

**LAND USE AND PLANNING COMMITTEE  
AGENDA**

**Monday, May 30, 2022, 1:00 p.m.**

**Meeting held electronically and open to public attendance**

**Council Chamber, City Hall**

We recognize 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.

	<b>Pages</b>
<b>1. <u>CALL TO ORDER AND LAND ACKNOWLEDGEMENT</u></b>	
The Chair will open the meeting and provide a land acknowledgement.	
<b>2. <u>ADDITIONS / DELETIONS TO THE AGENDA</u></b>	
The Committee will consider additions and deletions to the agenda, and remove items from the consent agenda, if needed.	
<b>3. <u>ADOPTION OF MINUTES FROM PREVIOUS MEETINGS</u></b>	
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<b>4. <u>REPORTS FOR ACTION AND PRESENTATIONS</u></b>	
4.1. Pre-Application Review: 807-823 Sangster Place and 39 East Eighth Avenue	8
To elicit preliminary feedback from the Land Use and Planning Committee regarding the proposed OCP Amendment.	
Recommended Motion:	
THAT the Land Use and Planning Committee endorse the recommendations summarized in Section 6 of this report, and instruct staff to advise the applicant that an Official Community Plan Amendment be considered, provided all the requirements outlined in this report are incorporated.	
a. 807-823 Sangster Place and 39 East Eighth Avenue Applicant Presentation	45
<b>5. <u>NEW BUSINESS</u></b>	
<b>6. <u>END OF THE MEETING</u></b>	



**REGULAR MEETING OF THE  
LAND USE AND PLANNING COMMITTEE  
MINUTES**

**March 28, 2022**

**Meeting held electronically and open to public attendance  
Council Chamber, City Hall**

**PRESENT:**

Councillor Chuck Puchmayr\*      Chair  
Councillor Patrick Johnstone\*  
Councillor Nadine Nakagawa\*

**GUESTS:**

John Reid\*      PC Urban Properties Corp.

**STAFF PRESENT:**

Emilie Adin*	Director, Climate Action, Planning and Development
Jackie Teed*	Senior Manager, Climate Action, Planning and Development
Jacque Killawee*	City Clerk
Mike Watson*	Acting Supervisor, Development Planning, Climate Action, Planning and Development
Britney Dack*	Senior Heritage Planner, Climate Action, Planning and Development
Dilys Huang*	Development Planner, Climate Action, Planning and Development
Wendee Lang*	Planning Analyst, Climate Action, Planning and Development
Amanda Mackaay*	Development Planner, Climate Action Planning and Development
Carilyn Cook*	Committee Clerk, Legislative Services

\*Denotes electronic attendance

**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Councillor Puchmayr opened the meeting at 1:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.

**2. MOTION TO MOVE THE MEETING INTO A CLOSED MEETING**

MOVED and SECONDED

**THAT** the Land Use and Planning Committee will now go into a meeting which is closed to the public in accordance with Section 90 (1)(K) of the Community Charter:

(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

**Carried.**

All members of the Committee present voted in favour of the motion.

**Procedural note:** At 1:02 p.m. the Committee moved to a closed meeting and resumed the regular meeting at 1:11 p.m.

**3. ADDITIONS / DELETIONS TO THE AGENDA**

None.

**4. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**

**4.1 January 31, 2022**

MOVED and SECONDED

**THAT** the minutes of the January 31, 2022 Land Use and Planning Committee meeting be adopted.

**Carried.**

All members of the Committee present voted in favour of the motion.

**5. CONSENT AGENDA**

MOVED and SECONDED

**THAT** Items 5.2 and 5.3 be removed from the Consent Agenda.

**Carried.**

All members of the Committee present voted in favour of the motion.

**5.1 Rezoning and Development Permit: 222 Ash Street – Preliminary Report**

MOVED AND SECONDED

**THAT** the Land Use and Planning Committee refer the March 28, 2022 staff report titled, “Rezoning and Development Permit: 222 Ash Street – Preliminary Report” to a future Council meeting as Committee quorum will be lost due to conflicts of interest for two Committee members.

**Carried.**

All members of the Committee present voted in favour of the motion.

**6. ITEMS REMOVED FROM THE CONSENT AGENDA**

**5.2 Proposed Six Storey Residential Building: 53 Fourth Street – Preliminary Application Review (PAR)**

Dilys Huang, Development Planner, reviewed the report dated March 28, 2022 and provided a PowerPoint presentation which outlined the site context and proposal.

In response to questions from the Committee, Ms. Huang provided the following comments:

- The building at 335 Carnarvon Street is a mixed-use building that includes childcare, etc., and, while they are separate properties, there are agreements that tie them together, such as the air space parcel of the subject site; and,
- As the subject site is an airspace parcel tied to 335 Carnarvon Street, if a formal application comes forward, more work would need to be done with the property owner(s) at 335 Carnarvon Street to determine existing density entitlements on the subject site;
- Prior to the submission of this PAR, staff have been working with the applicant to provide high-level, preliminary comments and are now requesting feedback and direction from the LUPC as to what would be expected if a more formal application were to move forward.

Discussion ensued and Committee members noted that, currently, there is no parking provided and that it would be acceptable to waive parking if a satisfactory Transportation Demand Management report is provided.

MOVED AND SECONDED



**THAT** the Land Use and Planning Committee endorse the recommendations summarized in Section 8 of the March 28, 2022 report titled, “Proposed Six Storey Residential Building: 53 Fourth Street – Preliminary Application Review,” and instruct staff to include the recommendations and other feedback from the Land Use and Planning Committee in the preliminary application review letter to the applicant, including the requirement of a Transportation Demand Management Report.

**Carried**

All members of the Committee present voted in favour of the motion.

### **5.3 Rezoning and Development Permit (616 - 640 6th Street) – Preliminary Report**

Mike Watson, Acting Supervisor, Development Planning, Climate Action, Planning and Development, shared a PowerPoint presentation which outlined the project history and the current proposal for 616-640 6<sup>th</sup> Street.

In response to questions from the Committee, Mr. Watson, and John Reid, Senior Development Manager, PC Urban Properties Corp., provided the following comments:

- Reduction of the floor plate size would result in an increase from 29 storeys to 33 or 34 storeys and may not be the most efficient way to move forward as that height may necessitate the need for an additional elevator and result in less than ideal unit floorplans;
- The previously required land dedication of two metres along Sixth Street has been changed to a Statutory Right of Way by the Engineering Department resulting in a technical change in the floor space ratio (FSR) to 7.1;
- The current proposal aims to maximize the Transportation Demand Management (TDM) for the project which is in close proximity to public transit and to reduce the parking to 171 parking stalls from what was previously proposed, maximize the number of bicycle parking stalls, and include five car-share parking stalls;
- Legal requirements for a revision on this site include a rezoning application and the public consultation that comes with that and, likely, an amendment to the existing Housing Agreement on site. It is possible that a Public Hearing could be waived should City-led public consultation be completed in lieu;
- The previous property owner advised all tenants in a letter in 2021 that, assuming that their proposal was going forward, they would be starting work on the development at the beginning of 2022. Since then, the property has been purchased by the applicant and on February 14, 2022, communication went out to all tenants who were informed that they could stay until the end of this year;

- Currently, the building has approximately 40% tenancy on the ground floor with the second floor being almost completely vacant;
- The proponent will be conducting developer-led public consultation using the Pooni Group to inform the community about the proposed changes to the project. This consultation could occur as early as April 20, 2022, with notice of the engagement going out to the community on Wednesday, March 20, 2022. All feedback received during this consultation will be shared with staff and Council; and,
- The LUPC report regarding this project will go to Council at the April 11, 2022 Council meeting so that they are aware of it before it goes out to public consultation.

Emilie Adin, Director, Climate Action, Planning and Development, clarified that the City often use the terms “rezoning” and “zoning text amendment” interchangeably; however, it is recognized in the fee that a text amendment to an existing Comprehensive Development (CD) or other zone is lower. In other municipalities these are recognized differently whereas in New Westminster they are treated as one. As such, there may be the expectation in other regions that a text amendment could take less time and involve less engagement, including, potentially, waiving the Public Hearing.

Discussion ensued and Committee members provided the following comments:

- There is a real need for rental accommodation and the mix of rental housing in this proposal makes it a strong project for the City;
- This discussion is about the efficiency of the building and for it to have better rental unit layouts and better space, in general, for residents;
- Committee members expressed that it is acceptable to have a larger floorplate with the minor change to the podium if it means providing a better and more efficient living space for residents;
- Going back to the community with these significant changes may raise concerns and see pushback from residents as we initially approved the project and are now coming back for a third time with expansions; therefore, the proponent must be prepared to prove what benefits these changes will bring to the neighbourhood; and,
- There is value in having purpose built rental units in the Uptown area and the small business commercial exposure will be good for this diverse community.

**MOVED AND SECONDED**

**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 6<sup>th</sup> Street) – Preliminary Report; and,

**THAT** that Land Use and Planning Committee endorse the review process included in the Application Review Process and Next Steps Section of the March 28, 2022 report titled, “Rezoning and Development Permit (616 – 640 6<sup>th</sup> Street) – Preliminary Report,” and instruct staff to proceed with next steps once feedback provided by the Committee has been addressed.

**Carried.**

All members of the Committee present voted in favour of the motion.

**7. NEW BUSINESS**

None.

**8. END OF THE MEETING**

The meeting ended at 1:45 p.m.

Certified correct,

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Councillor Puchmayr

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Carilyn Cook  
Committee Clerk

## **DIRECTOR'S MEMO**

### ***Climate Action, Planning and Development***

**To:** Land Use and Planning Committee      **Date:** May 30, 2022

**From:** Emilie K. Adin, MCIP      **File:** PAR01425  
Director, Climate Action, Planning and  
Development

**Item #:** 2022-403

**Subject:** **Pre-Application Review: 807-823 Sangster Place and 39 East Eighth Avenue**

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#### **RECOMMENDATION**

**THAT** the Land Use and Planning Committee endorse the recommendations summarized in Section 6 of this report, and instruct staff to advise the applicant that an Official Community Plan Amendment be considered, provided all the requirements outlined in this report are incorporated.

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#### **EXECUTIVE SUMMARY**

A Pre-application Review (PAR) has been received for 807-823 Sangster Place and 39 East Eighth Avenue. An Official Community Plan (OCP) Amendment is being proposed to permit the development of two six-storey multi-unit residential buildings with a mix of market condo and market rental units. The application would need to address a number of technical challenges, if it were to proceed. This is Stage 1 of the PAR which seeks Land Use and Planning Committee's initial feedback on some big questions relating to the proposed OCP amendment. This initial discussion with the LUPC would need to be followed by a Stage 2 PAR outlining an approach to the technical challenges, prior to proceeding to a formal application.

