

Attachment 5
*Applicant-led
Consultation Summary
and Response*



PUBLIC INFORMATION MEETING SUMMARY REPORT

616-640 SIXTH STREET

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



EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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PUBLIC INFORMATION MEETING DETAILS

Event Details

Date: April 21, 2022

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

Location: Zoom Webinar hosted by Pooni Group

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

Project Team

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

Canada Post Notification

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

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

Newspaper Advertisement

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

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

Presentation Material

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

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

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

A copy of the presentation is attached as Appendix C.

FEEDBACK SUMMARY

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

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

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

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

Emails Received: 4

Comment Forms Received: 8

A copy of all email correspondence is provided in Appendix D

PIM April 21, 2022 from 12:00–1:00PM

Attendees - 10

Written comments/questions - 22

Oral comments/questions - 1 speaker

PIM April 21, 2022 from 6:00–7:00PM

Attendees - 16

Written comments/questions - 23

Oral comments/questions - 0 speakers

Feedback Calculation

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

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

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

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

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

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

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

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

- 1 attendee comments/questions non-indicative of stance

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

- Did you participate in the engagement process for the previous application on this site made by Orr Developments?
 - 8 yeses, 10 nos

- What is your relationship to the site?
 - 13 homeowners in the neighbourhood
 - 4 renters in the neighbourhood

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

CONCLUSION

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

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

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

APPENDICES

APPENDIX A – NOTIFICATION FLYER

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

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

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



HOW TO PARTICIPATE

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



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

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

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

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

There are two ways to provide comments:

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

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

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



APPENDIX B – NEWSPAPER AD

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

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

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

LEARN MORE AT WWW.SIXTHSTREETNW.COM



HOW TO PARTICIPATE

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



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

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

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

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

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

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

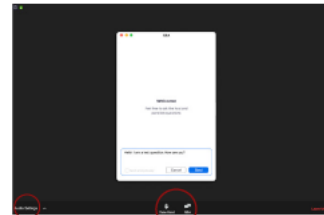
APPENDIX C – PRESENTATION



616-640 Sixth Street, New Westminster
Public Information Meeting

April 21, 2022

How to Participate



AUDIO

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

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

ASKING A QUESTION

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

Project Team



Developer/Property Owner



Architect



Transportation Engineer



Public Engagement



Landscape Architect



Property Management

About PC Urban

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

387 Rental homes delivered since 2019

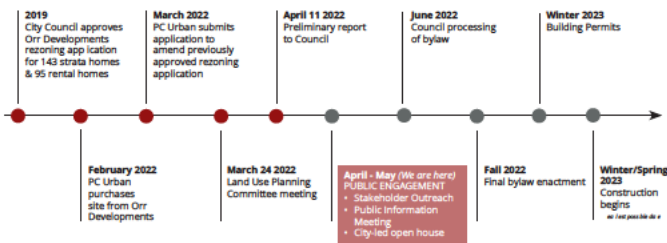
724 Rental homes in development

1.5 M ft² Residential under development

2.3 M ft² Under development across residential commercial and industrial projects



Timeline



* Dates are estimated and are subject to change

Site Context

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



Policy Context



- The site is currently zoned **Comprehensive Development District (CD-80)** based on the rezoning that took place in 2019.
- The Official Community Plan (OCP) designates the site as **Mixed-Use High Rise**, which permits:
 - high-rise, mixed-use buildings
 - ground-floor commercial uses and residential above
- **Sixth Street** designated as a “Great Street” as part of the Uptown Mixed Use Node Development Area. Streetscape vision design guidelines include:
 - Wider sidewalks
 - Pedestrian focus
 - Inclusive public spaces

Policy Context



- **Secured Market Rental Policy** encourages the development of **rental housing**
- **Family-Friendly Housing Policy** ensures multi-family rental projects contain at least:
 - 25% two- and three-bedroom
 - 5% of the total project units be three-bedrooms or more
- To support individuals with limited mobility, a **minimum of 40%** of all dwelling units must be constructed as **Adaptable Dwelling Units** in accordance with the British Columbia Building Code under the **Adaptable Housing requirements**

