

Attachment 3 Drawing Package and Applicant's Design Rationale



March 25, 2022

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

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

Dear Mayor and Council,

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

Submission Materials

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

Project Introduction

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

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

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

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

Text Amendment

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

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

Additional Approvals Information

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

Project Description & Attributes

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

City of New Westminster Policy Alignment

Uptown Official Community Plan

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

Secured Market Rental Policy

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

Affordable Housing Strategy

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

Family Friendly Housing

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

Uptown Streetscape Vision – project streetscape aligns with vision document:

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

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

Best Regards,

618 6th Street Holdings Ltd.

John Reil

John Reid Senior Development Manager

CIVIC ADDRESS:	616-640 6TH STREET, NEW WESTMINSTER
TOTAL SITE AREA:	34,800.90 SF (3233.11 SM)

ZONING:

ZONING:	CD-80		
BUILDING HEIGHT			
TOP OF ROOF PAVE	RS 286.83'(87.	42 M)	
TOP OF MECH ROO	F 317.17'(96.	67 M)	(29 STOREYS)
BUILDING HEIGHT I	DATUM= 315.44' (96.15 M)		
SETBACKS: PODIUN	1		SETBACKS: TOWER
NORTH (7TH AVE)	14 FT (4.27	M)	NORTH (7TH AVE)
EAST (6TH ST)	9.33 FT (2.8	4 M)	EAST (6TH ST)
SOUTH (PRINCESS S	5T) 11 FT (3.35	M)	SOUTH (PRINCESS ST)
WEST	29.4 FT (8.9	6 M)/25.9(7.89)	WEST