#### **1. PURPOSE**

To elicit preliminary feedback from the Land Use and Planning Committee regarding the proposed OCP Amendment.

## **2. POLICY AND REGULATIONS**

The subject properties are zoned RS-1 (Single Detached Residential Districts). 807-823 Sangster Place are designated RD (Residential – Detached and Semi-Detached Housing) which permits low density ground oriented residential uses including single detached dwellings and duplexes. Thirty-nine East Eighth Avenue is designated RGO (Residential – Ground Oriented Infill Housing) which permits ground oriented infill housing forms. As the proposed six-storey multi-unit residential buildings are not consistent with these land use designations, an OCP Amendment and rezoning would be required to facilitate the development. A summary of related City policies and regulations is included in Appendix A.

## **3. BACKGROUND**

### **3.1 Site Characteristics and Context**

The subject properties are six single detached dwelling lots located in the Massey/ Victory Heights neighbourhood. The properties front onto Sangster Place, with one being a corner lot on East Eighth Ave, which is classified as a collector road. The properties are located approximately 750 metres from McBride Boulevard, which is part of the Major Road Network. They have a combined area of approximately 4,344 sq.m. (46,765 sq. ft.).

Surrounding land uses include two public parks located directly north and east of the subject site, a seven storey apartment building from the 1960s to the northwest, single-family houses to the east, a four-storey condominium building from the early 2000s to the west and the Justice Institute of British Columbia to the south across East Eighth Avenue. A site context map is provided below (Figure 1).



Figure 1 - Site Context Map

### 3.2 Proximity to Transit Service

Transit Network	Frequency	Distance
Bus Service (#105 Uptown & #128 Braid Station)	Approximately 20 minutes	130 metres (426 feet) to the Westbound bus stop E. Eighth Ave. @ Cumberland St; 67 metres (220 feet) to the Eastbound bus stop E. Eighth Ave. @ McBride Ave.

## 4. PRELIMINARY DEVELOPMENT PROPOSAL

The applicant is proposing to construct two six-storey multi-unit residential buildings, one building with market condo units and the other with rental units. Two-storey townhome units fronting Sangster Place are proposed to provide ground-oriented units geared towards families. The development physically resembles what is being built along West King Edward Avenue and Cambie Street in Vancouver. The two buildings would have a total of 187 units, a total floor area of 10,778 sq. m (116, 013 sq. ft.), and a floor space ratio (FSR) of approximately 2.5. Approximately 500 sq. m. (5,381 sq. ft.) of outdoor amenity space and 540 sq. m. (5,812 sq. ft.) of indoor amenity space are

being proposed to encourage social interaction. The proposal also contemplates improving the two adjacent parks, although more information would be required for staff to evaluate as part of a Stage 2 PAR application.

The applicant is proposing to align their proposal with Option 1 of the Inclusionary Housing Policy, for which 20% of the units or floor space are required to be affordable rental. Note that Option 1 of the Inclusionary Housing Policy is strongly encouraged whenever an OCP Amendment is being requested.

In City policy, the affordable rental units must conform to the City's affordability definitions. However, the applicant is currently proposing lower affordability levels than the City's affordability definition provides for.

The applicant's preliminary project proposal is included in Appendix B.

## **5. DISCUSSION**

### **5.1 Official Community Plan Amendment**

The subject sites were designated for low density, ground-oriented land uses in the Official Community Plan in light of site conditions which make higher density development challenging, including slope and lot depth. The properties have a relatively shallow average lot depth of approximately 30 metres (100 feet), sloping up roughly 10-18% from Sangster Place to a substandard lane, and then back onto Mott Triangle Park. In addition, it is likely that dedications would be required for both the lane and Sangster Place, which would further reduce the lot depth. These conditions make the properties more suited for ground-oriented infill uses (e.g. duplexes, triplexes, infill townhouses) contemplated under the current land use designations.

While amendments may be considered, particularly given that the OCP is now five years old, staff generally supports amendments which are either: 1) minor and resulting in development that is relatively in alignment with the intent of the OCP; or, 2) providing benefits that are significantly over-and-above in relation to Council priorities. Using this as a guiding principle, an OCP amendment could be explored, provided the proposal is consistent with City policy, provides significant benefits, and appropriately transitions to neighbouring uses, as outlined in the sections below.

*Does the LUPC support staff advising the applicant that an Official Community Plan Amendment could be explored, provided all the requirements outlined in this report are incorporated?*

### **5.2 Inclusionary Housing Policy**

The rent levels for the 20% affordable units proposed are 39% (\$401) to 68% (\$1,293) higher than those defined in the Inclusionary Housing Policy, as detailed in Table 1. However, based on a cursory review of available data for rental buildings built since 2017, the applicant's proposed near market rents for studio, one and two-bed units generally ranged from 15% to 42% lower than current asking rents.

As proposed, these units would not qualify as affordable housing under this program. Having said that, staff are currently working to look at the affordable housing definitions more closely, given that there is not alignment between the City's definitions and those utilized by senior levels of government. It is also worth noting that no other developers have yet to pursue Option 1 of the City's Inclusionary Housing Policy. The City's land economist had found that Option 1 is not possible to achieve without a considerable increase in density and/or with senior government funding assistance.

Unit Type	City of New Westminster Below-Market Rents	Applicant Proposed Affordable Rents	Variance (\$)	Variance (%)
Studio	\$1,035	\$1,436.50	+\$401.50	39%
1-bed	\$1,112	\$1,592.10	+\$480.10	43%
2-bed	\$1,407	\$2,010.60	+\$603.60	43%
3-Bed	\$1,902	\$3,195.15	+\$1,293.15	68%

Table 1 – 2021 Monthly Rental Rates Comparison Table

Staff do not have enough information to evaluate the feasibility of developing affordable rental units on the site that meet the Inclusionary Housing Policy requirements. A proforma, inclusive of an operating budget, expected development costs and capital budget to confirm the financial viability of the project, would need to be provided as part of a subsequent application.

The Inclusionary Housing Policy requires affordable units to be sold to a non-profit or BC Housing at below-market value. The applicant would be required to work with the City and BC Housing to identify a non-profit partner should a formal application be submitted.

*Does the LUPC support that staff advise the applicant that their proposal would be expected to meet the requirements of the Inclusionary Housing Policy, including related rental rate definitions, and that any subsequent application needs to include information for staff to evaluate the feasibility of providing affordable rental housing including in relation to the City's Inclusionary Housing Policy definitions?*

### 5.3 Building Massing and Transition

The OCP contemplates permitting buildings of six storeys where there is a sizable community benefit (in this case, 20% inclusionary) and they are able to make an appropriate transition in massing to adjacent open space and lower density uses. The proposed six storey buildings will need to provide this transition to Mott Triangle Park and the existing single-family neighbourhood. This will be challenging technically, given that the subject site is very constrained with the limited lot depth, significant slope, and expected dedication requirements. This makes façade articulation and stepping back at upper storeys key to transitioning the building into the surrounding context. Special attention would need to be paid to the massing at the rear of the property to reduce bulk and overshadowing.



*Does the LUPC support that staff advise the applicant that six storey massing could be further explored as part of a subsequent Stage 2 PAR application, provided the proposal meets the OCP design guidelines for six storey buildings?*

#### **5.4 Unit Type and Size**

As this application is very preliminary, staff does not have enough information to fully evaluate consistency with the requirements of the Family-Friendly Housing Policy. However, the application is expected to meet the following requirements:

- A minimum of 25% two and three bedroom units for the market rental portion, of which at least 5% of these units would need to contain three bedrooms or more.
- A minimum of 30% of the market condo units are required to be two and three bedroom units, of which at least 10% need to be three bedroom or more.
- The unit type and size of any affordable units would be determined working with BC Housing and the non-profit housing provider.

The applicant would need to provide a full unit breakdown by type and size to demonstrate compliance with both the Family-Friendly Housing Policy and the City's adaptability requirements, should they submit a subsequent Stage 2 PAR application.

*Does the LUPC support that staff advise the applicant that they will be required to meet the Family-Friendly Housing Policy requirements and the adaptable dwelling requirements?*

#### **5.5 Transportation Study**

The applicant's preliminary proposal indicates a request to vary the number of required off-street parking stalls. However, a full breakdown of the number of proposed units by type is required to fully evaluate the proposed reduction against the minimum Zoning Bylaw requirements.

This area is not as well served by transit compared to other areas in the City. As such, any requested variances to the off-street parking requirements will require rationale and mitigation measures, including an assessment of potential parking demand by future owners and renters, and provision of transportation demand management (TDM) measures that facilitate non-motorized-vehicle modes of travel. This information would be subject to approval by Council, as part of a subsequent Stage 2 PAR application.

*Does the LUPC support that staff advise the applicant that they will be required to provide a rationale and mitigation measures, including the provision of TDM measures, should they request to vary the number of required off-street parking stalls as part of a subsequent Stage 2 PAR application?*

## 5.6 Required Road Dedication

The applicant would be required to provide any road dedications and statutory right of ways that may be required along all frontages to meet the capacity, functionality and design objectives for all modes of transportation in the City including access to the proposed development. As this is a preliminary application, this would be confirmed through a complete review of a full application with required technical information, studies and analysis. At a minimum, the City would likely be requiring the following:

- Dedication along the Sangster Place frontage (approximately 0.85 m)
- Dedication along the Lane frontage (approximately 0.56 m)

Staff note that the provision of any required road dedication could further constrain the developable site area. To mitigate the challenges associated with the shallow lot depth, the proposal contemplates closing the portion of Sangster Place that is accessed from East Eighth Avenue to create a pedestrian thoroughfare (note that this is the portion of Sangster Place where the City contemplates requiring a road dedication), and one of the following two options: closing the rear lane; or, acquiring a portion of Mott Triangle Park to achieve the required lane width. More information would be required as part of a subsequent Stage 2 PAR application in order for the City's Engineering, Fire, Parks and arborist staff to properly evaluate any such proposals.

## 5.7 Heritage Value of Existing Single-Family Houses

The proposal would require the assembly of the six lots and subsequent demolition of the existing six single-detached houses. As outlined in Table 2, five of the buildings are over 50 years old and one building is over 100 years old. As such, formal review of the houses' heritage value would be required per City policy. Based on a preliminary assessment, staff expect their value to be relatively low. However, Heritage Assessments and review by the Community Heritage Commission would be required to confirm that retention would not be warranted. The table below outlines the year each house was built as well as their respective ages.