Community Benefits



Addresses need for increased rental housing supply

- 338 new market rental homes secured for 60 years
- of which 10 are below-market rental homes
- 38% of all units will be 2 and 3 bedroom



Promotes the use of active and alternative modes of transportation

- Reduction in overall vehicle parking stalls from the initial application
- Transit passes for residents without vehicles
- 5 on-site car-share vehicles
- 526 tenant bike parking stalls exceeding the bylaw and
- 18 ground-level public bike parking stalls



Carefully crafted public amenities

- Landscaped public plaza on the corner of Sixth Street and Seventh Avenue
- \$150,000 in on-site public art
- Extra wide boulevard creates an animated pedestrian streetscape and engaging commercial storefronts

Proposal



APPROVED IN 2019	2022 APPLICATION
<ul style="list-style-type: none"> • 29-storey building • 3-storey podium 	<ul style="list-style-type: none"> • 29-storey building • 4-storey podium
<ul style="list-style-type: none"> • 143 strata homes • 95 rental homes 	<ul style="list-style-type: none"> • 0 strata homes • 338 new rental homes • 10 of which are below market rental • 40% of units are adaptable
<ul style="list-style-type: none"> • 6.46 density (FSR) 	<ul style="list-style-type: none"> • 7.41 density (FSR)
<ul style="list-style-type: none"> • 7000 ft² floor plate 	<ul style="list-style-type: none"> • 8073 ft² floor plate • LEED Gold Building

Amendments sought through the current 2022 rezoning application help to deliver more rental and affordable housing, along with more community amenities.

Looking at the Southwest corner of Sixth Street and Seventh Avenue



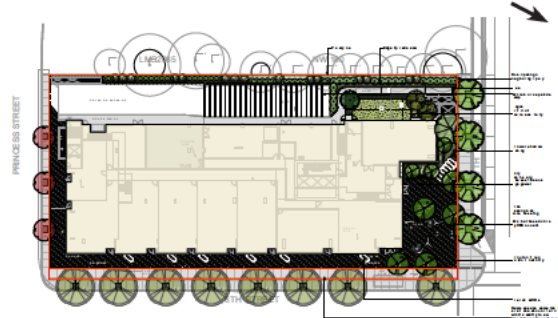
Entrance along Seventh Avenue



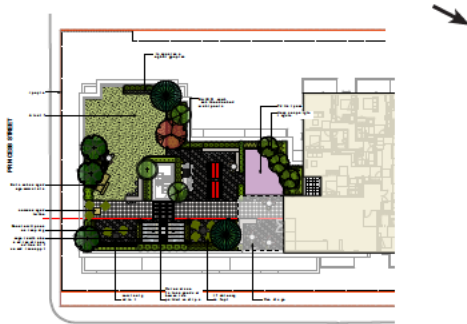
Looking at the Northwest corner of Sixth Street and Princess Street



Landscape Plan - Ground Floor



Landscape Plan - Level 5

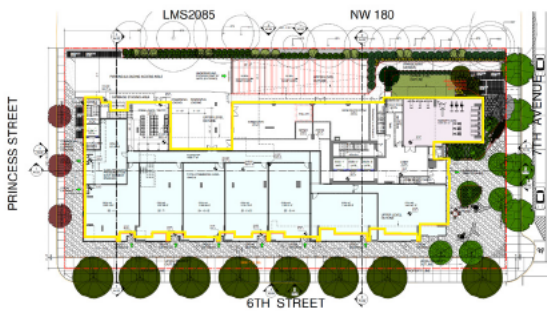


Thank you!