34.0 FT (10.36 M) 19.25 FT (5.87 M) 124.14 FT (37.84 M) 29.4 FT (8.97 M)

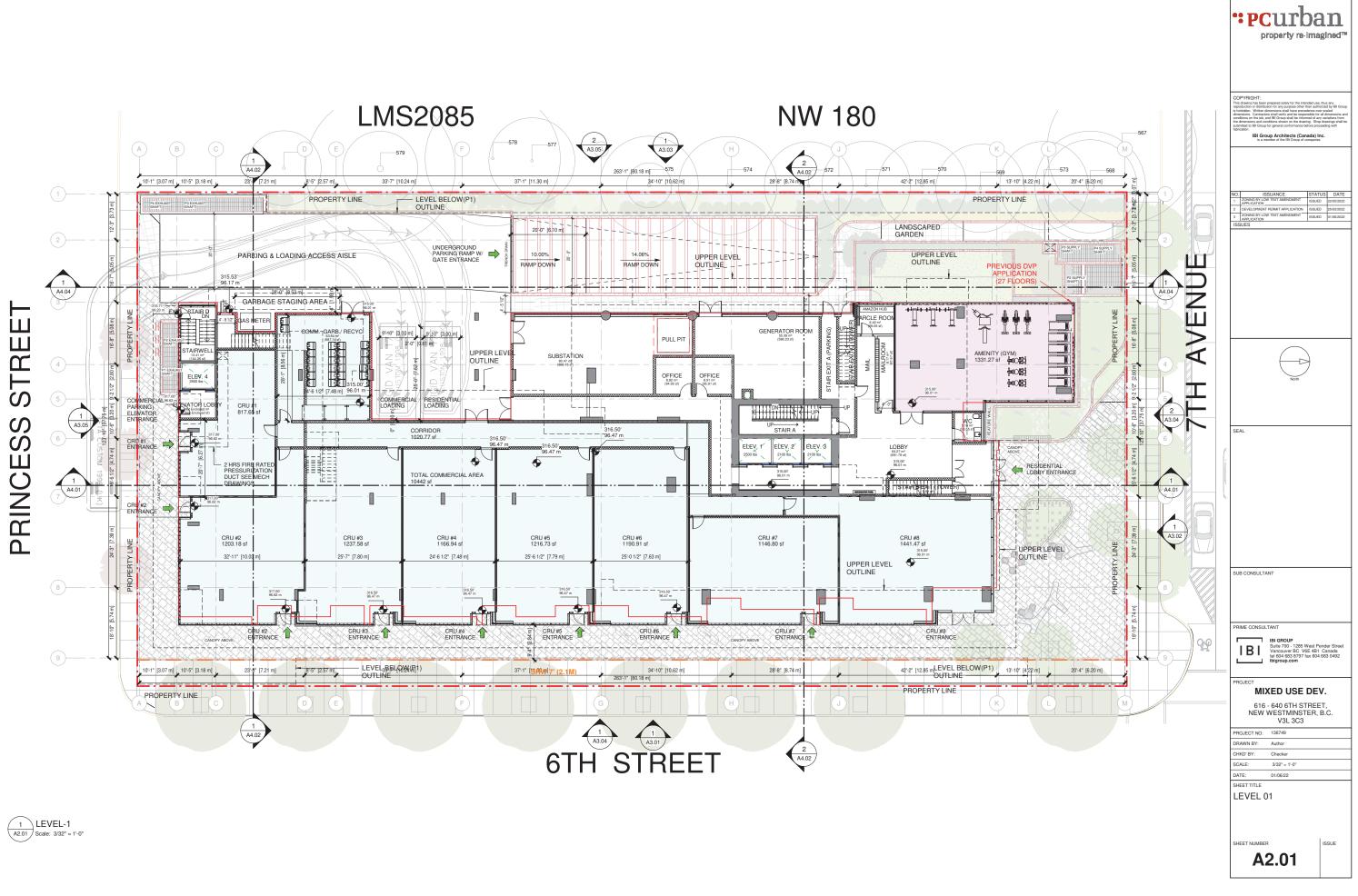
Floor	Studio	1 Bed	2 Bed	3 Bed	Units	Gross	Area	Unit	Area	Amenity MECH./Services Exclusion Exclusion			Commo	n Area	Floor Are	ea Net	
						ft ²	m²	ft2	m²	ft2	m²	ft ²	m²	ft²	m²	ft ²	m
Roof	0	0	0	0	0	822	76	0	0	0	0	822	76	0	0	0	0
29	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	101	8,018	74
28	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	74
27	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
26	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
25	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
24	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
23	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
22	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
21	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
20	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
19	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
18	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
17	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
16	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
15	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
14	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
13	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
12	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
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8	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
7	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
6	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	75
5	2	5	2	1	10	8,571	796	6,168	573	1,275	118	55	5	1,092	101	7,241	67
4	2	11	6	1	20	14,950	1,389	12,864	1,195	0	0	84	8	2,061	191	14,866	1,3
3	3	12	6	1	22	15,781	1,466	13,674	1,270	0	0	84	8	2,084	194	15,697	1,4
2	3	12	6	1	22	15,781	1,466	13,674	1,270	0	0	84	8	2,084	194	15,697	1,4
MEZZ-RES	0	0	0	0	0	1,163	108	0	0	0	0	0	0	0	0	1,163	10
01 -Res.	0	0	0	0	0	17,547	1,630	0	0	1,416	132	2,394	222	0	0	2,495	2
01-Com.	0	0	0	0	0			11,242	1,044	0	0	0	0	0	0	11,242	1,0
AL OUTDOOR PL					220	268,367	24,932	224 565	20.052			4,843	450	22 520	2.115	260.022	
Total	58 17%	160 47%	92 27%	28 8%	338 100%	208,367	24,932	224,566	20,863			4,043	450	33,529	3,115	260,833	24,
	1/70	4/70	2170	870	100%			-									-
	Adaptable	dwelling u	nits exclu	sion(40%)											-	3,975	36
St	tudio + 1 Bed u		18	19.90 SF											-	358	3
	2+3 bed uni		120	30.14 SF											-	3,617	33
al Floor Area Net		and and														256,858	_
Area	34,801 SF																