Address	Year Built	Age
39 E Eighth Ave	1967	55 years
807 Sangster Place	1928*	94 years
809 Sangster Place	1929*	93 years
817 Sangster Place	1927*	95 years
819 Sangster Place	1892*	130 years
823 Sangster Place	1966	56 years

Table 2 - Age of Existing Single-Family Houses

\*Denotes houses that were moved from another location.

## **6. FEEDBACK FROM THE LAND USE AND PLANNING COMMITTEE**

Staff is seeking general feedback and direction from the Land Use and Planning Committee (LUPC) on the proposal, as well as support from the LUPC on the following recommendations:

*That the LUPC direct staff to:*

- 1. Advise the applicant that an Official Community Plan Amendment be considered, provided all the requirements outlined in this report are incorporated;*
- 2. Advise the applicant that their proposal would be expected to meet the requirements of the Inclusionary Housing Policy, including related rental rate definitions, and that any subsequent application needs to include information for staff to evaluate the feasibility of providing affordable rental housing including in relation to the City's Inclusionary Housing Policy definitions;*
- 3. Advise the applicant that six storey massing could be further explored as part of a subsequent Stage 2 PAR application, provided the proposal meets the OCP design guidelines for six storey buildings;*
- 4. Advise the applicant that they will be required to meet the Family-Friendly Housing Policy requirements and the adaptable dwelling requirements; and*
- 5. Advise the applicant that they will be required to provide a rationale and mitigation measures, including the provision of TDM measures, should they request to vary the number of required off-street parking stalls as part of a subsequent Stage 2 PAR application.*

## **7. OPTIONS**

The following options are offered for consideration of the Land Use and Planning Committee:

1. That the Land Use and Planning Committee endorse the recommended feedback summarized in Section 6 of this report, and instruct staff to advise the applicant that an Official Community Plan Amendment be considered, provided all the requirements outlined in this report are incorporated.
2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

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## **ATTACHMENTS**

Appendix A: Summary of Related City Policies and Regulations

Appendix B: Preliminary Proposal

Appendix C: Letters of Support

## **APPROVALS**

This report was prepared by:

Amanda Mackaay, Development Planner

This report was reviewed by:

Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was approved by:

Emilie K. Adin, Director, Climate Action, Planning and Development

Appendix A:

*Summary of Related City Policies and  
Regulations*

## **APPENDIX A: SUMMARY OF RELATED CITY POLICIES AND REGULATIONS**

### **Official Community Plan**

The RD (Residential – Detached and Semi-Detached Housing) land use designation is defined as follows:

This area will include low density ground oriented residential uses including single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite and/or a detached accessory dwelling unit (e.g. laneway house, carriage house), and complementary uses such as a corner store or child care.

The RGO (Residential – Ground Oriented Infill Housing) land use designation is defined as follow:

To allow a mix of ground oriented infill housing forms which are complementary to the existing neighborhood character. Forms and uses include single detached dwellings, single detached dwellings on a compact lot, duplexes, triplexes, quadraplexes, cluster houses, townhouses, rowhouses and complementary uses such as a corner store or child care.

The use proposed in this project are consistent with the RD or RGO land use designations.

### **Multiple Unit Residential Development Permit Area**

A six-storey multi-unit development would be considered under the Multiple Unit Residential Development Permit Area (DPA). The intent of this DPA is to integrate multi-unit housing forms into the city's single-detached dwelling and ground oriented housing neighborhoods in a way that is complementary with the surrounding housing. Objectives and guidelines are outlined for:

- The form and character of multi-family residential development.
- Protection of the natural environment, its ecosystems and biological diversity.
- Objectives to promote energy and water conservation and reduction of greenhouse gas emissions.

A Development Permit, issued by the Director of Development Services, is required before any development or alteration to the lands or exterior of buildings on the lands.

### **Zoning Bylaw**

The subject properties are currently zoned *RS-1 Single Detached Residential Districts*. The intent of this zone is to allow single detached dwellings, secondary suites, and

laneway or carriage houses in residential neighborhoods. A rezoning would be required as to permit a six-storey multi-unit residential form.

### **Inclusionary Housing Policy**

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

Under Option 1 of the policy, applications requesting an OCP amendment and/or exceed the Density Bonus Policy, must provide a minimum of 20% of total units or floor area as built affordable units. The units must be sold to a non-profit or BC Housing at below-market value.

### **Family-Friendly Housing Policy**

As per the City's Family-Friendly Housing Policy, multi-family rental developments would be required to provide a minimum of 25% two and three bedroom units, of which at least 5% of the overall number of units would need to contain three bedrooms or more. Multi-family ownership developments would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three bedrooms or more. More information will be required in a subsequent application to confirm the conformance with the Family Friendly Housing Policy.

### **100 Year and Older Heritage Review Policy**

In 2020, Council approved a revised heritage review policy, which highlights the City's interest in retaining New Westminster's oldest buildings. As such, Demolition Permit applications for buildings that are 100 years and older require a Heritage Assessment and review by the Community Heritage Commission.

### **50 Year and Older Heritage Review Policy**

The City's heritage review policy is that demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

Appendix B:  
*Preliminary Proposal*



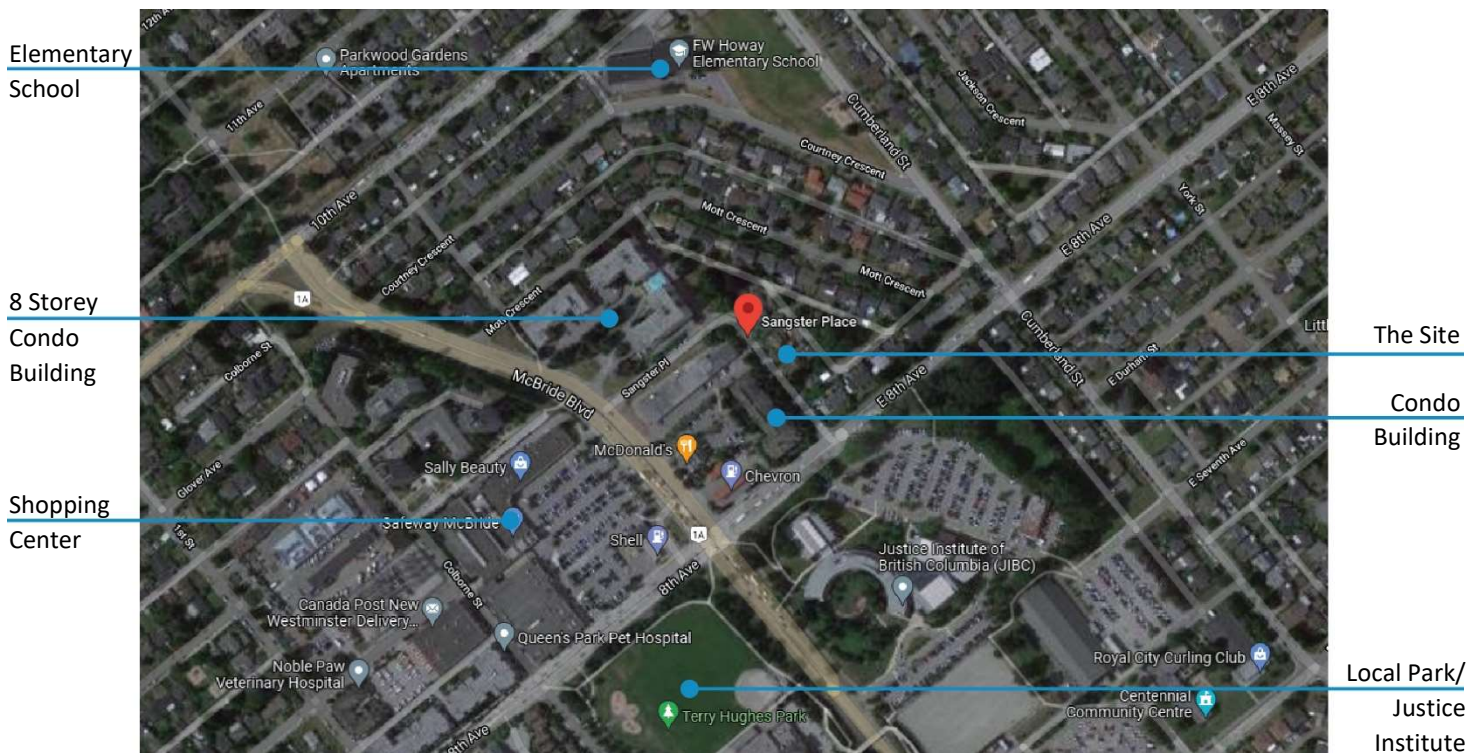


# PAR APPLICATION PROPOSAL

SANGSTER PLACE, NEW WESTMINSTER

DECEMBER 3, 2021

## SANGSTER SURROUNDING AREA



## PAR CONSIDERATIONS SUMMARY

1. Support for 6 storey built-form with ground oriented family units on 1<sup>st</sup>/2<sup>nd</sup> floors.
2. Support for Option 1 of City of New Westminster Inclusionary Housing Policy - 20% below market rental units allows for OCP Amendment/Density Bonusing. We aim to exceed this by providing 25% below market rental units.
3. Support for adaptable living spaces smaller than the standard unit sizes to provide lower retail and rental prices. Additional amenity spaces designed within the building to promote social connections between residents.
4. Salvaging of materials/components of heritage value from 'character' homes with possibility of relocating 817 Sangster Place to alternative site location if economically feasible.
5. Reduction of parking requirements from the bylaw to parking demand rates supported by external consultant report and the City of New Westminster staff/council.
6. Developer funded enhancement on adjacent pocket parks for benefit of residential neighbours to the Northeast
7. Possible replacement of vehicular use of Sangster Place (at subject site frontage only) and repurpose into Greenway public amenity park space.

## THE SITE



The project's goal is to meet the City of New Westminster's Inclusionary Housing Policy Option 1 exceeding the minimum of 20% of the total units as affordable rental units by providing 25% affordable rental units.

The site is unique as it fronts an existing condo building and is adjacent to an 8 storey concrete condo building. The neighbours on the rear are on a higher elevation so there is no engagement between this site and those attached to the rear property lines.

The parcel is neighbouring two triangle 'park' type city owned parcels that further adds to the separation of the site.

Sangster is a unique street that currently accommodates one of two accesses to the neighbouring concrete condo. The other properties do not have direct access onto Sangster street.

