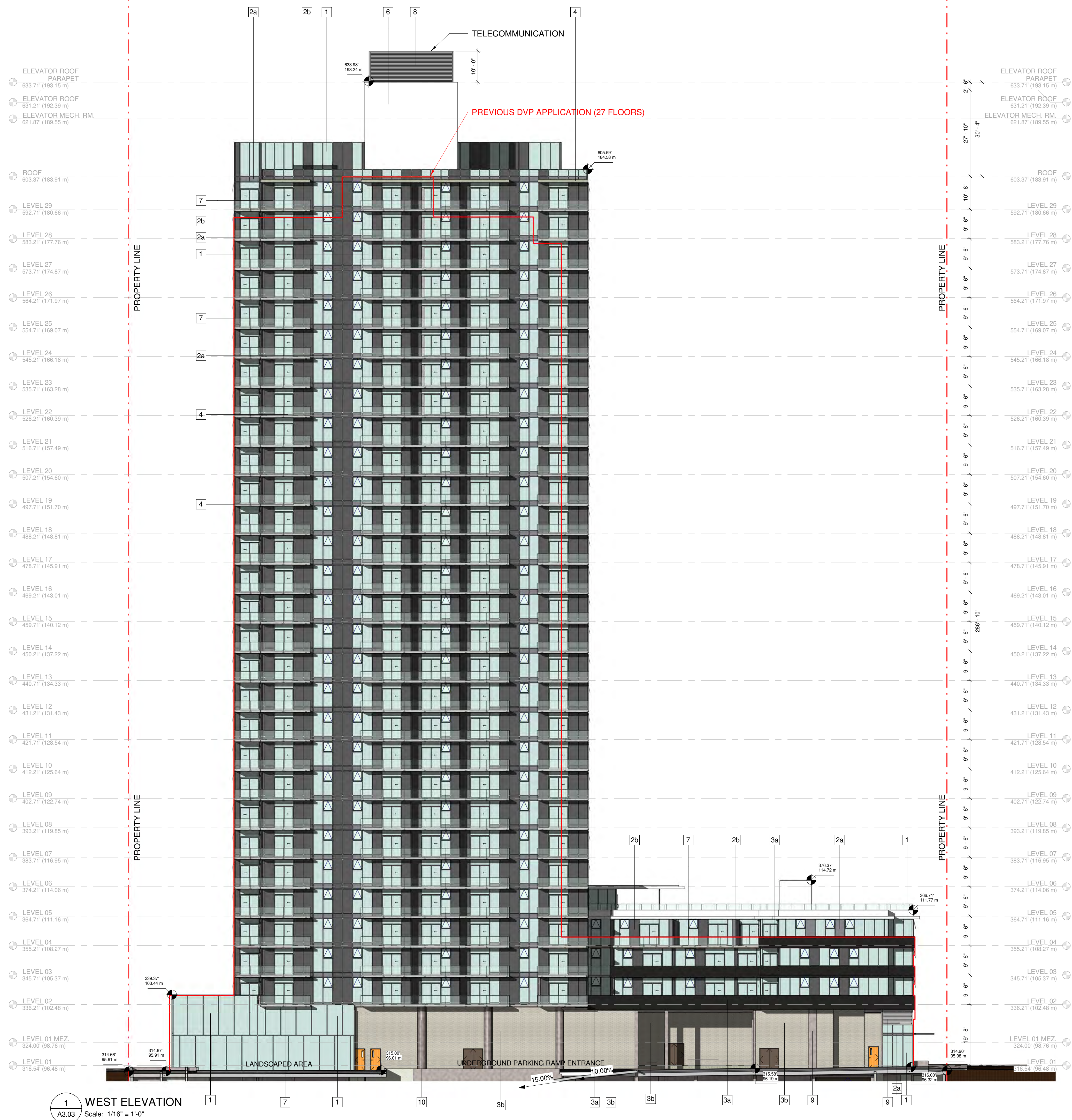
ELEVATION

SHEET NUMBER

A3.02

ISSUE





MATERIAL LEGEND	
KEY VALUE	MATERIAL TYPE
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2a	LIGHT GREY SPANDREL WITH CHARCOAL MULLION
2b	DARK GREY SPANDREL WITH CHARCOAL MULLION
3a	BLACK BRICK
3b	GREY BRICK
4	WHITE PAINTED CONCRETE
5	FROSTED GLASS PRIVACY SCREEN
6	METAL CLADDING.
7	GLASS GUARDRAIL.
8	TELECOMMUNICATION SHROUD/SCREEN.
9	LOUVER
10	CONCRETE COLUMN
11	WOOD CLADDING SOFFITE
12	METAL PANEL/SILVER
13	WHITE MARBLE

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PROJECT NO:

136749

DRAWN BY:

Author

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SCALE:

1/16" = 1'-0"

DATE:

25/03/22

SHEET TITLE

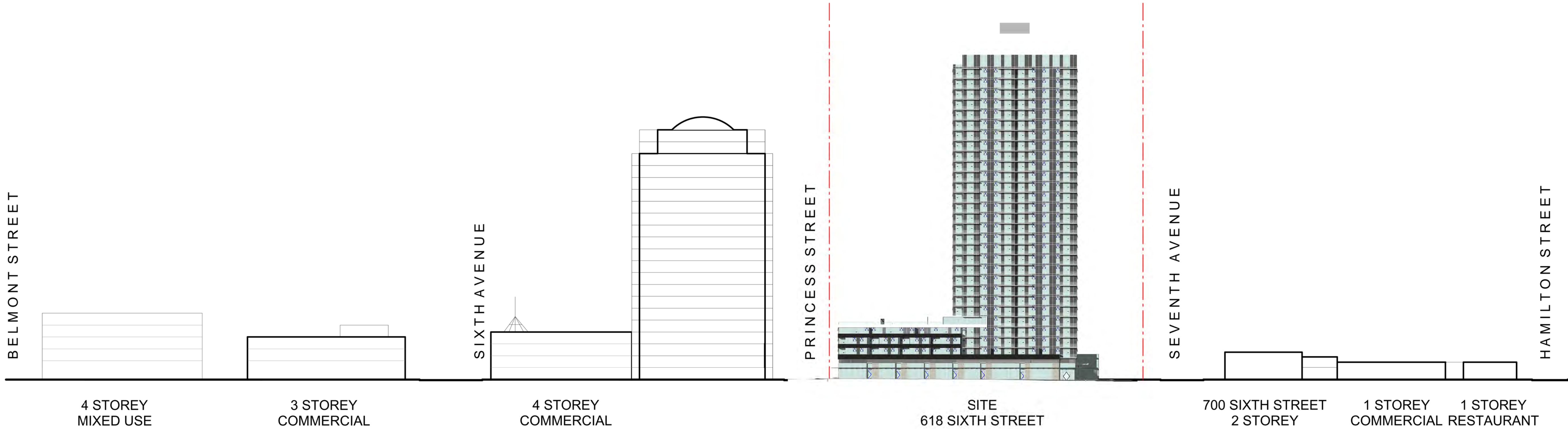
WEST ELEVATION

SHEET NUMBER

A3.03

ISSUE





STREETSCAPE ELEVATION - SIXTH STREET



STREETSCAPE ELEVATION - SEVENTH AVENUE

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PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

1" = 50'-0"

DATE:

25/03/22

SHEET TITLE

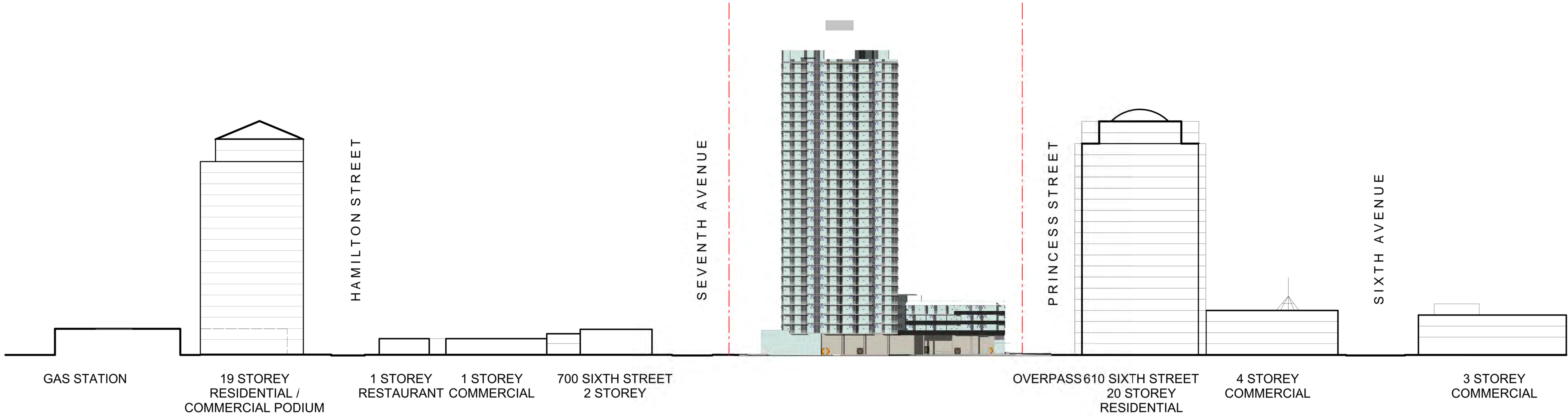
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ELEVATIONS

SHEET NUMBER

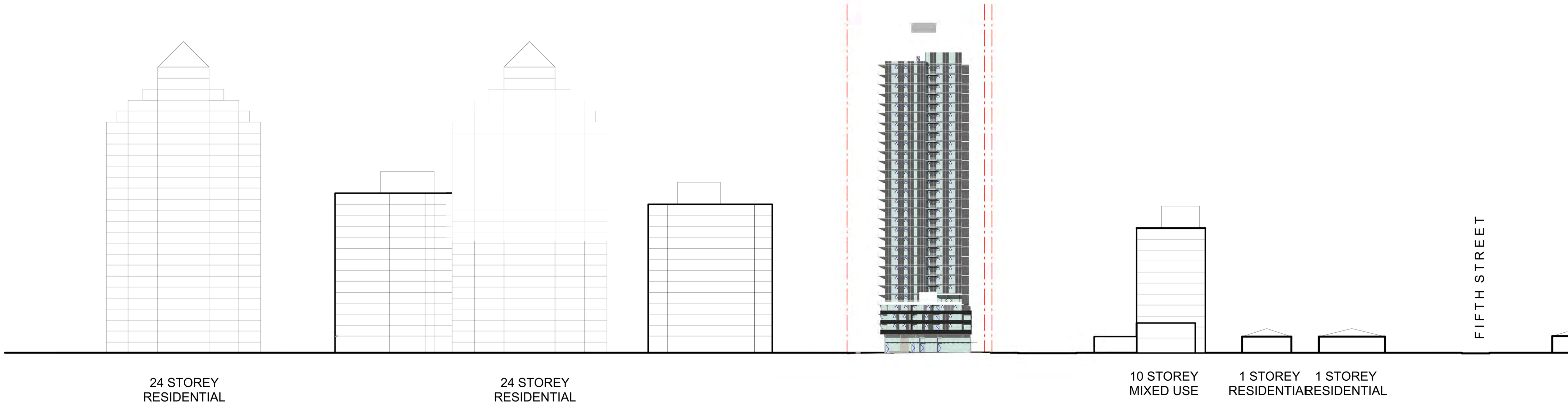
ISSUE

A3.04





STREETSCAPE ELEVATION - SOUTHEAST



STREETSCAPE ELEVATION - PRINCESS STREET

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PROJECT

MIXED USE DEV.