Commerci	g Requirement -	new westing					6
							Cars
	al (per 140.10)						
	ace for every 53						21
	ace for every 3		3 SQ.M)				32
	et units (Secure						
	quirements (per	140.9)					
l space pe							338
listor Pari							
	per unit for visit						34
fotal park	ing stalls require	ed					393
fotal park	ing stalls after s	hared comme	rcial and visit	or parking r	eduction (39)	3-21=372)	372
Non-Mark	et units-Accessi	ble parking (p	er 145.4,Mult	iple Dwellin	gs)		
spaces for	or the first 100 p	arking	10 C	- 0.0	~		4
space for	r every 30 parkin	ig spaces after	100 regular s	paces are p	rovided		9
/an-Acces	sible off-street	parking(per 14	15.5)				
l van acce	ssible space for	every 3 access	sible Off-stree	t =4			
fotal acces	ssible off-street	parking stalls(i	ncluding 4 va	n)			13
Commerci	al-Accessible pa	rking (per 145	4,Other Use	5)			
space for	r every 25 parkir	ig spaces prov	ided				1
fotal Acce	ssible parking s	talls required					14
oading Sp	ace required (pe	er 160.3)					
Multiple d	welling: 1 Loadir	ng Space per B	uilding with n	nore that 30	dwelling unit	ts	1
Retail Uses	s: no space need	for first 300 s	g.mt, one spa	ce for the n	ext 1500 sq.m	nt	1
fotal Load	ling space requir	red					2
Total Load	ing space provid	ed					2
Total requi	ired parking stal	ls					372
27% TDM	reduction						-101
fotal requ	ired						271
Parking Pr	ovided						
Total Resid	dential provided						
Cars	P1	P2	P3	P4	Total	%	

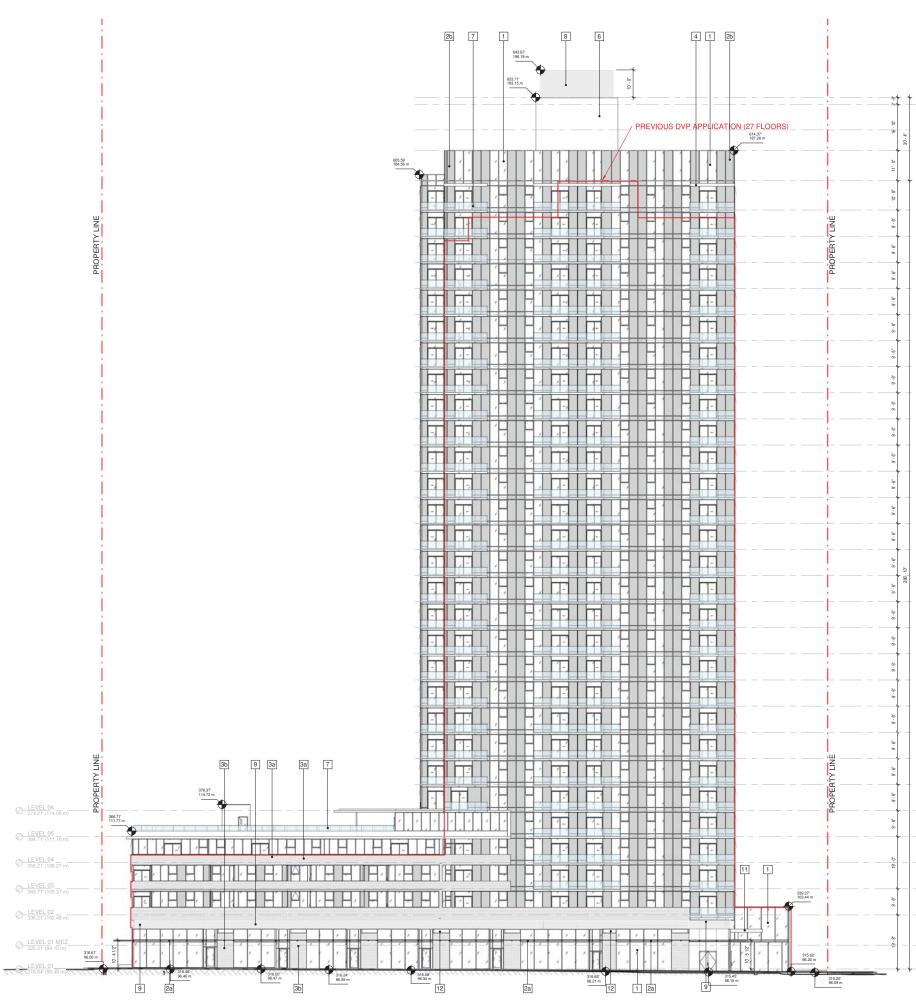
Commercial	LONG TERM	SHORT TERM					
Commercial (Per 150.5)	8						
Long Term						í	
1 space for each 5382 S	F of net flo	oor area				2	
Short Term							
6 spaces for any buildin	g with 107	64 SF of net floa	or area				6
Total required						2	6
Non Market Units{Per 1	50.3)						
Long Term	1.5						
1.5 space for every dwe	lling unit					507	
Short Term							
100 or more units minir	num 12 sp	aces					12
Total required	57.					507	12
Total required of all use	5					509	18
Sub-Total required of a	ll uses						527
Bike Spaces Provided						ti -	
Long Term Bikes	L1	P1	P2	P3	P4	Total	%
Horizontal Bike	0	0	73	62	71	206	36
Vertical Bike	0	0	69	63	58	190	33
Stacked Bike	0	4	66	50	34	154	27
OVERSIZED	0	26	0	0	0	26	5
Total Long Term Bike	0	30	208	175	163	576	100
Short Term Bikes	18	0	0	0	0	18	
Total Bikes	16-			ň.		594	
Note:							
NOTE: HORIZENTAL BIKE= HOI							