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

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

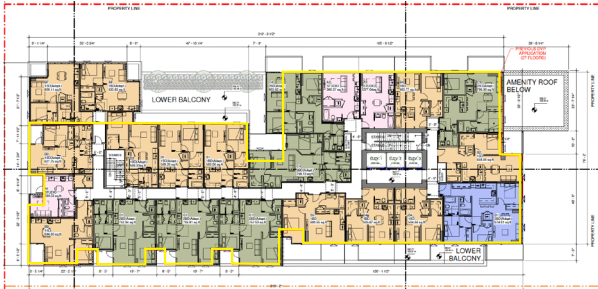
Floor Plan - Ground Floor



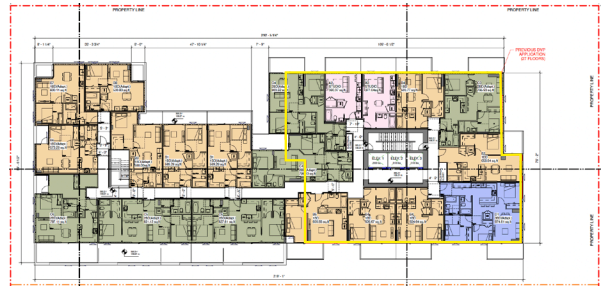
Floor Plan - Level 2



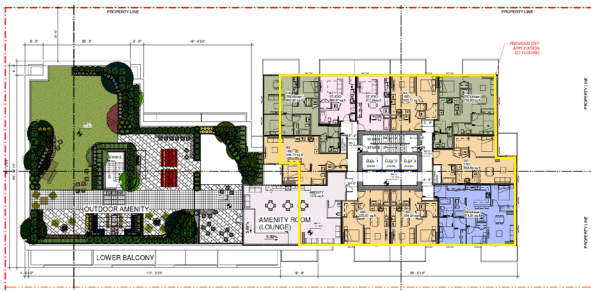
Floor Plan - Level 3



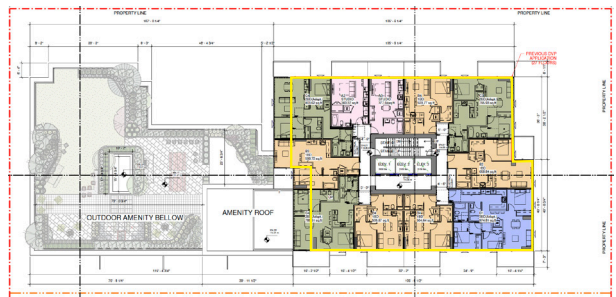
Floor Plan - Level 4



Floor Plan - Level 5



Floor Plan - Levels 6-29



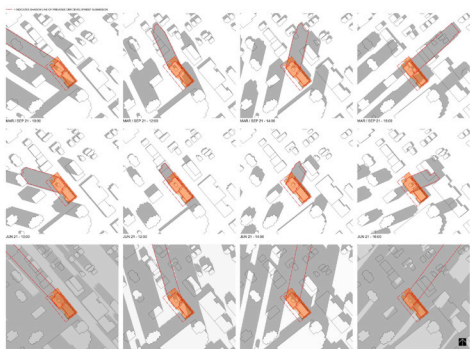
Elevation Plan



Elevation Plan



Shadow Study



APPENDIX D - EMAIL CORRESPONDENCE

4/26/2022 3:26 PM

616 - 640 Sixth St., New Westminster
 To info@sixthstreetnw.com <info@sixthstreetnw.com>

To Whom It May Concern

Dear Sir or Madam,


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

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

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

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


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



4/22/2022 2:52 PM

616-640 sixth street New Westminster
 To info@sixthstreetnw.com

This just seems to go around and around, I had attended meetings in regards to this building of 129 storeys on 6th. And Princess. The city is making a big mistake, Princess St. is not even a normal size St. And all of the traffic from that building will be going down Princess, along with all the transport delivery trucks that are here everyday, a 1 day, New Westminster really doesn't care about its residents on this tiny St. Called Princess, everyone deserves a place to live, but WHY would the builder not put the underground parking entrance on 7th. Ave. (Way too much congestion)