Since the frontage on Sangster is of a lower elevation than it's rear we would propose the parkade access is off of Sangster and we would remove the multiple driveways and replace with the parkade entrance.

If the City was supportive a consideration could be that we eliminate car access from 8<sup>th</sup> and close the street to create a green pathway for bikes and pedestrians. The concept is to improve the walkability and create a community green path that supports recreation, commerce and sustainability.

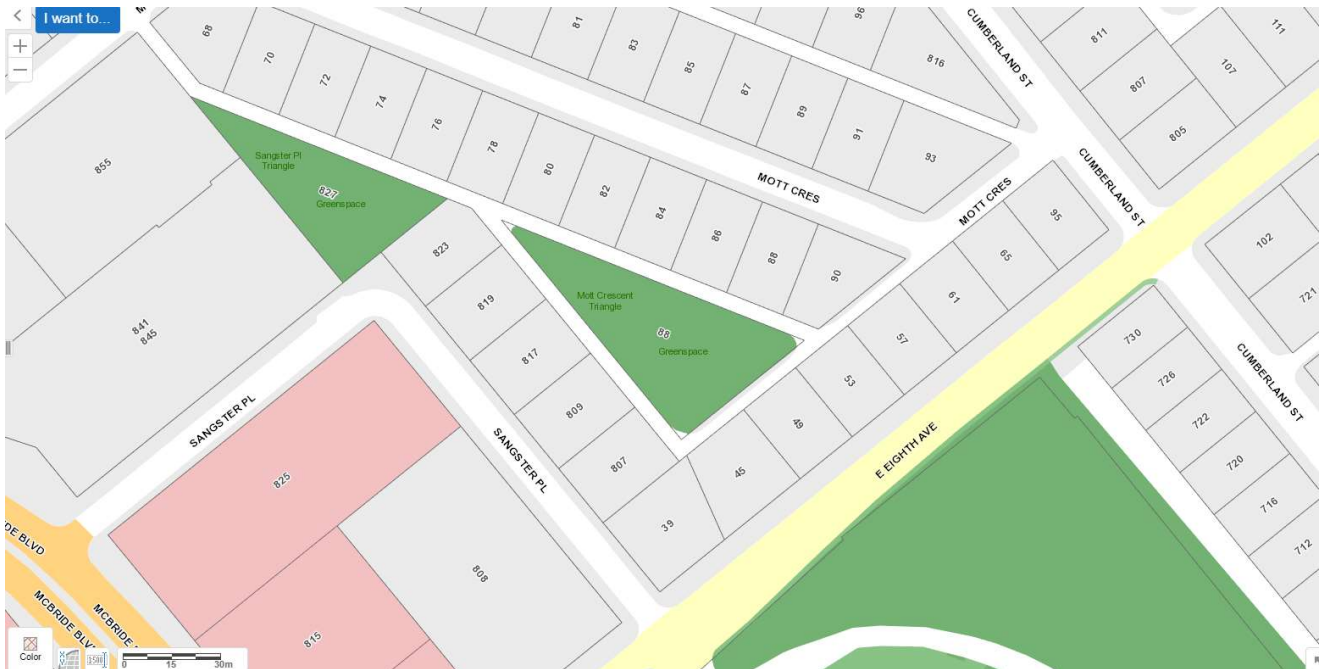
If this concept can be supported then we can include commercial opportunities at the base of the residences to further support the community supporting the 'hello neighbour' concept.



## PROJECT PROPOSAL

### EXISTING NEIGHBOURHOOD & SITE'S UNIQUE FEATURES:

- This 6 parcel land assembly is incredibly difficult to coordinate and provides a unique opportunity for the developer and the City of New Westminster to work together to provide a mutually beneficial product.
- The proposed site is comprised of a total site of 44,630 square feet (1.025 acres).
- The topography slopes up from Sangster to the rear lane which is about 15-20 feet higher at the lane than at Sangster. Since the site sits much lower than the existing residential neighbourhood to the east, a proposed 6 storey condominium building would not disrupt the neighbour's enjoyment of their homes.
- The site is surrounded by a cluster of three very large 8-storey concrete condominium buildings directly to the north/northwest, an existing condo building directly to the west along Sangster as well as an aging strip mall that will likely be redeveloped possibly into a tower, future townhomes along 8<sup>th</sup> Avenue to the southeast (with the direct neighbours already having demolished the existing homes with development marketing erected and under construction), two municipally-owned pocket parks that are very under-utilized with little amenity as a buffer between the subject site and the existing residential neighbourhood to the east, and The Justice Institute to the south.
- Sangster Place has no road or lane connection to the surrounding residential neighbourhoods directly, which make this a favourable site to match the surrounding density that exists along the other addresses of Sangster Place. Sangster Pl only connects in an L-shape from McBride to 8<sup>th</sup> Avenue with a right-in/right-out at each intersection.



- The subject site has two triangular municipal parks to the east and to the north, which act as natural buffer between the proposed development and the existing residential neighbourhood to the east.
- While the site requires an OCP Amendment for the proposed use, it will be a smooth transition from the existing density that exists along Sangster Pl, and to the future townhomes along 8<sup>th</sup> Avenue and the future smaller lots/duplexes to the east beyond the city parkland.

- The site is walking distance to an abundance of shopping, a major bus route at McBride/8<sup>th</sup>, FW Howay Elementary School just a couple blocks away, Centennial Community Centre at a short stroll, Terry Hughes Park nearly diagonal from the intersection, and the Justice Institute across the street.

#### PROPOSED LANDUSE:

- The proposed landuse for the subject site is for two 6-storey condominium buildings.
- Our goal is to create two nearly identical buildings that house one building for market and 'Affordable' home ownership and the second for market and 'Affordable' rental (refer below for definition of affordable for the purpose of this proposal).
- The two buildings will have the same high quality of materials and finishes, the same caliber, scale and type of amenities (both interior and exterior), and be as equal as the site will allow them to be to promote and insure social equality within the development.
- The proposal will be comprised of 2 storey ground-oriented townhome units fronting Sangster Place with private yards and front doors (with slightly reduced setbacks to create a visual 2-storey form) geared towards families. While these larger 2-storey units may take up too much space to fulfil the 30% requirement of the Family Friendly Housing Policy, we feel that the building would still be occupied by 1/3 (2 of 6 storeys) of dedicated family housing square footage, but would be directed towards the missing middle, rather than compact 2 bedroom condominium units. If required, this proposal can be amended to feature 2 & 3 bedroom condo units at the ground two floors rather than townhomes, but feel that the townhome model is well implemented and received in more urban centres such as Downtown Vancouver (see images and floor plans below), to help reduce the visual massing of the building as well as include more units truly designed for families such as townhomes.



- The storeys above the ground two floors are proposed to be over 50% studio and compact 1 bedroom units (roughly 400 sqft) that are well thought out and practically designed to exceed the functionality of conventional compact units. This will be achieved through multi-use spaces as well shared amenities.
- These compact units will help provide affordability to both home owners as well as renters by providing very livable homes at a fraction of traditional condo units.
- Where possible, especially the corner and odd-shaped units will be converted to larger family-oriented units to take advantage of more window opportunities and larger areas.
- Every floor will have a combination of either a great room with kitchen/dining facilities to share and/or workspaces and/or recreational spaces. The building's design will encourage social interaction and getting to know one's neighbour through gathering in common spaces more regularly.

#### COMMUNITY BENEFITS:

- The proposed project would provide a minimum 25% of Affordable units in the rental building (see definition of affordability with respect to this proposal later in this document). Note that City of New Westminster's OCP Amendment/Density Bonus policy requires 20% affordable rental units.
- The percentage of affordability being proposed far exceeds the City of New Westminster's policy for density bonusing and OCP Amendments and would be an unprecedented model of how a developer and a municipality can work together towards a mutually beneficial project.
- The proposed project could be a 'feather in the cap' for the City of New Westminster to showcase how aligning goals between stakeholders can lead to more successful projects for the community.
- The proposed project would be situated off a major or arterial roadway, where most rental and community benefiting projects are situated. This will be a pleasant alternative to provide a variety of housing options to different demographics in a 'less-busy' environment.
- Rental and Home Ownership residents to be on the same site with equal amenities with respect to quality of finishes, indoor and outdoor amenities, parkade structure, etc. to ensure promotion and maintenance of non segregation and inclusion across demographics and housing options.
- The Family Friendly Housing Policy would be integrated through supported the 'Missing Middle' as the primary goal through introducing ground-oriented 2 & 3 bedroom townhomes along the bottom 2 levels of the building. These units would feature front entrances from the street with patios, barbeque spaces, small yards and direct access to walk to neighbourhood amenities or to school, etc.
- The project would be fully accessible using ramps, wheelchair provisions, wider corridors and entrances and accessible units where possible to promote inclusion and create functional homes for all demographics.
- The Hey Neighbour! Collective initiative will be promoted through creating socially interactive spaces both outdoors and indoors. Each floor will feature a gathering space of either a Great Room complete with kitchen and dining space for residents to come share, enjoy, and engage with one another as well as automated and digitally-outfitted workspaces & boardrooms for the continued shift towards those who work from home, as well as recreational spaces for fitness and gathering.
- Building these 'social connections' is a critical piece that is often overlooked in multi-unit housing and this may be the start to a model that helps interaction in isolated units and promotes positive mental health and sense of community.

- There are 6 parcels and homes in total in this assembly, of which 4 of them are NOT Heritage homes, but do have character dating back nearly 100 years. We believe selecting the home with the greatest value and paying homage to that building through some architectural elements on the new proposal would be a start to honoring their history. Furthermore, we would attempt to find a site during the development process to relocate that one home to and document our efforts. In the event there is not a possibility of relocating the home, all of the character homes be evaluated based on what materials can be salvaged from them that have heritage value, and those be given to local organizations for repurposing.
- There are two community parks adjacent to the site (Mott Crescent Triangle(s)), which are very underutilized due to the lack of appeal, upkeep and amenities within these spaces. We believe there is an opportunity to improve these parks by the AZURE Group/Laidler Group (developer) by having the Landscape Architect re-envision these spaces during the Development Permit process and the developer include the improvements in their construction budget and provide them as a community benefit for the entire neighbourhood as part of the exchange for the increased density.