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

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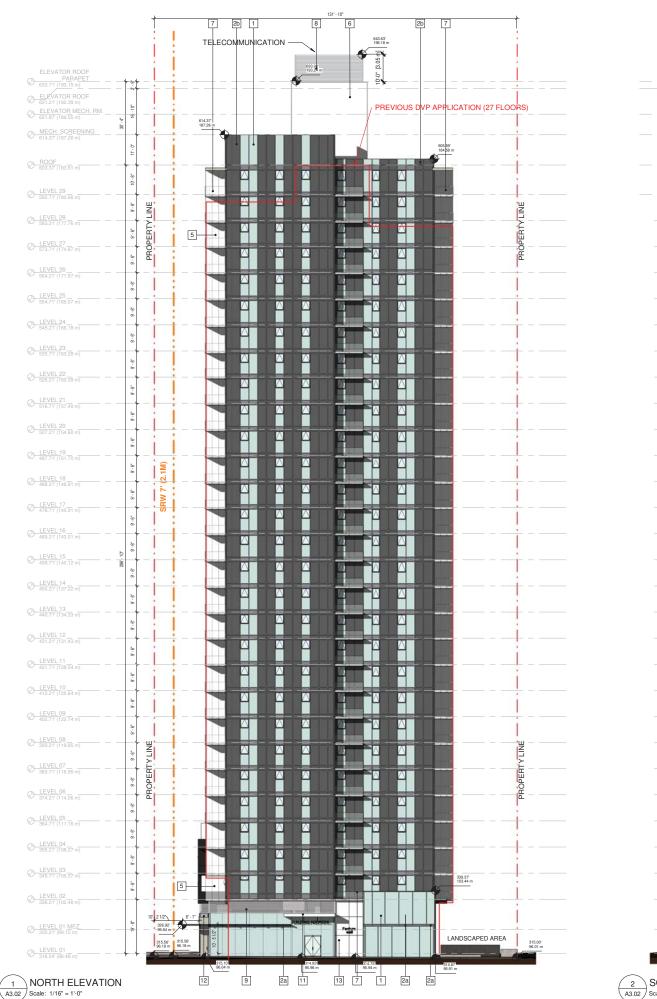