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

Hello,

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

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

Thank you,




4/22/2022 8:49 PM

Re: Sixth Street Complex
 To info@sixthstreetnw.com

To Whom It May Concern:

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

With much concern,



APPENDIX E – TRANSCRIPT OF COMMENTS + Q&A SESSION

Comment Forms

<p>In 2019, a rezoning was approved for this site that considered 143 condominium and 95 rental units in a 29 storey building. The current proposal is for 338 rental homes, including a proportion of below market affordable units in a 29 storey building. Do you have any comments about the change from condominium to rental homes?</p>	<p>Along with the site in close proximity to Translink's frequent transit network, there are a number of transportation demand management (TDM) measures being considered for this project. The TDM measures include providing transit passes to residents without vehicles, 5 on-site car share vehicles with memberships for residents, real time transportation information and plentiful bike parking infrastructure. What do you think about the TDM considerations that have been included to help minimize traffic congestion?</p>	<p>What do you like about the proposal?</p>	<p>Do you have any concerns about the proposal?</p>	<p>Is there anything else you would like to share with us at this time?</p>
<p>Fully support the change to rental homes. And that it brings a much-needed supply of climate-controlled (cooling as well as heating) rental units to the area. In-suite laundry is a bonus.</p>	<p>Nice gesture, but there will still be a relatively huge number of people living in a tiny section of a block. People that will have to share roadways, whether as drivers, riders, or pedestrians, with existing road traffic (delivery trucks, cars, buses).</p>		<p>What kind of a loading zone(s) will the building have? Whether delivery of goods for retail or moving trucks for tenants?</p>	<p>Are there features of the design that accommodate older persons and those with mobility issues?</p>
<p>Sounds good</p>	<p>Great! We need to make alternatives to driving more appealing.</p>	<p>It's a better land use than the current one. We need more housing supply to meet the housing crisis in this region. The city would also get a lot more sources of revenue.</p>	<p>I'm concerned whether the design of the building takes into account the impact on birds. Millions of birds collide with glass covered buildings every year.</p>	
<p>I do not mind the rental units change. I do NOT like the traffic congestion and safety hazards that will result if the access for vehicles for this building is on Princess Street. This street is congested enough as it is and no enforcement of traffic blockages takes place. All commercial vehicles park directly on the street - often for extended periods of time. This is a hazard for cars and particularly for pedestrians who are often the elderly!</p>	<p>Are the transit passes ongoing or will they be given out for one or two years and then discontinued? That's not a long term solution.</p>	<p>The look is modern. ? too modern for the rest of the uptown area?</p>	<p>Traffic as stated above. will the building be kept clean and looking as new. I'm not familiar with the rental company.</p>	<p>What will the traffic patterns be on Princess, 8th Street, and 6th street?</p>
<p>I have friends who spent hours in line just to view a rental home, so while as a homeowner I recognize the benefits of strata housing, this switch responds better to the clear shortage of that more obtainable form of housing</p>	<p>- The TDM measures sounds amazing, a transit pass seems more luxurious to have than a car here given the frequent transit. - I would support lowering the amount of car parking required even further, esp if more ride share vehicles were included - It would be great to get real protected bikelanes on Seventh St. like the Rexal has across the street, painted lanes just don't cut it.</p>	<p>- The switch in tenure responds to the needs of the community, and is well worth the increases being asked for - The amount of bike parking, ride share vehicles, and free transit passes are to die for - The height increase of the podium provides more privacy for the amenity area, as does the landscaping since it reduced the view from the Royal City Centre Parking lot</p>	<p>- The amenity gym would feel more comfortable to use in a less publicly visible location, and this corner feels like it would benefit more from a café or something similar instead. - it would be great for residents if the rooftop of the tower also included an amenity space, at the very least do a green roof.</p>	<p>It would be great if homeowners to east could build similar rental building on their properties - At least 4 or 6 floors would help create a nice transition to this area</p>

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

PIM Q&A – 12PM SESSION

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

PIM Q&A - 6PM SESSION

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



May 31, 2022

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

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

Dear Mayor, Council, and Staff,

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

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

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

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

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

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



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

Unit sizes include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Best Regards,

618 6th Street Holdings Ltd.