### PROJECT FEASIBILITY:

The project proposal is to provide a minimum of 25% of units as Affordable Rental Units (as defined below by BC Housing's definition). There are a number of assumptions/expectations that the AZURE Group/Laidler Group require, to achieve all of the community benefits listed in the previous section. These feasibility requirements include:

- All of the homes need to be either demolished (through salvaging of any materials worth retaining for repurposing by others), and the possibility of relocation of the home at 817 Sangster Pl. In the event that the developer exhausts all reasonable options to relocate the home at 817 Sangster Pl prior to DP Approval, but is unable to; the home be sensitively demolished through careful salvaging of the materials with heritage value.
- The density required to develop and construct a viable project with the inclusion of the community benefits listed above, require that we occupy the entire site with the typical allowable lot coverage (50-60%) with a 6 storey (Midrise) built form. This will require an OCP Amendment.
- The density requirement is based on the Seller's purchase price we are paying for the land, which makes this a challenging project unless this density is achieved along with these other items so that we can fulfill the community benefits to make this a mutually beneficial and successful project for the community as well as for feasibility.
- The rear lane is currently only 4.75m in width and Sangster Pl may have a narrower than typical road width as well. Given the site's very shallow 100 foot depth, we cannot afford to lose any depth of the site with the limited underground parkade we can accommodate as well as the limited depth of above-ground built form remaining after deducting setbacks from such a shallow lot.
- We would be interested in possibly deducting the small 1.25m of extra lane width required from the parkland (in exchange for improving it). Or even more beneficial to all parties may be to include that portion of rear lane into the development since no other resident other than these 6 homes (the subject site) rely on this portion of lane (then the community park improvements can be more substantial).
- We will require a parking reduction from the Offstreet Parking Bylaw requirements. While rental parking reductions have proven to be well supported at less than 0.5 parking stalls per unit, the home ownership

strata units will need to be considered for parking reductions as well, given the long list of community benefits; namely the amount of affordability being offered.

- We propose the following parking reductions:
  - Studio and 1 bedroom units at a parking rate of 0.5 stalls per unit,
  - 2 bedroom units at 1.0 stalls per unit, and
  - 3 bedroom units at 1.3 stalls per unit.
  - While we will attempt to achieve more stalls per unit than this, not requiring a second level of underground parking is going to be a necessity to having a feasible project that can actually be constructed and achieve the aspirations of the project.
- The parking reductions will be offset by the following features (existing and constructed/designed):
  - Proximity to major Bus Route at McBride/8<sup>th</sup> Avenue.
  - Walking distance to many shopping amenities; Safeway, multiple eateries, pharmacy, medical offices, Physiotherapy and RMT, Veterinary Hospitals, nail and salon care, etc.
  - Walking distance to Justice Institute, Canada Games Pool, Centennial Community Centre, FW Howay Elementary School, Terry Hughes Park, etc.
  - Close proximity to; Skytrain, SFU, Douglas College, Royal Columbian Hospital, recreational facilities, and many of New Westminister/Burnaby businesses, etc.
  - Electric Vehicle (E/V) charging stations at all Underground parking stalls.
  - The opportunity for ground floor commercial and/or daycare along Sangster Place to offer residents services in need in the community.
  - Work alongside EVO for a parking Hub location at or near the site for residents to take advantage of local EVO availability.
  - Provide in excess of the amount of Bicycle Parking required in the Offstreet Parking Bylaw.
  - Possibly provide the strata/rental component with up to 2 Electric or Hybrid cars to own and operate as a private car share model within the building(s) (the possibility of this to be discussed based on density achieved and parking relaxations provided).
- The possibility of re-envisioning Sangster Place along the front of the site to create a pedestrian only thoroughfare for the benefit of the entire community. This pedestrian thoroughfare could be activated with a combination of local shops and offices at the ground level with stairs leading up to ground oriented family units above. See image below as example/rendering.







## PROJECT CONSIDERATIONS FOR REVIEW

- Align with the City’s Affordable housing strategies.
- Align with the City’s Inclusionary housing policy.
- Align with the City’s Family Friendly Housing policy.
- Provide Affordable rental and homeownership.
- Help promote the Hey Neighbour! Collective initiative through socially responsible and engaging spaces in multi-unit buildings.
- To help meet the City’s affordable rental housing needs by securing built below market and non-market rental units in new multi-unit strata residential and mixed use residential developments seeking additional density.
- 2 identical building structures that have family-oriented units on the ground floors with yard access for families.
- Maintain social equality through different resident mix (complete equality of finishes/quality, amenities, parking, etc. between rental and strata ownership residential units).
- Project to have ample bike parking and provide a unit matrix that supports affordability through unit types for under-served demographics such as Family-oriented and Affordable as a community benefit

### Compact Units – Rental & Ownership

This model will contribute to the need for affordability in rent and ownership within New Westminster.





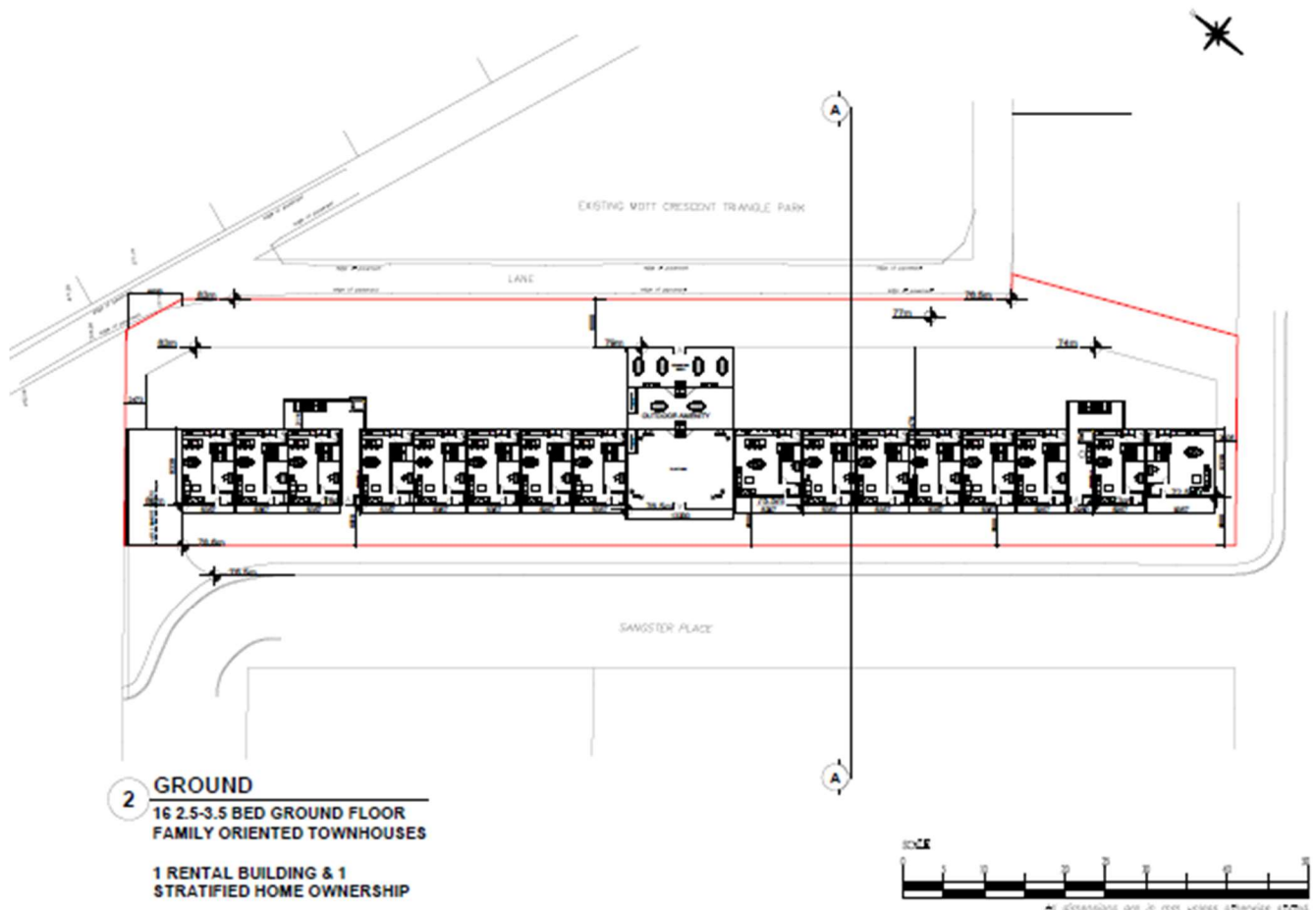
## SCHEMATIC PLANS

(NOTE THAT DRAWINGS SHOWN ARE PRELIMINARY AND FOR DISCUSSION PURPOSES ONLY – DETAILED DRAWINGS TO BE DEVELOPED THROUGH DP PROCESS)