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

PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

1" = 50'-0"

DATE:

25/03/22

SHEET TITLE

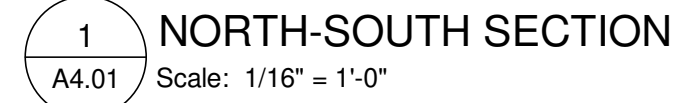
STREETSCAPE ELEVATIONS

SHEET NUMBER

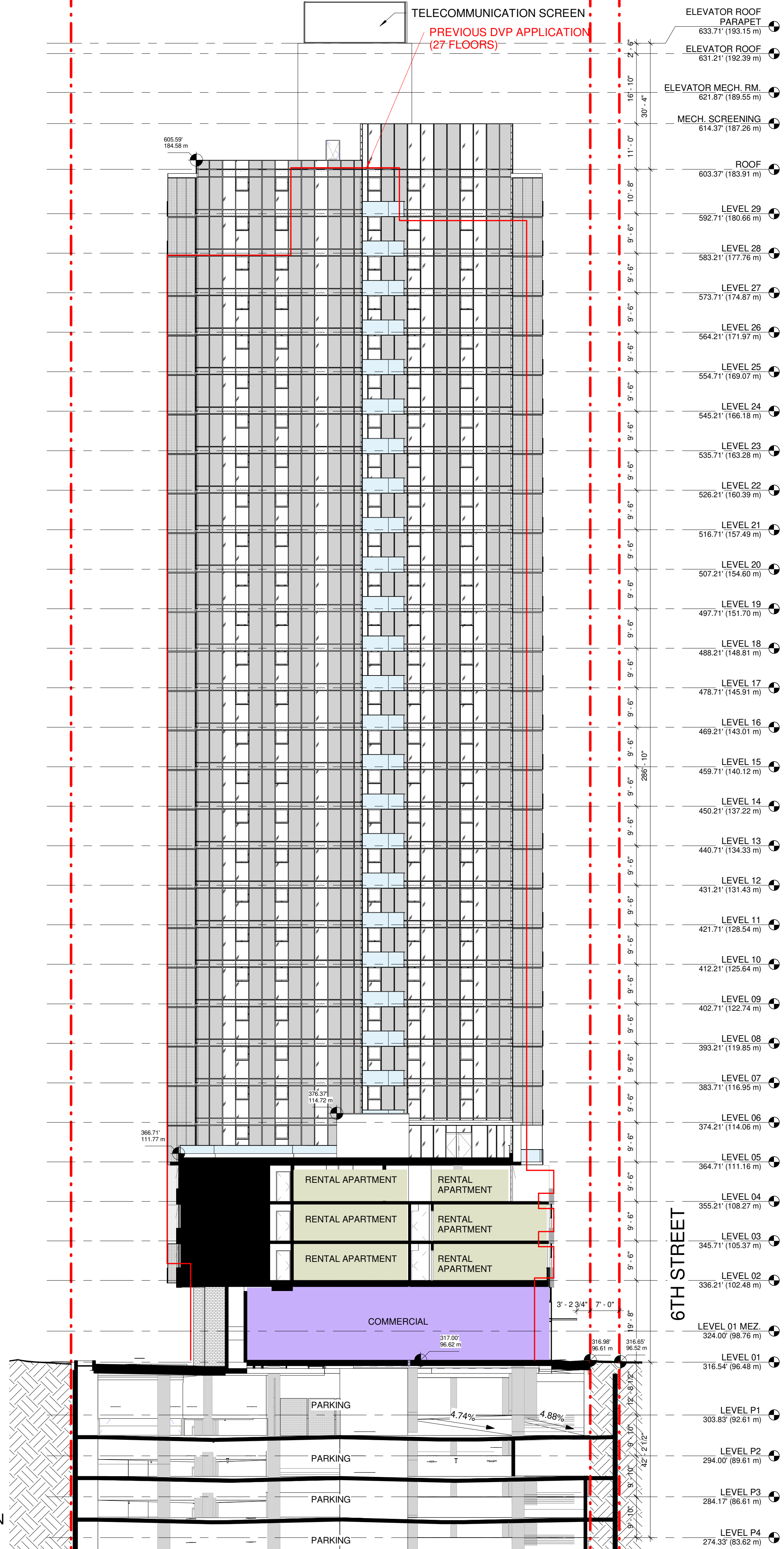
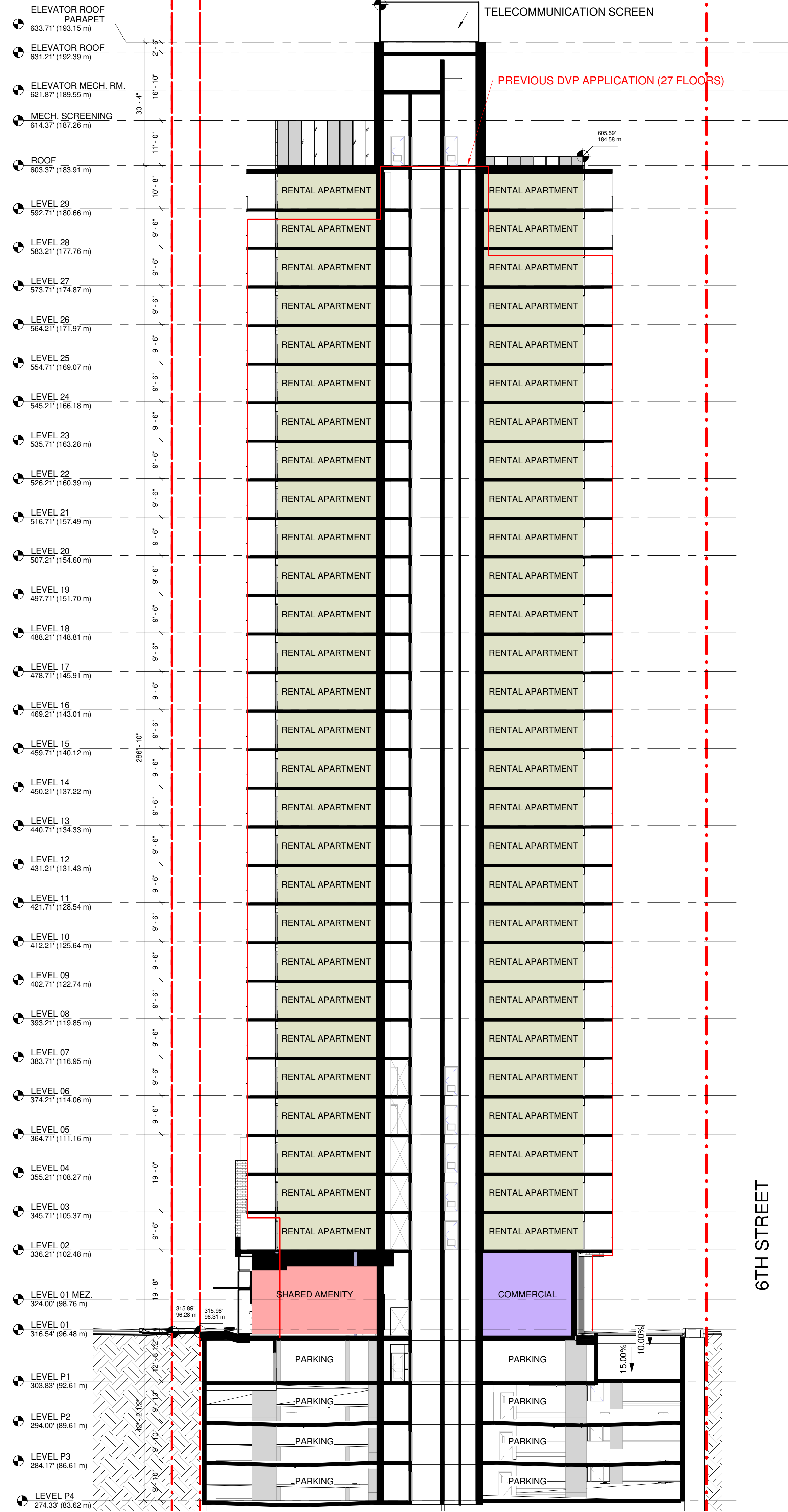
A3.05

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PROJECT NO:

136749

DRAWN BY:

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SCALE:

1/16" = 1'-0"

DATE:

25/03/22

SHEET TITLE

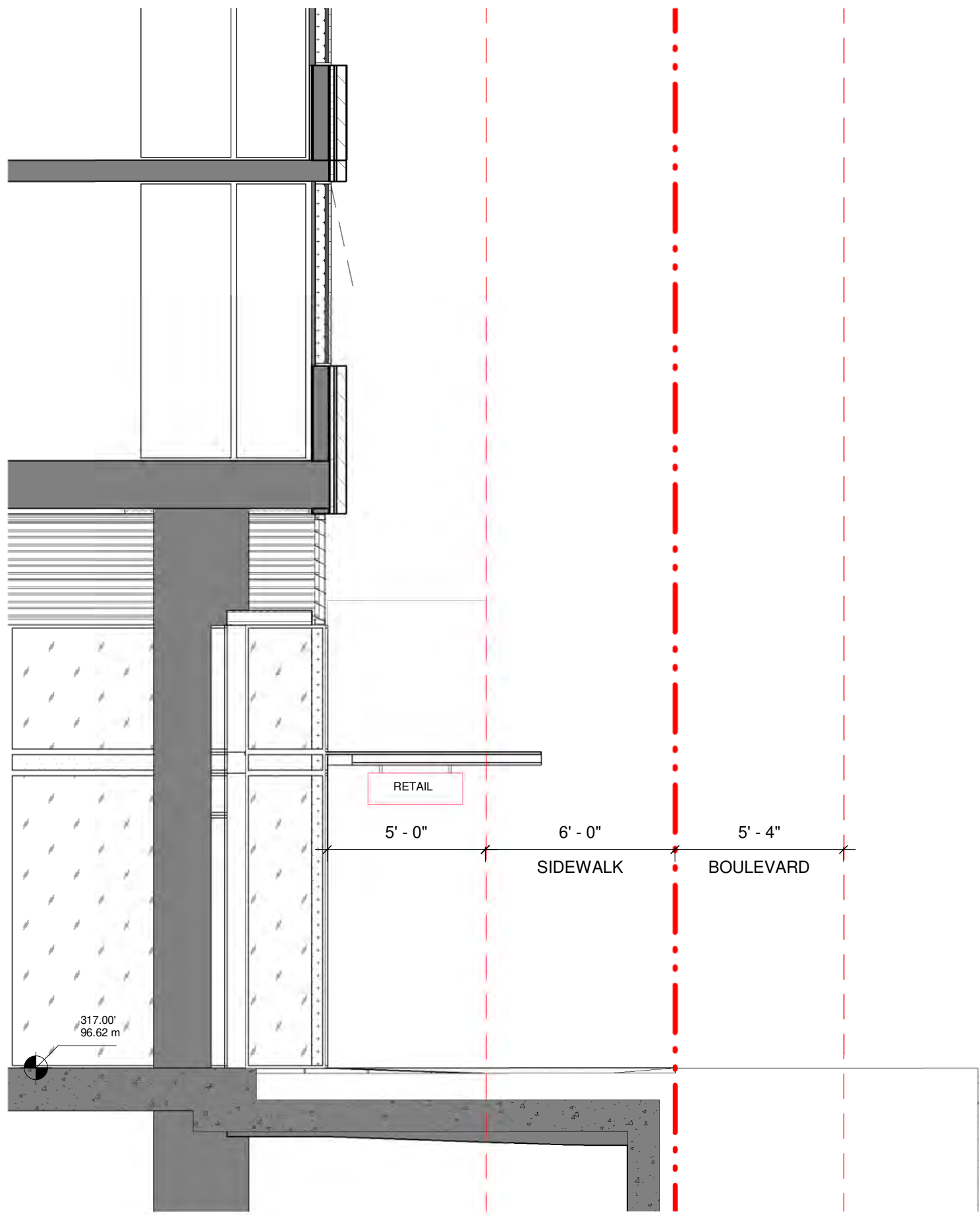
EAST & WEST SECTIONS

SHEET NUMBER

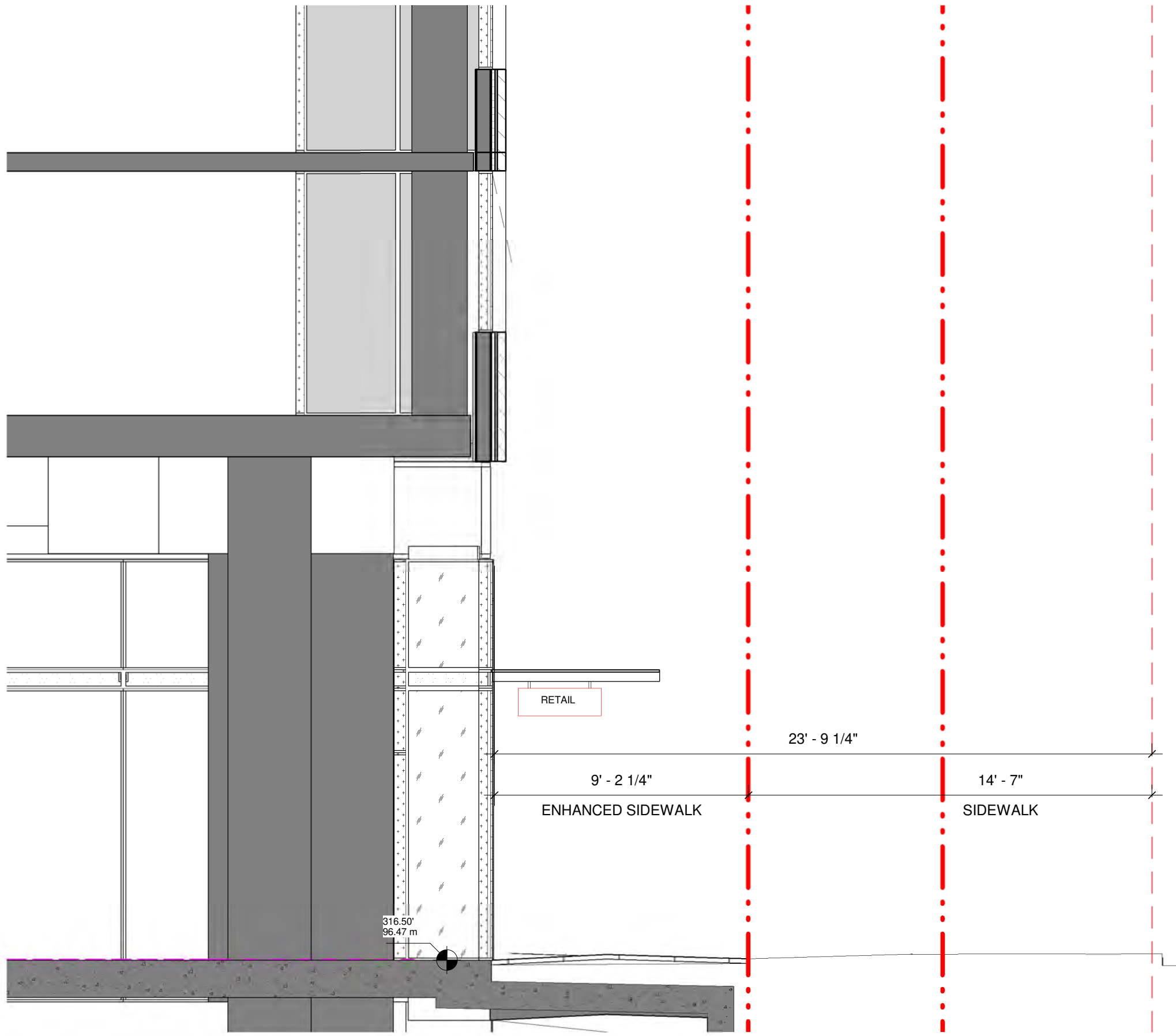
A4.02

ISSUE

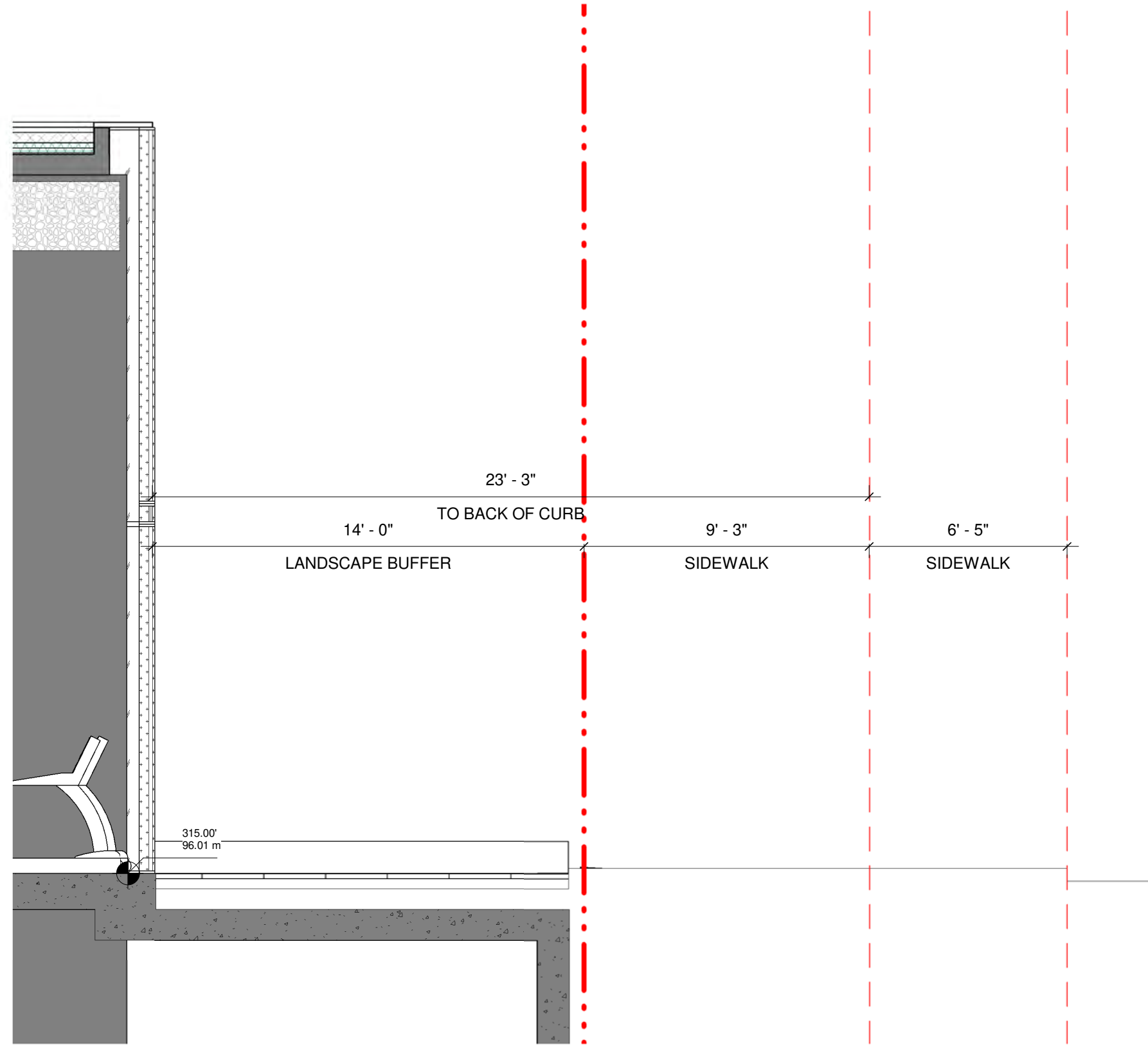




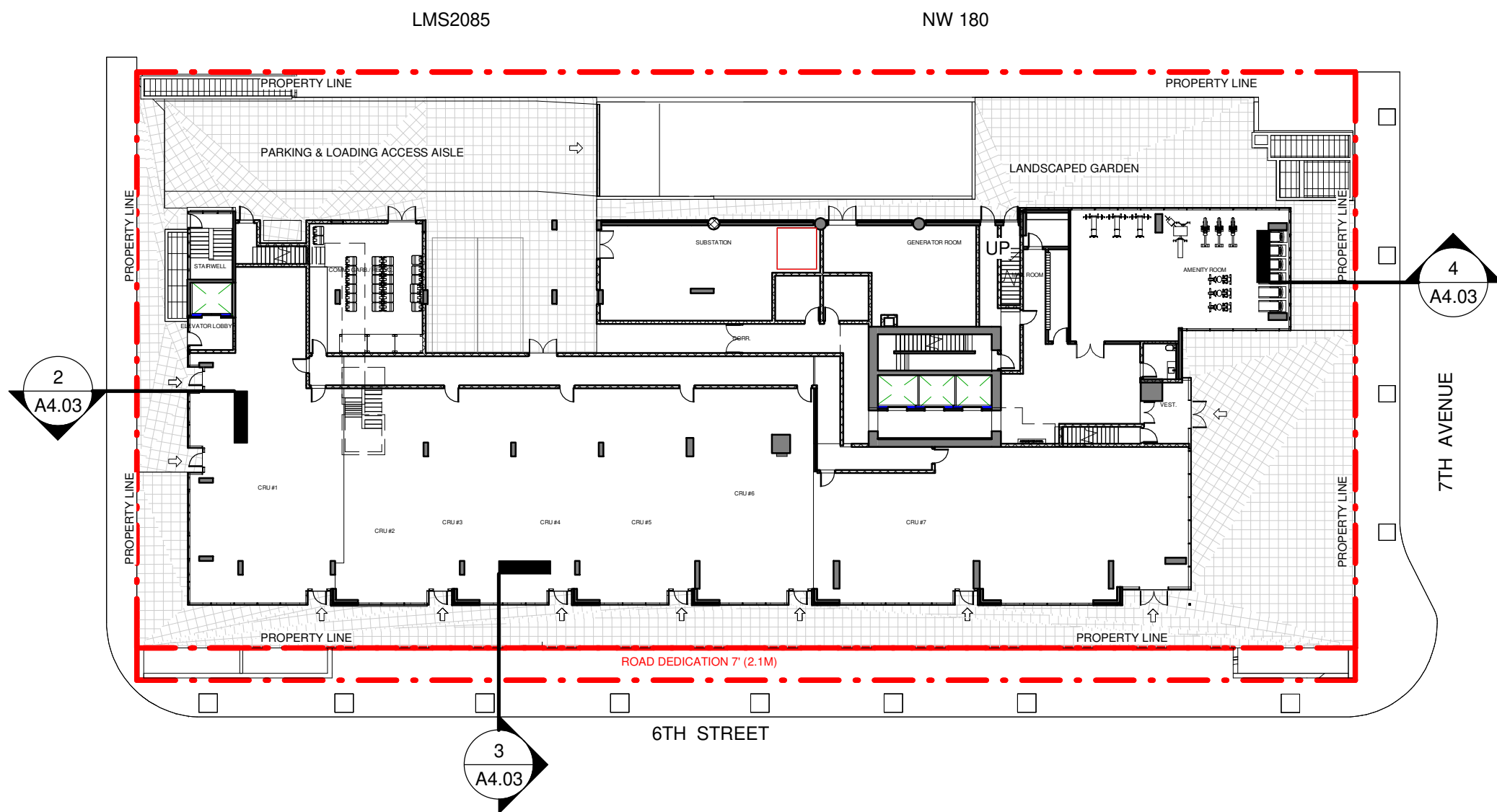
2 SECTION - PRINCESS STREET  
A4.03 Scale: 1/4" = 1'-0"



3 SECTION - 6TH STREET  
A4.03 Scale: 1/4" = 1'-0"



4 SECTION - SEVENTH AVENUE  
A4.03 Scale: 1/4" = 1'-0"



1 ENLARGED SECTION KEYPLAN  
A4.03 Scale: 1" = 30'-0"

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SHEET TITLE

ENLARGED SECTIONS

SHEET NUMBER

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SHEET TITLE

RENDERINGS

SHEET NUMBER

A5.01

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SHEET TITLE

RENDERINGS

SHEET NUMBER

A5.02

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SCALE:

DATE:

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SHEET TITLE

RENDERINGS

SHEET NUMBER

A5.03

ISSUE



RESIDENTIAL TOWER

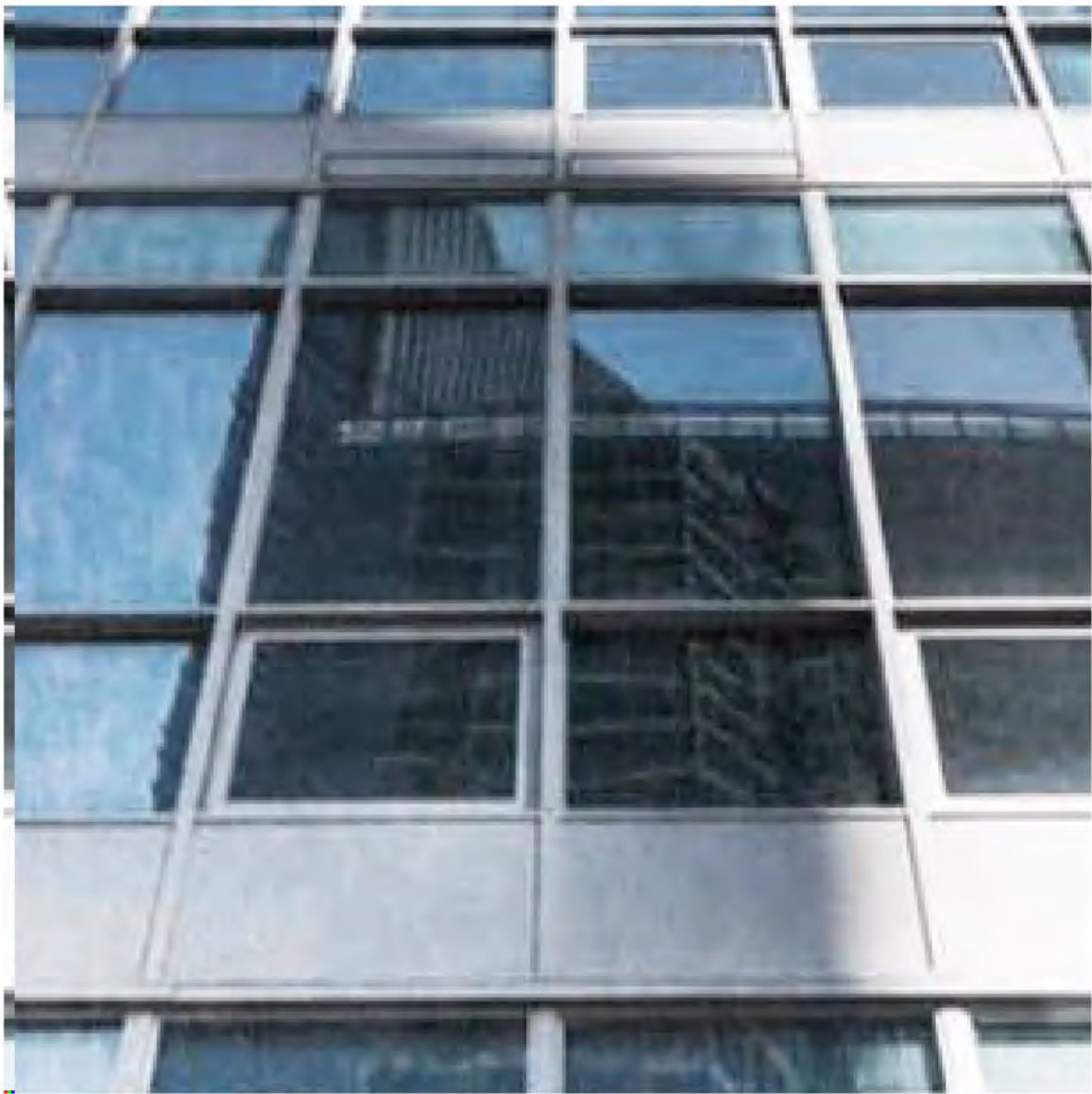


**WINDOWS**  
WINDOW WALL WITH INTEGRATED SPANDREL

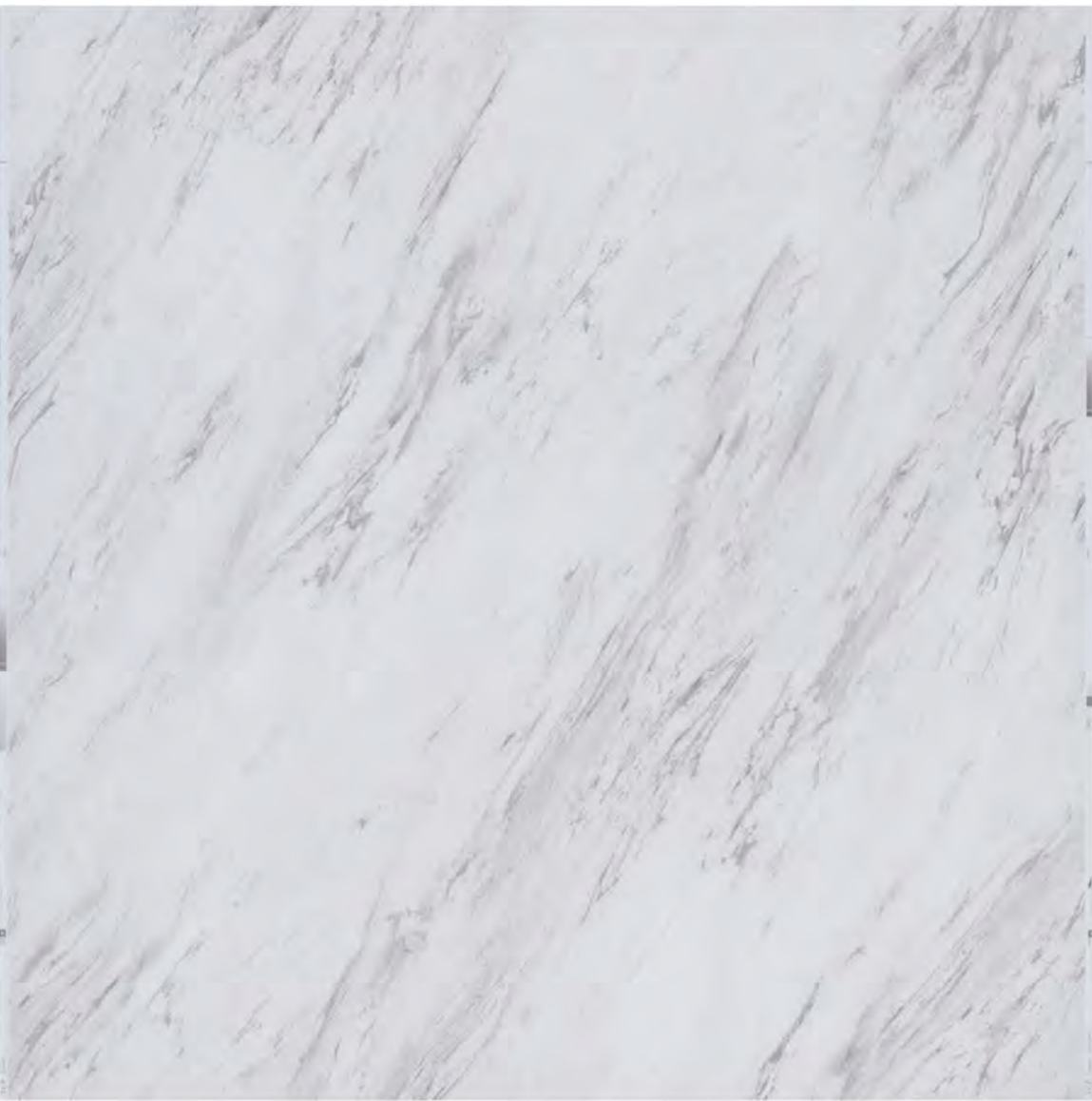
PODIUM MATERIALITY



**PODIUM CLADDING**  
BLACK BRICK



**WINDOWS**  
WINDOW WALL WITH INTEGRATED SPANDREL



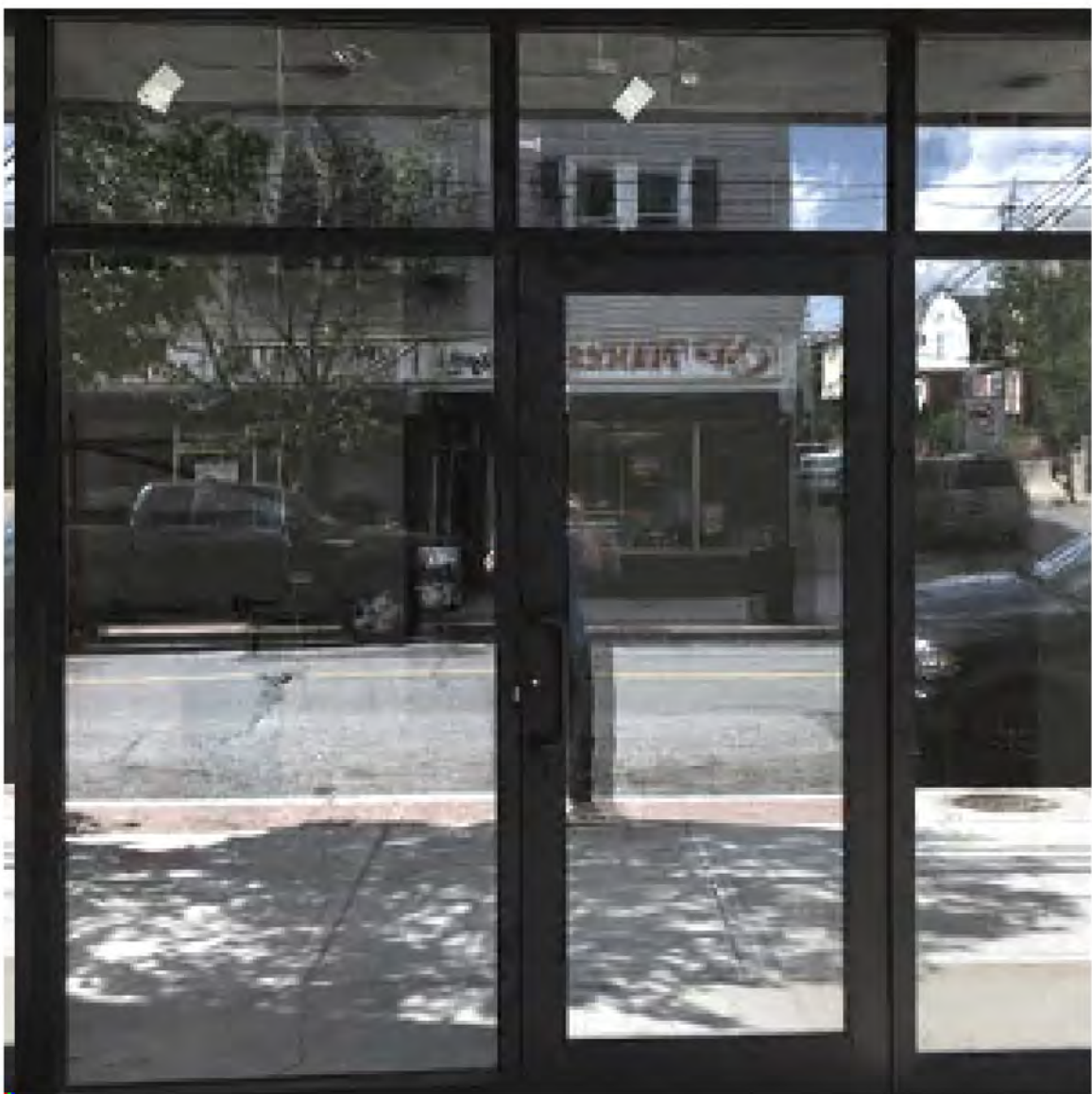
**FEATURE WALL**  
ENGINEERED STONE CLADDING