John Reid
Senior Development Manager



May 31, 2022

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

RE: 616 & 640 Sixth Street – Commercial Tenant Communication

Dear Mayor, Council & Staff,

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

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

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

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

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

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

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

Best Regards,

618 6th Street Holdings Ltd.



John Reid
Senior Development Manager



June 3, 2022

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

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

Dear Mayor, Council, and Staff,

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

MOVED, SECONDED AND CARRIED

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

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

Response

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



PC Urban Properties Corp.
Suite 880, 1090 West Georgia Street, Vancouver, BC V6E 3V7
604 282 6085 | www.pcurban.ca

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

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

Best Regards,

618 6th Street Holdings Ltd.



John Reid
Senior Development Manager



May 23, 2022

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

Attention: Ms. Emilie Adin, Director of Development Services

Dear Ms. Adin:

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

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

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

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

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

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

Sincerely yours,

**Uptown Business Association
of New Westminster**



Bart Slotman
Chair

c.c. Steve Forrest - PC Urban

Priya Bal

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

Forwarded for information.

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

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



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

Good afternoon,

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

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

Yours truly,

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

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511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Personal Information Removed
Sent: Tuesday, May 24, 2022 2:53 PM
To: info@sixthstreetnw.com
Cc: Priya Bal <pbal@newwestcity.ca>
Subject: [EXTERNAL] Property Development Application at 616-640 Sixth Street

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

Dear Mayor and Council,

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

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

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

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

Sincerely,

Personal Information Removed

Priya Bal

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

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

Dear Mayor and Council,

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

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

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

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

Sincerely,

Personal Information Removed

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

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

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

Priya Bal

From: Personal Information Removed
Sent: Tuesday, May 24, 2022 2:53 PM
To: info@sixthstreetnw.com
Cc: Priya Bal
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Projects such as the one proposed by PC Urban will provide much-needed housing for families who wish to live in New Westminster and this will go to strengthen the community and provide for much needed vitality that are the keys to success for any City.

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

Sincerely,

Personal Information Removed

Priya Bal

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

Forwarded for information.

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

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



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

Good morning,

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

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

Yours truly,

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

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511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Personal Information Removed
Sent: Thursday, June 2, 2022 5:13 PM
To: Priya Bal <pbal@newwestcity.ca>; info@sixthstreetnw.com
Subject: [EXTERNAL] Rezoning application

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

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

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

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

Many thanks,
Personal Information Removed

Priya Bal

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

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.

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

Many thanks,
Personal Information Removed

Priya Bal

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

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

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

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

From: Personal Information Removed

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

To: Mike Watson <mwatson@newwestcity.ca>

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

Subject: [EXTERNAL] 616-640 6th street

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.

Hello Mayor and members of Council,

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

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

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

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

Sincerely,

Personal Information Removed

Priya Bal

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

Forwarded for information.

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

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



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

Good afternoon,

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

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

Yours truly,

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

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511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Personal Information Removed

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

To: Mike Watson <mwatson@newwestcity.ca>

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

Subject: [EXTERNAL] 616-640 6th street

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

Dear Mayor and Council,

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

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

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

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

Thank you,

Personal Information Removed

Priya Bal

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

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

Regards,
e.

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

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

I think this is about sixth st.

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

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

We recognise and respect that New Westminster is on the unceded and unsurrendered 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.

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

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

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

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

Sent from my iPhone

Priya Bal

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

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

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

Dear Mayor and Council,

I am writing in support of this rental development.

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

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

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

Regards,



Personal Information Removed

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

Priya Bal

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

Forwarded for information.

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

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

Good afternoon,

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

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.