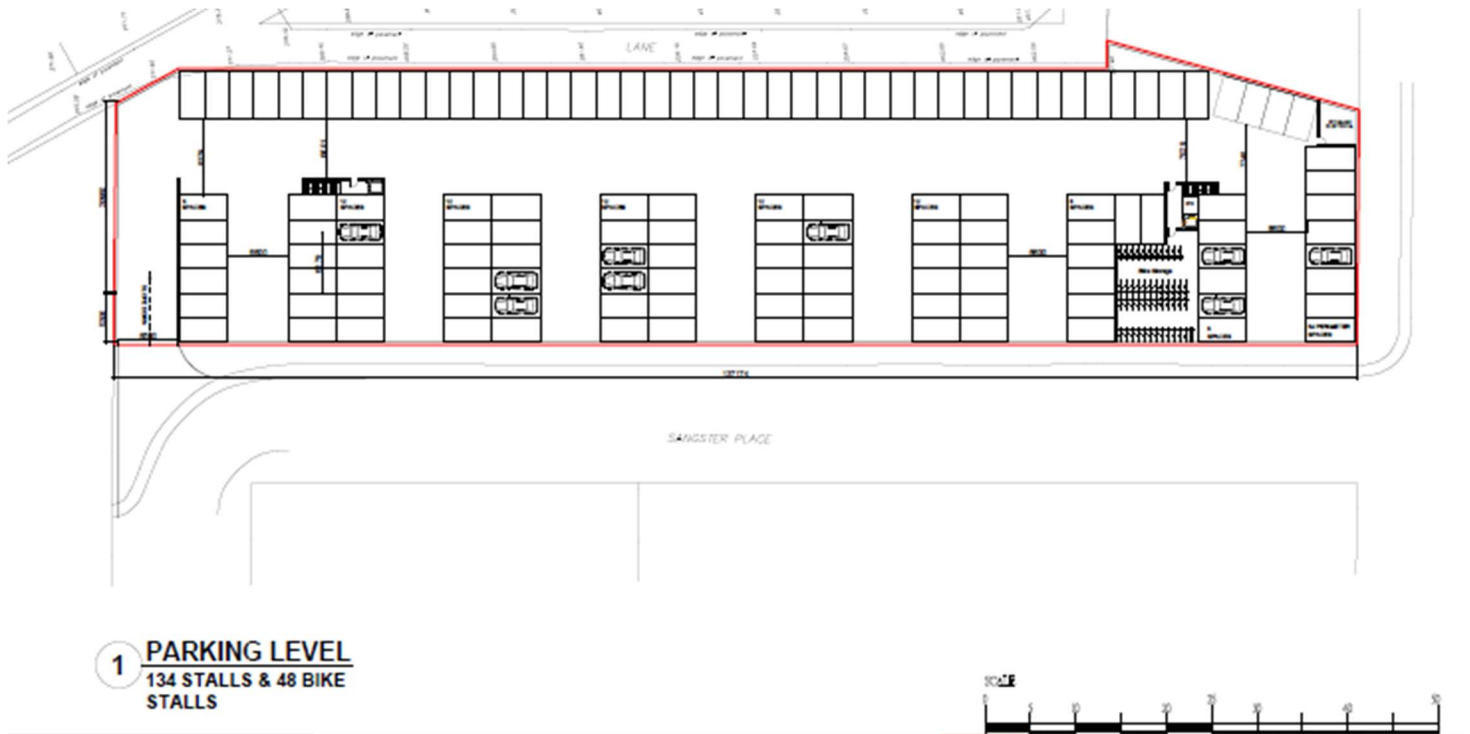
## CONTEXT PLAN



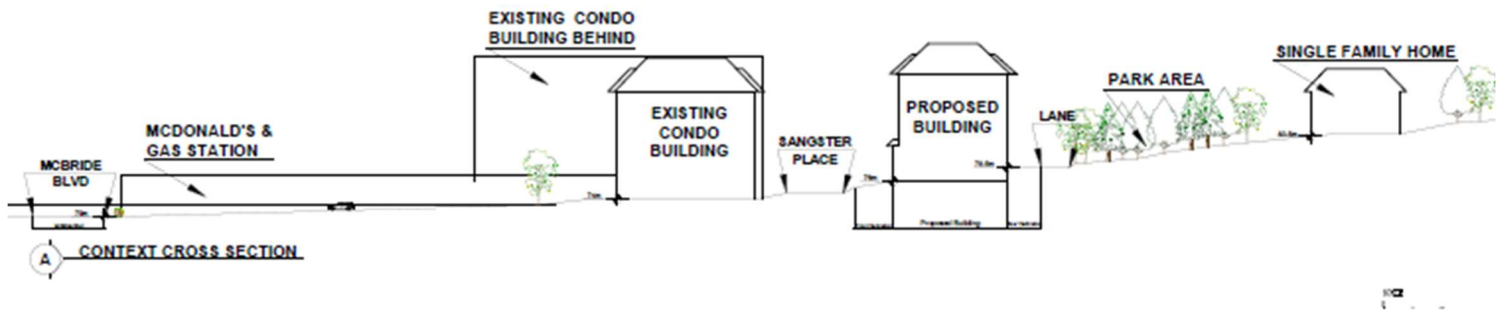
## SITE PLAN



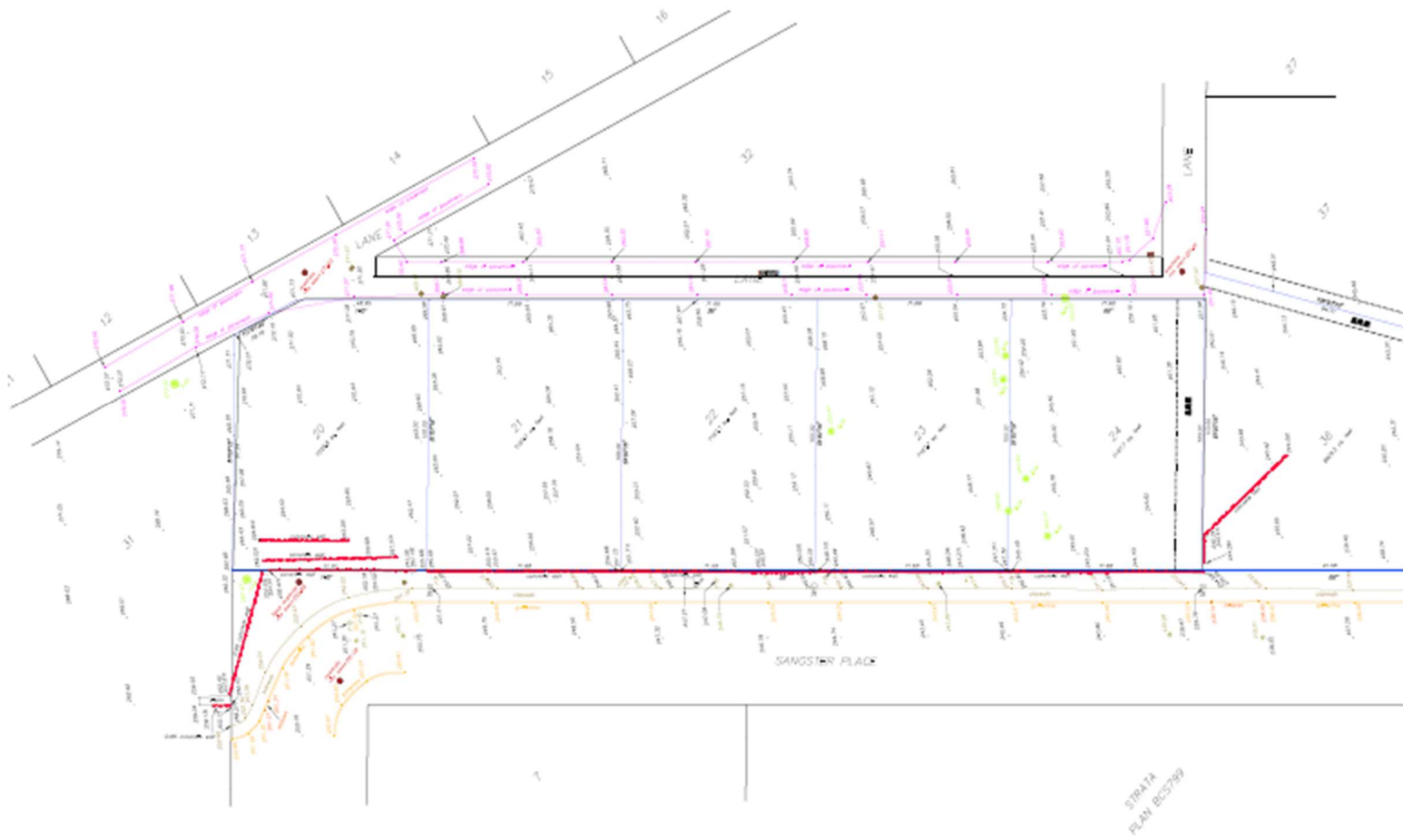
## PARKING PLAN



## CONTEXT SECTION



## SITE SURVEY



## PROJECT LANDUSE PROPOSAL BENEFITS

### ADAPTABLE & FAMILY FRIENDLY UNITS – RENTAL & OWNERSHIP

The project has a focus of aligning with policy planning goals that will aim to ensure the community created is one that supports the City of New Westminster's Goals.



Ownership and rental affordability (based on BC Housing's definition of affordability). Provide in excess of 20% below market affordability (doubling the requirement from BC Housing)



Align with and continue supporting the award-winning City of New Westminster's Family Friendly Housing policy



Allow a community approach for all residents with shared spaces for all residents regardless if owner or renter



Creating community spaces by working with the adjacent parklands to improve them for local residents beyond those living in these homes.



Community living as the residents will have walkability to the New Westminster Aquatics and Community centre, medical offices, grocery, and various other amenities across the street.



Residents will benefit from EV stations, Evo, Bike parking/ storage



Minutes away from Justice Institute of BC, local high schools, elementary schools, and daycares



Not on an arterial road which will allow for a neighbourhood feel



Promote the Hey Neighbour! concept





PAR Application Proposal  
Sangster Place, New Westminster

[navi@azureproperties.group](mailto:navi@azureproperties.group)

[gagan@azureproperties.group](mailto:gagan@azureproperties.group)

[bill@thelaidlgroup.com](mailto:bill@thelaidlgroup.com)



Appendix C:  
*Letters of Support*

Personal Information removed

Personal Information removed  
Sangster Place  
New Westminster, B.C., V3L 4L7

December 4, 2021

Mayor and Council  
City of New Westminster  
511 Royal Avenue  
New Westminster, B.C., V3L 1H9

RE: Support for Azure Group Proposal - Sangster Place Development

Dear Mayor and Council,

Please accept this letter as support for the Azure Group proposal to develop the six houses on Sangster Place into two six-story condominium buildings, with one of the buildings designated as rental, allocating 25% of the units to affordable housing. Housing is badly needed in the city, and this proposal is timely.

We have lived on Sangster Place for over 35 years and witnessed the transition from the CKNW headquarters to the current fast-food restaurant and gas station. We supported the 3 ½ story apartment building constructed directly across the street from us, and we will support the proposed high rise in the adjacent strip-mall.

With grocery stores across the street at McBride Plaza, and elementary and secondary schools within walking distance, the Azure proposal is a perfect location for families that have one or no vehicle. Having two parks on the east and north of the Sangster homes, the nearby residents on Mott Crescent will have an effective buffer zone. As a case-in-point, immediately after the Brockton apartments were constructed at 808 Sangster Place, we noticed much less traffic noise from McBride Boulevard, and one year after completion, we discovered considerably less dirt on our house that used to accumulate from heavy truck exhaust.

Again, the Azure Group proposal has our support, and we encourage Council to amend the OCP to accommodate it.

Personal Information removed

**From:** [Gillian Day](#)  
**To:** [Jonathan Cote](#); [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Athena von Hausen](#); [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](#)  
**Subject:** FW: [EXTERNAL] Support for Azure Group Proposal - Sangster Place Development  
**Date:** Monday, December 6, 2021 9:40:03 AM  
**Attachments:** [image001.png](#)

---

Forwarded for information.

**Gillian Day** (she/her) | Agenda Secretary  
T 604.527.4612 | E [gday@newwestcity.ca](mailto:gday@newwestcity.ca)  
City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

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**From:** External-Clerks  
**Sent:** Monday, December 6, 2021 9:39 AM  
**To:** Personal Information removed  
**Subject:** RE: [EXTERNAL] Support for Azure Group Proposal - Sangster Place Development

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 Director of Development Services.