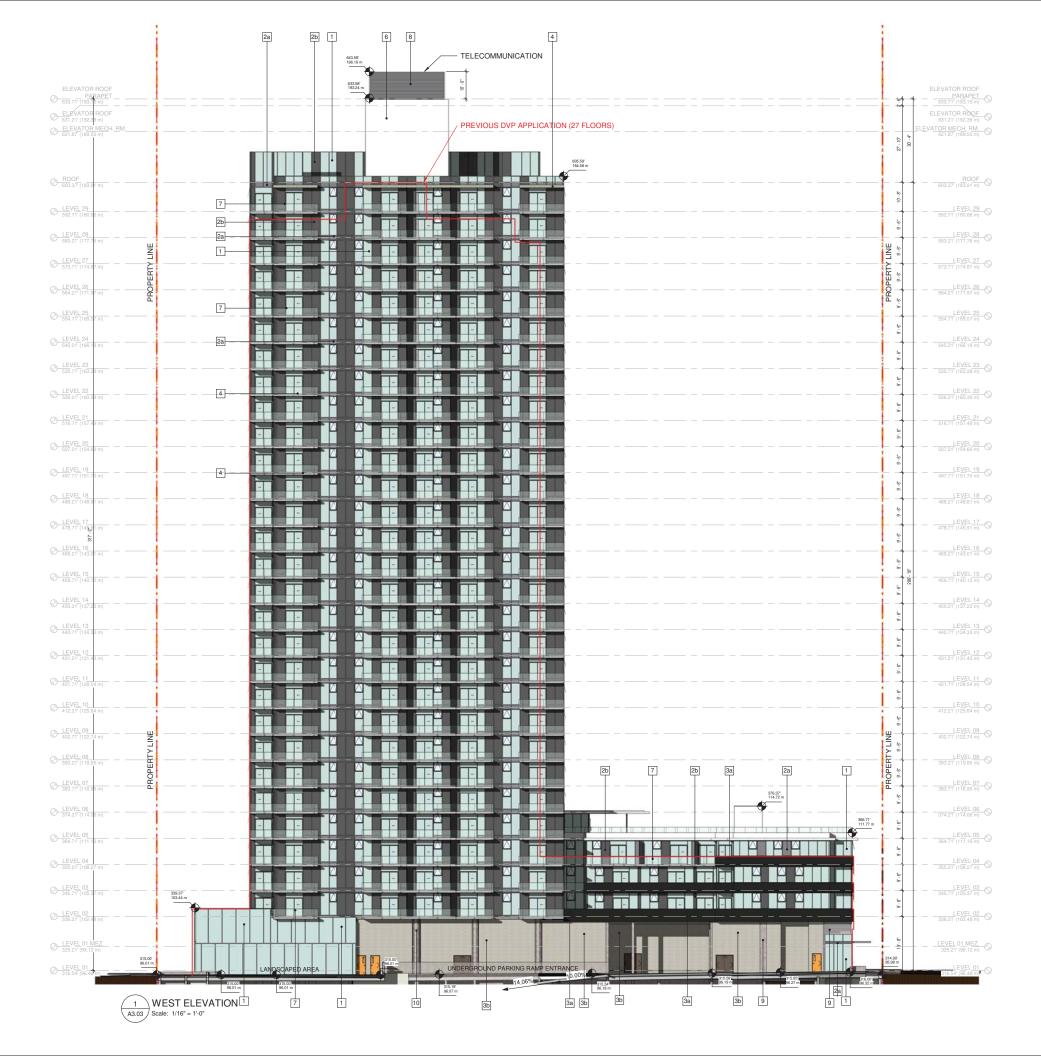
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 	ELEVATOR ROOF
E	631.21' (192.39 m)
	MECH. SCREENING 614.37 (187.26 m)
	LEVEL 29 592.71" (180.66 m)
 	<u>LEVEL 28</u> 583.21 [°] (177.76 m)
 	LEVEL 27 573.71' (174.87 m)
_	LEVEL 26 564.21 [°] (171.97 m)
	LEVEL 25 554.71' (169.07 m)
	LEVEL 24 545.21" (166.18 m)
 _	LEVEL 23 535.71' (163.28 m)
 _	LEVEL 22 526.21' (160.39 m)
_	LEVEL 21 516.71 [°] (157.49 m)
	<u>LEVEL 20</u>
_	LEVEL 19 497.71' (151.70 m)
 _	LEVEL 18 488.21' (148.81 m)
_	LEVEL 17 478.71' (145.91 m)
	LEVEL 16 469.21' (143.01 m)
	LEVEL 15
 _	LEVEL 14 450.21' (137.22 m)
	LEVEL 13 440.71' (134.33 m)
	440.71' (134.33 m)
	431.21" (131.43 m)
	LEVEL 10 412.21 (125.64 m)
_	LEVEL 09 402.71' (122.74 m)
 _	<u>LEVEL 08</u> 393.21' (119.85 m)
_	LEVEL 07 383.71' (116.95 m)
	LEVEL 06 374.21' (114.06 m)
_	LEVEL 05 364.71' (111.16 m)
 _	LEVEL 04 355.21' (108.27 m)
 _	LEVEL 03 345.71' (105.37 m)
	LEVEL 02 336.21' (102.48 m)
 	LEVEL 01 MEZ. 325.21' (99.12 m)