**GUARDRAILS**  
CLEAR GLASS



**CANOPY**  
SOLID PAINTED CONCRETE



**STOREFRONT**  
WINDOW WALL WITH INTEGRATED SPANDREL



**PILASTERS**  
REDONDO GRAY BRICK VENEER

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SHEET TITLE

MATERIALS

SHEET NUMBER

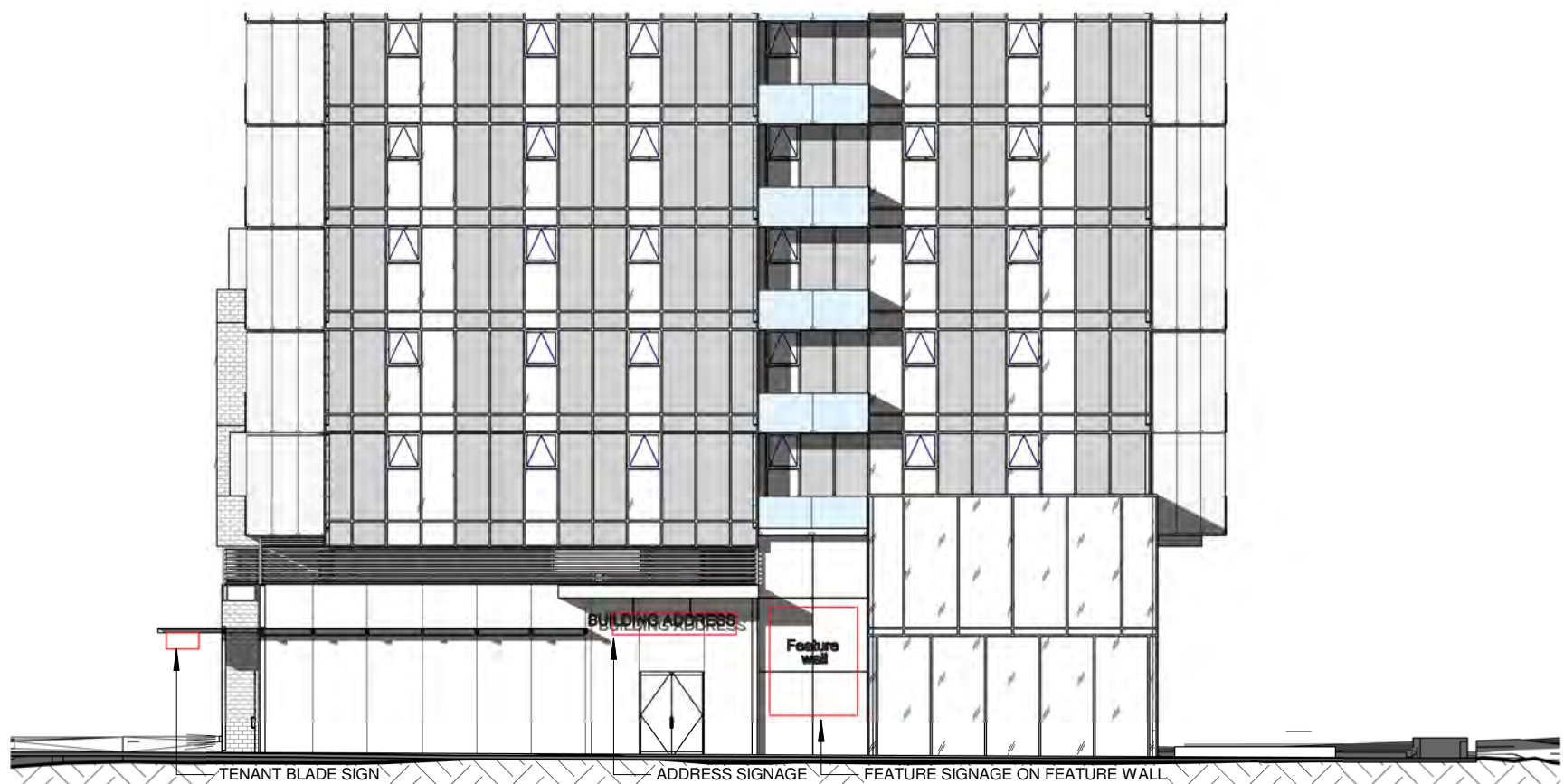
ISSUE

A5.04





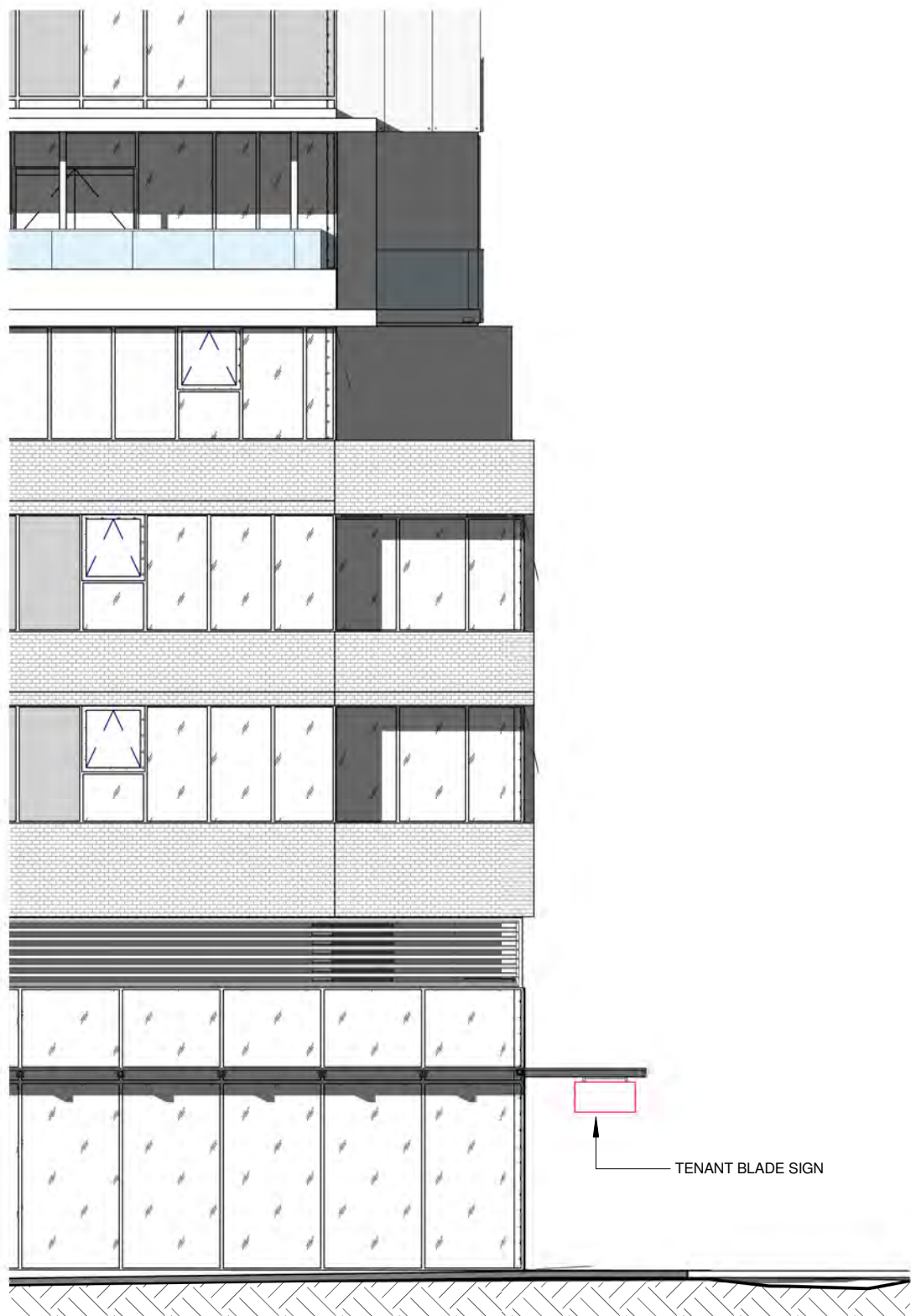
2 SOUTH ELEVATION - SIGNAGE  
A5.05 Scale: 1/16" = 1'-0"



3 NORTH ELEVATION - SIGNAGE  
A5.05 Scale: 1/16" = 1'-0"



1 EAST ELEVATION - SIGNAGE  
A5.05 Scale: 1/16" = 1'-0"



4 SOUTH ELEVATION - DETAIL BLADE SIGNAGE  
A5.05 Scale: 1/8" = 1'-0"



6 LEVEL-1 DETAIL CUSTOMIZABLE STOREFRONT  
A5.05 Scale: 1/8" = 1'-0"

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PROJECT NO:

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DRAWN BY:

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SCALE:

As indicated

DATE:

25/03/22

SHEET TITLE

SIGNAGE

SHEET NUMBER

A5.05

ISSUE



PRINCESS STREET

LMS2085

NW 180

6TH STREET

7TH AVENUE

AMENITY	1416 SF
COMMERCIAL	10442 SF
RESIDENTIAL	2221 SF

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PROJECT NO:

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DRAWN BY:

Author

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Checker

SCALE:

As indicated

DATE:

03/25/22

SHEET TITLE

Level 1 - FSR Overlay

SHEET NUMBER

ISSUE

A6.01



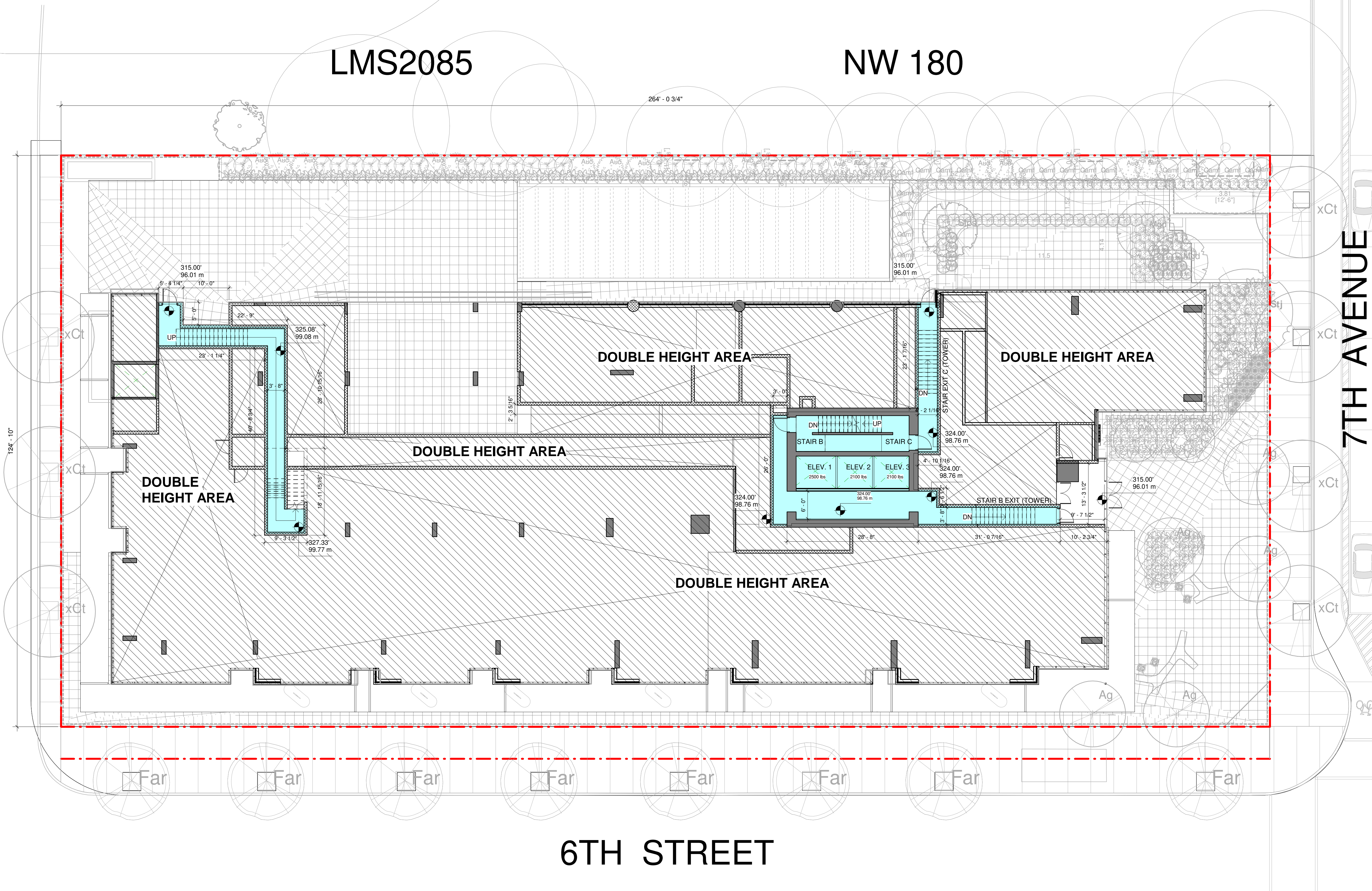
PRINCESS STREET

LMS2085

NW 180

7TH AVENUE

6TH STREET



1 LEVEL 01 MEZ. (FSR)  
Scale: 3/32" = 1'-0"

- AMENITY
- COMMERCIAL
- RESIDENTIAL 1437 SF

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SCALE:

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DATE:

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SHEET TITLE

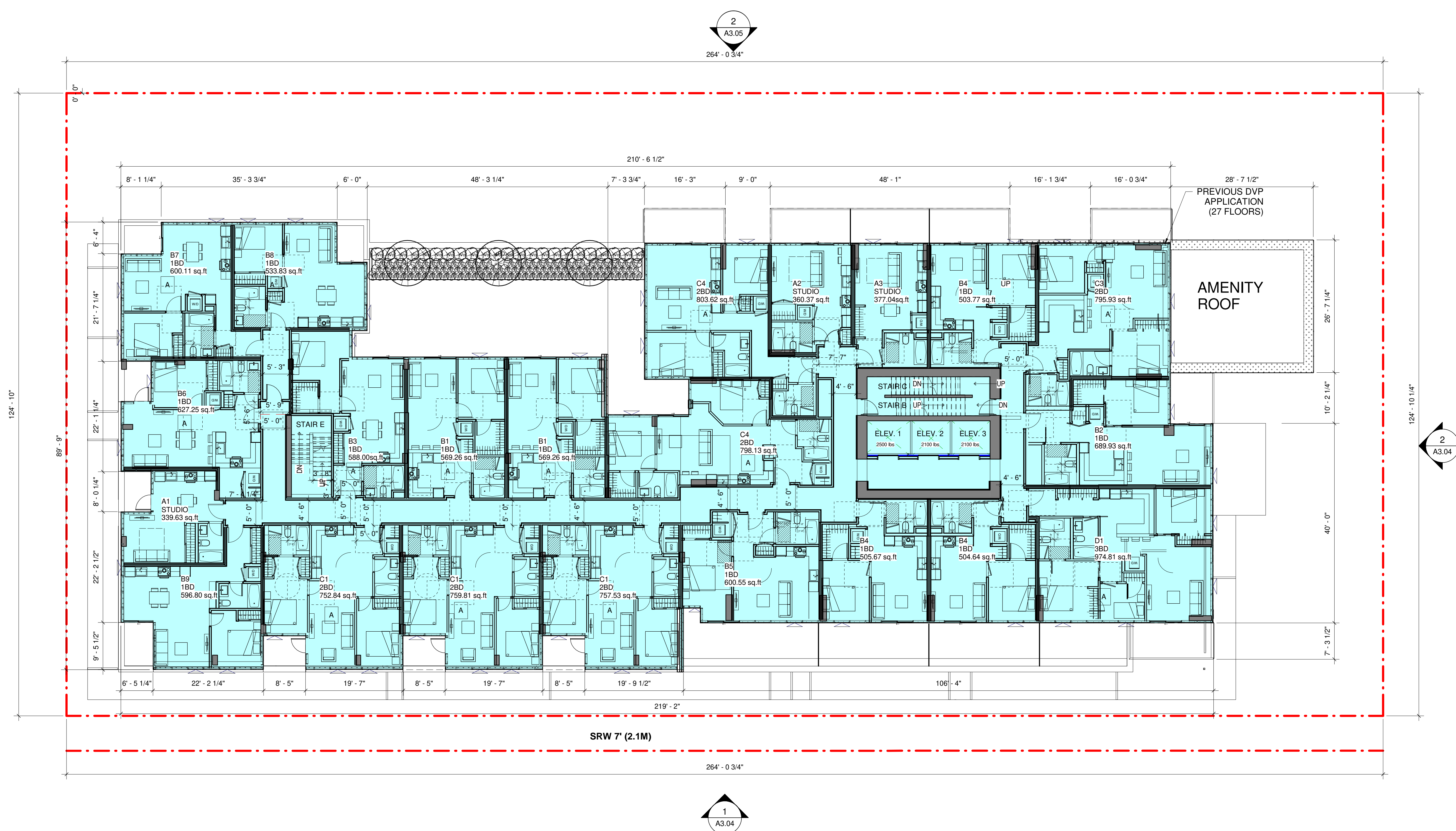
LEVEL 01 MEZ. - FSR  
Overlay

SHEET NUMBER

ISSUE

A6.02





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  - COMMERCIAL
  - RESIDENTIAL
- 15781 SF

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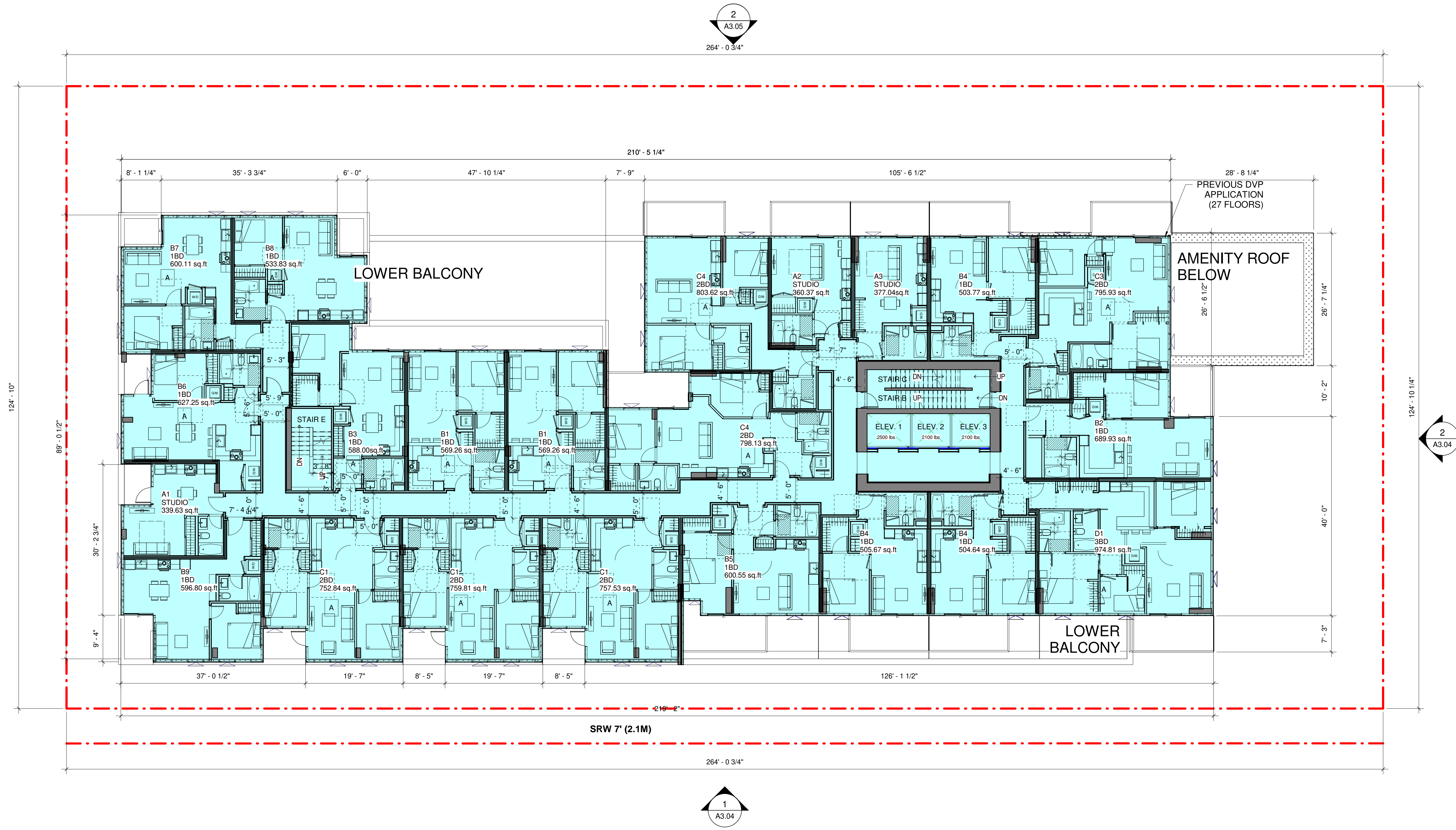
DATE: 25/03/22

SHEET TITLE

**Level 2 - FSR Overlay**

SHEET NUMBER	ISSUE
<b>A6.03</b>	





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  - COMMERCIAL
  - RESIDENTIAL
- 15781 SF

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V3L 3C3

PROJECT NO:

136749

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25/03/22

SHEET TITLE

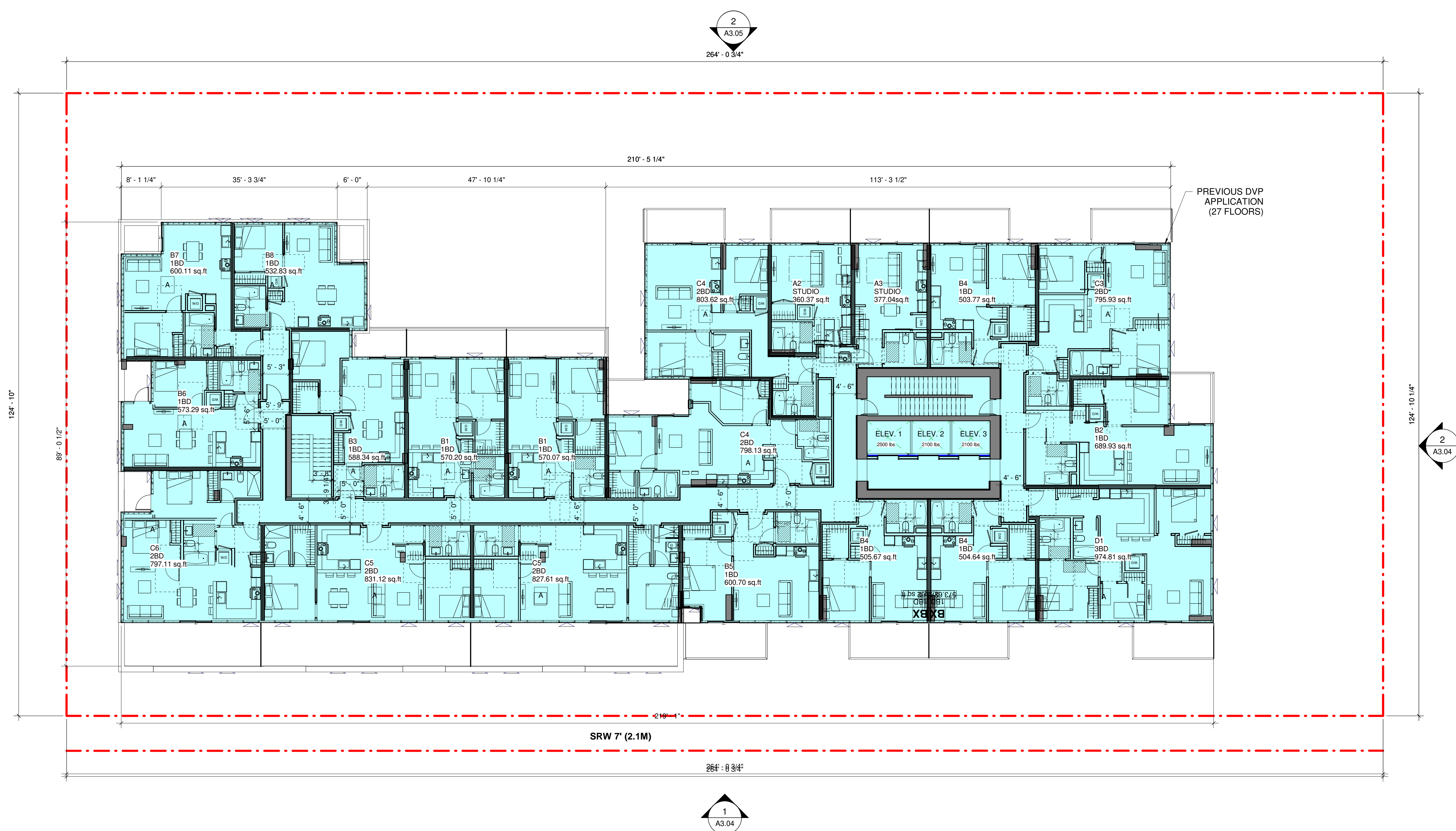
Level 3- FSR Overlay

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A6.04





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SHEET TITLE

Level 4 - FSR Overlay

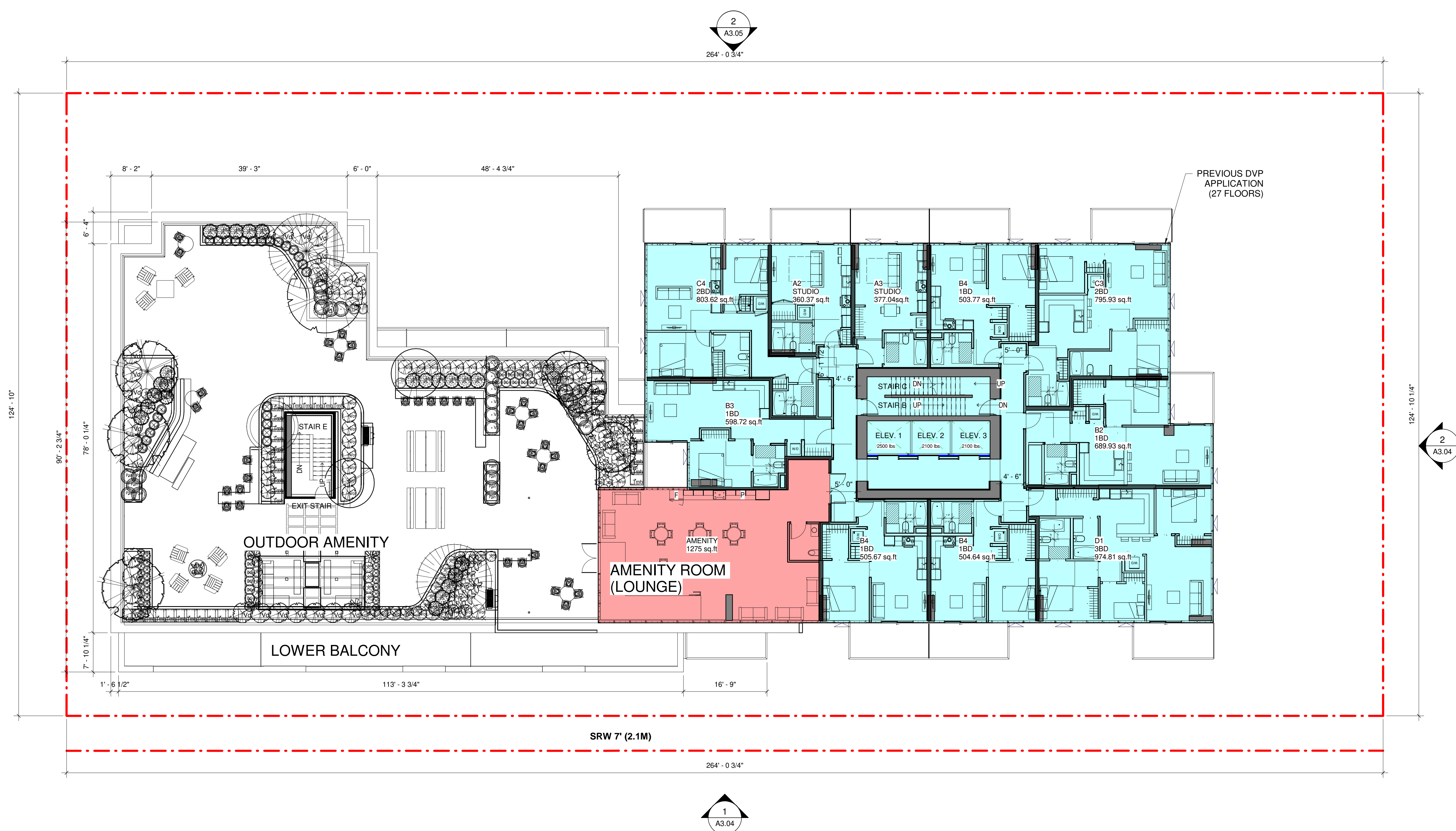
SHEET NUMBER

14950 SF

ISSUE

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- AMENITY 1275 SF
- COMMERCIAL
- RESIDENTIAL 7285 SF

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SCALE:

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SHEET TITLE

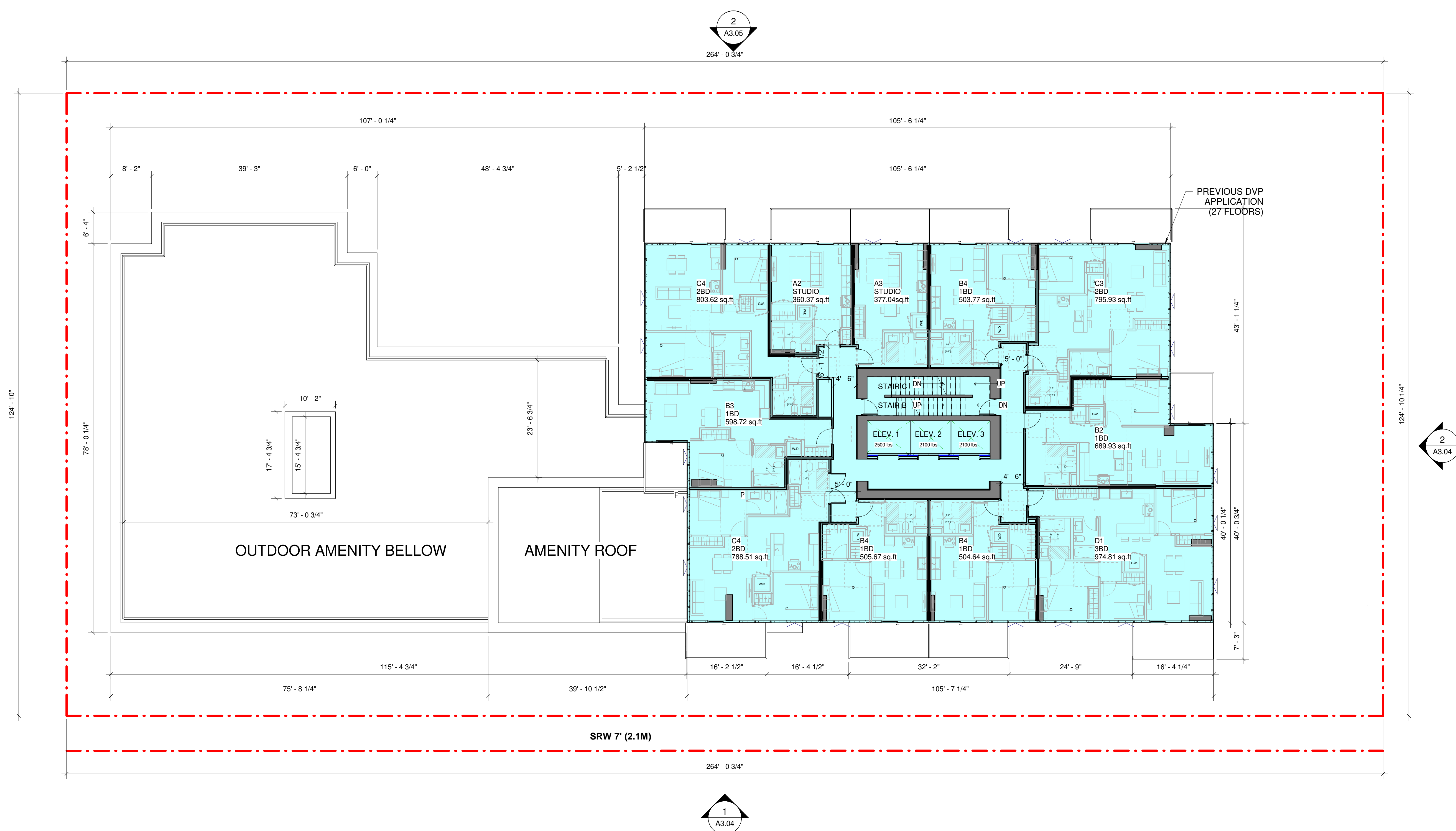
Level 5 - FSR Overlay

SHEET NUMBER

A6.06

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NEW WESTMINSTER, B.C.  
V3L 3C3

PROJECT NO:

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Author

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