Yours truly,

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

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

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

Dear Mayor and Council,

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

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

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

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

Sincerely,

Personal Information Removed

Arts Council of New Westminster

—

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

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

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

Priya Bal

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

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

Dear Mayor Watson and Council,

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

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

Have a great long weekend.

Personal Information Removed



[Website](#)

[LinkedIn](#)



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

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Priya Bal

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

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

Dear Mayor and Council,

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

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

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

Regards,
Personal Information Removed

Priya Bal

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

Forwarded for information.

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

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www.newwestcity.ca



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

Good afternoon,

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

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Yours truly,

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

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From: Personal Information Removed

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

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

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

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

Dear Mayor and Council,

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

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

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

Sincerely,

Personal Information Removed

Priya Bal

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

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

Dear Mayor and Council,

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

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

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

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

Best,

Personal Information Removed

Priya Bal

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

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

Dear Mayor and Council,

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

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

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

Sincerely,

Personal Information Removed

Priya Bal

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

Forwarded for information.

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

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www.newwestcity.ca



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

Good afternoon,

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

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

Yours truly,

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

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From: Personal Information Removed

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

To: info@sixthstreetnw.com; Priya Bal

Subject: [EXTERNAL] Re-zoning

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Dear Mayor and Council,

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

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

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

Sincerely,

Personal Information Removed

Priya Bal

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

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

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

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

From: Waffle House New West <info@wafflehouserestaurant.com>
Sent: Sunday, May 22, 2022 9:47 AM
To: Mike Watson <mwatson@newwestcity.ca>
Cc: info@sixthstreetnw.com
Subject: [EXTERNAL] Letter of Support 616-640 6th street

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

Dear Mayor and Council,

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

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

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

Thank you,
Waffle House Management.

--

Thank you - We appreciate your business!

Waffle House New Westminster
"Simple Breakfast Done Right"

Tel: 604-524-8118

E-mail: Info@wafflehouserestaurant.com

Website: www.wafflehouserestaurant.com



Priya Bal

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

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

Dear Mayor and Council,

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

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

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

Sincerely,

Personal Information Removed

Priya Bal

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

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

Kind regards,

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

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

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

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

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

Dear Mayor and Council,

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

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

Thanks,

Personal Information Removed



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

anthemproperties.com

Priya Bal

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

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

Good Afternoon Mayor Watson and Council,

I hope this email finds you well.

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

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

Thank you for your consideration.

Regards,
Personal Information Removed



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

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Priya Bal

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

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

Dear Mayor and Council,

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

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

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

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

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

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

Thank You,

Personal Information Removed

E3 ECO GROUP INC.

#400 – 8085 North Fraser Way

Burnaby, BC V5J 5M8

T: 604-874-3715



May 20th 2022

Dear Mayor and Council,

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

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

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

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

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

Sincerely,
Personal Information Removed

AWM Alliance Property Services

Priya Bal

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

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

Dear Mayor and Council,

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

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

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

Sincerely,

Personal Information Removed

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

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Priya Bal

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

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

Dear Mayor and Council,

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

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

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

Respectfully yours,

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

Re: rezoning application at 616-640 Sixth Street

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

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

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

I hope Council will support this development.

Sincerely,

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Vancouver

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

Victoria

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

May 17, 2022

Mayor and Council
City of New Westminster

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

Dear Mayor and Council,

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

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

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

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

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

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

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

Sincerely,

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CEO
LandlordBC

June 6th, 2022

Dear Mayor and Council,

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

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

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

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

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

Sincerely,

Original Signed By:

Personal Information Removed

May 20th 2022

Dear Mayor and Council,

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

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

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

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

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

Sincerely,
Personal Information Removed

Personal Information Removed



May 23, 2022

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

Attention: Ms. Emilie Adin, Director of Development Services

Dear Ms. Adin:

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

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

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

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

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

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

Sincerely yours,

**Uptown Business Association
of New Westminster**



Bart Slotman
Chair

c.c. Steve Forrest - PC Urban