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	- 6 * * -	ELEVATOR ROOF PARAPET
		ELEVATOR ROOF 631.21' (193.15 m)
614.37' 187.26 m		ELEVATOR MECH. RM. 621.87' (189.55 m)
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	14- 14-	614.37 (187.28 m reproduction or detailor to the proceeding with or the interest of any reproduction or detailor for any purpose of the mainterest of the technologies of the state of the mainterest of the reproduction or detailor and the mainterest of the reproduction or detailor and the mainterest of the reproduction or detailor and the detail reproduction or detail reproduction or detailor and the detail reproduction or detailor reproduction or detailor and the detailor and the reproduction or detailor and the detailor and the detailor and the detailor and the detailor and the detailor and tableadation.
	108*	IBI Group Architects (Canada) Inc. is a member of the IBI Group of companies
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	PROPERTY LIN	<u>LEVEL 28</u> 583.21 [°] (177.76 m)
		LEVEL 27 NO. ISSUANCE STATUS DA 573.71° 120000 200000 BVLOW TEXT AMENDMENT Issued 220020
	بة <u>م</u> م	2 DEVELOPMENT PERMIT APPLICATION ISSUED 250320 LEVEL 26 J ZONING BY LOW TEXT AMENDMENT ISSUED 010820 564.21' (171.97 m) ISSUES
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	цо в	LEVEL 25 554.71'(169.07 m)
		L <u>EVEL 24</u> 545.21" (166.18 m)
		<u>LEVEL 23</u> 535.71" (163.28 m)
		LEVEL 22 526.21" (160.39 m)
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	6 b	LEVEL 20 507.21' (154.60 m)
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	SRW 9	<u>LEVEL 19</u>
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	е в 	<u>LEVEL 16</u> 469.21' (143.01 m)
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	10 10	
		LEVEL 14 450.21' (137.22 m)
		<u>LEVEL 13</u> 440.7T ⁺ (134.33 m)
	6 50	LEVEL 10 412.21' (125.64 m)
	е в	
	10 10	
		LEVEL 08 393.21" (119.85 m) U BI Suite 700 - 1285 West Pender Stree Vancouver BC V6E 4B1 Canada tel 600 4638 3979 fax 604 683 0492 ibigroup.com
		LEVEL 07 383.71" (116.95 m) PROJECT
	ιο, δη	616 - 640 6TH STREET, NEW WESTMINSTER, B.C. V3L 3C3
358.21' 109.18 m	a la ba	PROJECT NO: 136749
	10 50	LEVEL 04 DRAWN BY: Author 355.21'(108.27 m) CHKD' BY: Checker
		LEVEL 03 SCALE: 1/16" = 1'-0" 345.71" (105.37 m) DATE: 01/06/22
		LEVEL 02 338.21' (102.48 m) NORTH & SOUTH
┿┽╋╋╸┽	3, 7'-0" bo	ELEVATION
- C	316.98' 316.95' 96.61 m 96.61 m	LEVEL 01
316.58 96.49 m		316.54 (96.48 m) SHEET NUMBER ISSUE
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