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, house number and phone number will be redacted.

Yours truly,

**Gillian Day** (she/her) | Agenda Secretary  
T 604.527.4612 | E [gday@newwestcity.ca](mailto:gday@newwestcity.ca)  
City of New Westminster | Legislative Services  
511 Royal Avenue, New Westminster, BC V3L 1H9  
[www.newwestcity.ca](http://www.newwestcity.ca)

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**From:** Personal Information removed  
**Sent:** Sunday, December 5, 2021 10:28 AM  
**To:** External-Clerks <[Clerks@newwestcity.ca](mailto:Clerks@newwestcity.ca)>  
**Subject:** [EXTERNAL] Support for Azure Group Proposal - Sangster Place Development

**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.

Personal Information removed

Personal Information removed Sangster Place  
New Westminster, B.C., V3L 4L7

December 5, 2021  
Mayor and Council

City of New Westminster

511 Royal Avenue

New Westminster, B.C., V3L 1H9

RE: Support for Azure Group Proposal - Sangster Place Development

Dear Mayor and Council,

Please accept this letter as support for the Azure Group proposal to develop the six houses on Sangster Place into two six-story condominium buildings, with one of the buildings designated as rental, allocating 25% of the units to affordable housing. Housing is badly needed in the city, and this proposal is timely.

We have lived on Sangster Place for over 41 years and witnessed the transition from the CKNW headquarters to the current fast-food restaurant and gas station. We supported the 3 ½ story apartment building constructed directly across the street from us, and we will support the proposed high rise in the adjacent strip-mall.

With grocery stores across the street at McBride Plaza, and elementary and secondary schools within walking distance, the Azure proposal is a perfect location for families that have one or no vehicle. Having two parks on the east and north of the Sangster homes, the nearby residents on Mott Crescent will have an effective buffer zone. As a case-in-point, immediately after the Brockton apartments were constructed at 808 Sangster Place, we noticed much less traffic noise from McBride Boulevard, and one year after completion, we discovered considerably less dust on our house that used to accumulate from heavy truck exhaust.

Again, the Azure Group proposal has our support, and we encourage Council to amend the OCP to accommodate it.

Sincerely,

**Personal Information removed**

Personal Information removed Sangster Place

New Westminster, BC

V3L 4L7

December 5, 2021

Mayor and Council

City of New Westminster, BC

V3L 1H9

**RE: Sangster Place Development**

Dear Mayor and Council,

We are writing this letter in support of the Azure Group proposal for two six-story condominium buildings on Sangster Place.

We purchased Personal Information removed Sangster Place 17 years ago and moved in on our daughters first birthday. We and our children have made many wonderful friends and memories in this home. The main thing that we have come to love about New West is the sense of community. I believe the reason this city has such a wonderful sense of community is that it is built on the foundation of families. Many generations of families have lived and worked here for many years. Many of our friends bought and renovated long time family homes. They continue to live, work, support each other and the community with their strong sense of heritage and history. We would love to see housing that could accommodate these families being able to stay together in the city that they love.

The amazing walkability of grocery stores, coffee shops, the brand-new recreation facility and the ease of public transit could not be more perfect. Both of our children have enjoyed walking to all levels of school, having this ability is almost unheard of in other communities.

With the development already underway in this neighbourhood with the Brockton apartment building, the possible development of the strip mall behind the McDonalds on McBride, the townhouses being built on 8<sup>th</sup> above and below Cumberland, we feel that this development fits with the vision of the city and need for more housing. We have supported these developments and would continue to support future developments that are only going to enhance the future of our city.

Again, the Azure Group proposal has our support, and we encourage the Council to amend the OCP to accommodate it.

Sincerely,

Personal Information removed

Personal Information removed  
Personal Information removed<sup>8th</sup> Ave.  
New Westminster, BC V3L 4J4

---

December 5, 2021

Mayor Jonathan Cote and Council  
City of New Westminster  
511 Royal Avenue  
New Westminster, B.C., V3L 1H9

**RE: Letter of Support for Azure Group Proposal - Sangster Place Development**

Dear Mayor Jonathan Cote and Council,

We are writing to express full support for the Azure Group proposal along Sangster Place. We have reviewed the proposal and like the idea that 25% of the units are allocated to affordable housing. New Westminster can benefit from a variety of housing options and this development addresses those needs, including preserving the environment and green space.

We have been residents of New Westminster since 2010, and envision ourselves living in this City permanently. This proposed development is in a prime location where everything is accessible for people of all ages. Elementary, secondary, and post-secondary institutions such as Justice Institute of BC and Douglas College, where we both worked for many years until our retirement, are either walking distance or accessible by bus. Groceries and the Recreation Centre are also easily walkable.

Please seriously consider this project proposal as it would have a positive social and economic impact in the City of New Westminster.

Sincerely,

Personal Information removed

Personal Information removed  
Personal Information removed Sangster Place  
New Westminster, B.C., V3L 4L7

December 5, 2021

Mayor and Council  
City of New Westminster  
511 Royal Avenue  
New Westminster, B.C., V3L 1H9

RE: Sangster Place Development

Dear Mayor and Council,

We are writing this letter in support of the Azure Group proposal for two six-story condominium buildings in Sangster Place.

We bought <sup>Personal Information</sup> Sangster Place five years ago and have completely renovated the house and property in that time. We made that investment as we have really enjoyed living in this neighborhood with all the conveniences the location provides.

Our home was moved to this site in 1966. The house is classified as historic however there was no original character remaining in it, either inside or out, when we purchased it in 2016. We got quotes to renovate the house back to its original state, but the cost would have been prohibitive, and we thought it was inevitable the street would eventually be rezoned as it is in the perfect spot for intensification. Apart from 5 houses most of Sangster Place is already apartment buildings. We expect future redevelopment of the strip mall across the road from us into a high rise and we would support that.

We have looked closely at the Azure Groups proposal and believe it would give many others the opportunity to enjoy this fabulous location and enhance it especially if the street was made into a pedestrian mall which would add real character to the existing convenience.

With so many parks, facilities, schools, and accessible transport options within walking distance this is an ideal spot for low-income people and families to enjoy a good life at an affordable cost and because of the city's support of Evo shared electric vehicles and Azure's plan for electric bikes there is no need for every resident to have a vehicle.

The strip of houses on the North side of Sangster are surrounded by parks and are far enough away from our closest neighbors on Mott Cres to not have a significant impact. The proposed buildings will match the height of the existing Brookton apartments across the road on Sangster and be dwarfed but future high rises on McBride.

I would be surprised if the Council receives many objections to the redevelopment, but I would expect a lot of support from anyone who has looked at the proposal and anyone that stood a chance of living here.

The Azure Group have a great development track record and I think they would be the ideal people for the city to work with to maximize the potential of this wonderful location. We give them full support to processed and wish them the best of luck.

Sincerely,

Personal Information removed



# Sangster Greenway

Azure x Laidler  
May 2022





# Sangster St Project



# Sangster St Project



Ownership and rental affordability (based on BC Housing's definition of affordability). Provide in excess of 20% below market affordability (doubling the requirement from BC Housing)



Align with and continue supporting the award-winning City of New Westminster's Family Friendly Housing policy



Allow a community approach for all residents with shared spaces for all residents regardless if owner or renter



Creating community spaces by working with the adjacent parklands to improve them for local residents beyond those living in these homes.



Community living as the residents will have walkability to the New Westminster Aquatics and Community centre, medical offices, grocery, and various other amenities across the street.



Residents will benefit from EV stations, Evo, Bike parking/ storage



Minutes away from Justice Institute of BC, local high schools, elementary schools, and daycares



Not on an arterial road which will allow for a neighbourhood feel



Promote the Hey Neighbour! concept

## 6 Home Assembly ( 1+ acre site)





## 6 Home Assembly ( 1+ acre site)

Sangster is an isolated street

Does not connect with the concrete midrise neighbour

The homes behind are at a higher elevation

Project fits with current/existing massing (OCP for property in front is high rise)

Project adjacent on 8<sup>th</sup> is developing as townhomes with no direct connection to this site

Closing Sangster will provide pedestrian greenway opportunity

Beneath the greenways we can expand the parkade structure

Promote the Hey Neighbour! Initiatives

Create affordability

Promote community/ Sustainability

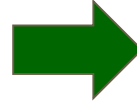




Massing Inspiration: Remain within the context of the current neighbourhood – Proposing midrise woodframe  
(Properties in front are High Rise Residential in the OCP)



VIEW TOWARDS JUSTICE INSTITUTE ACROSS 8<sup>TH</sup> STREET



Align with 7 Bold Step – Reclaim the Streets  
Close Sangster St. to create a Pedestrian Public amenity

# Affordability by Adaptable Units

Hey Neighbour!  
Promote Social Interaction  
Prevent Isolation

Shared Amenity Spaces

reference photo: <https://brick-inc.com/project/199-bassett/>





# Options

## Proposed Option

30% Family Friendly Units

50% Rental

Using **unflawed CMHC Rental Rates\*** of comparable unit types & building age  
(\* please ask us for more details)

Affordability in Rental using 2005+ construction CMHC rates – 10%  
(\* please ask us for more details)

Adaptable unit types allow for 'Built-In' Affordability with efficient design

Community spaces and congregation areas: Kitchens, patios, 'We Work' spaces, Indoor friendly areas, TV/ Games room

Enhanced active transportation spaces

Provide Greenway by closing Sangster

## If Proposed Option with adjustments is not accepted

30% Family Friendly Units

20% Rental

Using Inclusionary Policy criteria of Affordability (20% of units)

Can provide conventional unit mix and New Westminster's affordability criteria if project goes to 12+ storeys

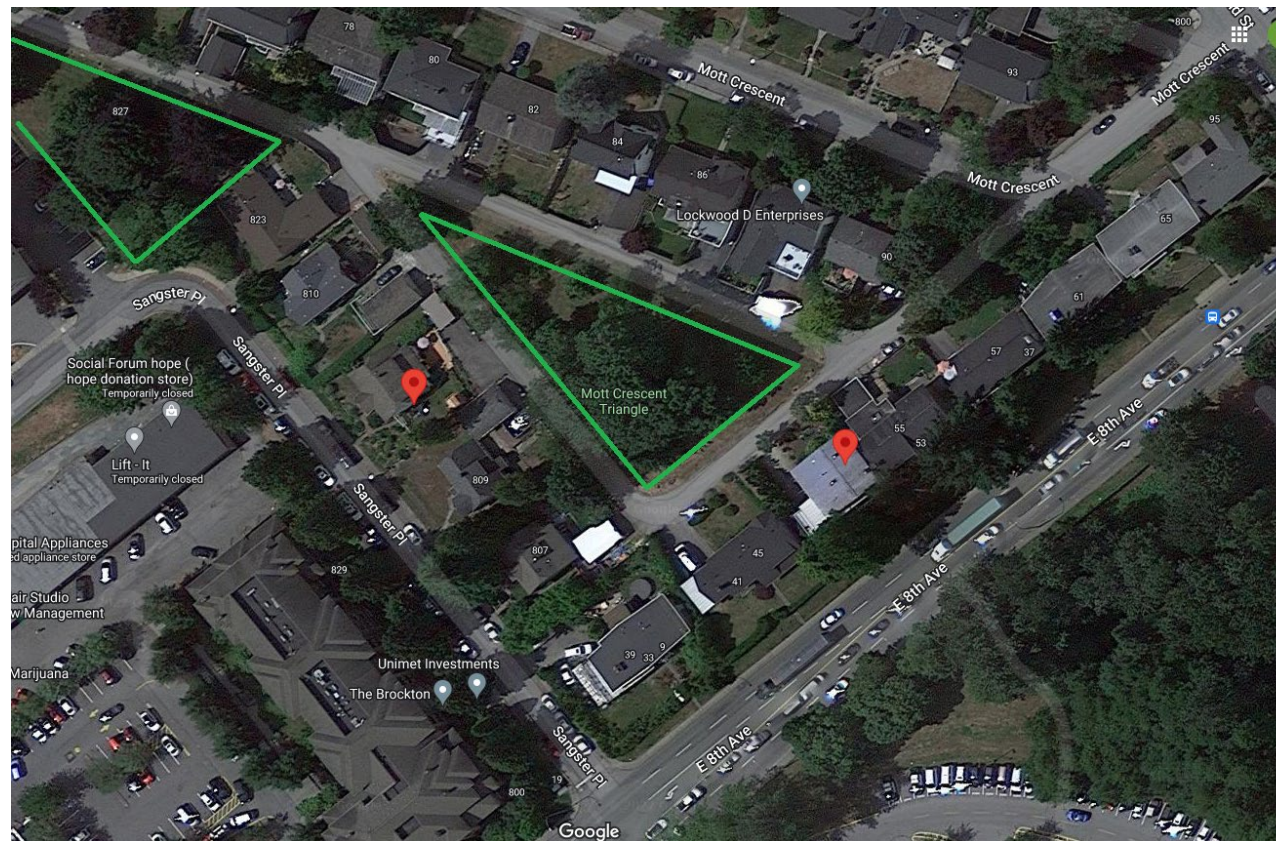
Greenway pedestrian space by closing Sangster

Community spaces and congregation areas: Kitchens, patios, 'We Work' spaces, Indoor friendly areas, TV/ Games room

Multiple levels of underground parking

Enhanced active transportation spaces

8 storey buildings nearby + possible tower with-in 1 block= 12+ storey will align in future neighbourhood context



# Enhanced Community Benefit Greenways / Park Upgrades : Upgrades to Mott Crescent Triangle





Sustainable Active Transportation  
30% Additional Bike Parking, Evo stalls, E-Scooters, EV  
stations

# Pillars of Success

50% Secured Rental

30% Family-Friendly Units

Provide 20%+ below market affordability

Sangster Greenway

Shared Amenity Spaces

Promote Social Interaction

RE-Imagine Pocket Parks

30% Additional Bicycle Stalls

Ground-Oriented Family Units



The background of the slide is a collage of images. The top half features a large, semi-transparent olive-green rectangle. Behind this rectangle, there is a photograph of a group of people in a meeting, with some individuals gesturing while talking. To the right of the green rectangle, there is a vertical strip showing a modern building with a grid of windows. The bottom of the slide shows a photograph of a modern building with a glass facade, reflecting the sky and surrounding environment.

# Thank you

Azure Properties Group x Laidler Group

# Appendix





Adaptable Unit Examples Page 59 of 69



**SOLD OUT**

Personalize Your Space | **Living & Bedroom**

**A New Living Concept.  
By Cressey. For You.**

Located at 1503 Kingsway  
Kingsway & Dumfries  
East Vancouver



Align with Affordable housing strategies

Align with Inclusionary Policy

Align with Family Friendly Policy

Promotes Hey Neighbour! Initiative

Provides affordability in ownership and rental

Promotes community

Promotes sustainability

Provides community benefits

Both buildings to be identical

Ample bike parking

Provide 20%+ below market affordability

Create community spaces for shared spaces for all residents (rental/ owners)

Deliver unit types that are designed for families

Promotes inclusion and communal spaces to prevent loneliness

Reduced rent and ownership cost

Provide shared community spaces throughout to promote socialization

Minutes from community centres, local businesses, grocery, schools

Improve adjacent parklands to improve for all local residents

Both buildings to be identical

Parking design that promotes accessibility and security for bikes

# Policy Alignment Discussion

Adaptable units ranging in size allows for affordability

Rental rates that align with 2005+ built comparisons

Using square footage base rather than unit count to satisfy the quantity of family friendly units

Reconfigure the large townhome units to conventional 2 and 3 bedroom units, we can likely gain 10-15 additional Family Friendly units

Create more efficient studios and 1 bedroom units than typical through creative design, to allow these units to be less expensive to build, sell and rent for the end user

# Adaptable units ranging in size allows for affordability

## Unit mix and size guidelines for below-market/non-market rental units

The unit mix reflects the requirements of the New Westminster Family-Friendly Housing Policy for rental units. Unit sizes are based on BC Housing Design Guidelines 2018. Below/ non-market rental units provided should be consistent with the unit sizes listed below. City to be flexible based on the population served.

Number of Bedrooms	Share of Units	Unit Size
Studios	75%	350 sq. ft.
1-Bedroom		525 sq. ft.
2-Bedroom	20%	725 sq. ft.
3-Bedroom	5%	925 sq. ft.

190.26

All bachelor units shall comply with the following:

- a) Each bachelor unit shall have a minimum floor area of 350 square feet (32.52 square metres) except that in an elderly citizens' home this floor area may be reduced to not less than 300 square feet (27.87 square metres) conditional upon satisfactory communal recreational space being provided within a building, or portion of a building, on the same site having a floor area of not less than 50 square feet (4.65 square metres) for each bachelor unit;
- b) There shall be not less than one complete bathroom contained within each bachelor unit;
- c) There shall not be more than one kitchen contained within each bachelor unit;

Adaptable units ranging in size allows for affordability



# Rental rates that align with 2005+ built comparisons

	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +					
Year of Construction	Oct-20	Oct-21		Oct-20	Oct-21		Oct-20	Oct-21		Oct-20	Oct-21		Oct-20	Oct-21	
New Westminster															
Pre 1960	881	b	906	b	988	b	1,046	a	1,127	c	1,242	c	**		**
1960 - 1974	999	a	1,042	a	1,181	a	1,193	a	1,447	a	1,467	a	1,736	a	1,917
1975 - 1989	1,052	a	1,027	d	1,339	a	1,289	a	1,667	b	1,586	b	**		**
1990 – 2004	**		**		983	d	**		**		**		**		**
2005+	**		**		1,722	b	1,769	a	2,165	a	2,234	a	2,551	a	**
Total	1,122	b	1,187	b	1,230	a	1,275	a	1,569	a	1,624	a	1,954	a	2,057
10% below total all years construction	\$1,018.80		\$1,068.30		\$1,107.00		\$1,147.50		\$1,412.10		\$1,461.60		\$1,758.60		\$1,851.30
10% below 2005+ construction	\$1,405.05	\$-	\$1,436.50	\$-	\$1,549.80		\$1,592.10		\$1,948.50		\$2,010.60		\$2,295.90		\$3,195.15

	Studio			2020-2022 sales		1 bedroom			2020-2022 sales	
	New West Table	Azure	Proposed	2005+ built cond		New West Table	Azure	Proposed	2005+ built con	
Rental Amount/Mortgage (PMT)	945	1405.05		\$1,721		1058	1549.8		\$1,988	
I = 3.5% per year	0.29%	0.29%		0.29%		0.29%	0.29%		0.29%	
N = amortized 25yrs	300	300		300		300	300		300	
FV	0	0		0		0	0		0	
Value of Units (New West)	\$ 188,765	\$ 280,660		\$ 343,778		\$ 211,336	\$ 309,574		\$ 397,121	
20% downpayment	\$ 47,191	\$ 70,165		\$ 85,944		\$ 52,834	\$ 77,393		\$ 99,280	
Value of Units based on PMT	\$ 235,956	\$ 350,825		\$ 429,722		\$ 264,171	\$ 386,967		\$ 496,401	
Value Lost-New West Rent Calc.		\$ 114,869		\$ 193,766			\$ 122,797		\$ 232,231	

Rental rates that align with 2005+ built comparisons

Rental Amount/Mortgage (PMT)  
 I = 3.5% per year  
 N = amortized 25yrs  
 FV  
 Value of Units (New West)  
 20% downpayment  
 Value of Units based on PMT  
 Value Lost-New West Rent Calc

2 bedroom			2020-2022 sales	3 bedroom			2020-2022 sales
New West Table Azure Proposed			2005+ built con	New West Table Azure Proposed			2005+ built condo
1350	1948.5		\$2,624	1665	2295.9		\$3,509
0.29%	0.29%		0.29%	0.29%	0.29%		0.29%
300	300		300	300	300		300
0	0		0	0	0		0
\$ 269,664	\$ 389,215		\$ 524,147	\$ 332,585	\$ 458,608		\$ 700,936
\$ 67,416	\$ 97,304		\$ 131,037	\$ 83,146	\$ 114,652		\$ 175,234
\$ 337,080	\$ 486,518		\$ 655,183	\$ 415,732	\$ 573,260		\$ 876,170
	\$ 149,439		\$ 318,104		\$ 157,529		\$ 460,439

Rental rates that align with 2005+ built comparisons

# Reconfigure the large townhome units to conventional 2 and 3 bedroom units

Even with these incentives, rental housing development is still often a difficult prospect from a viability standpoint. Economic analysis demonstrated that adjusting the existing 25 percent family-unit requirement to 35 percent with the inclusion of a minimum 10 percent three-bedroom requirement would be a

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<sup>3</sup> CMHC, Private Apartment Rental Survey, 2013.

significant shift from current market practice that could render some projects unviable. Staff are sensitive to the need to ensure that City requirements do not discourage projects delivering on critical rental housing. Rental projects are