

Attachment 6
Extract of May 24, 2022
NWDP Minutes

NEW WESTMINSTER DESIGN PANEL

MINUTES – Extract

Tuesday, May 24, 2022

Meeting held electronically and open to public attendance

Council Chamber, City Hall

4. REPORTS AND PRESENTATIONS

4.3 Rezoning and Development Permit Applications: 616 and 640 Sixth Street – New Westminster Design Panel Review

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

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

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

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

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

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

The panel had the following comments on the project:

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

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

MOVED and SECONDED

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

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

Carried.

All members present voted in favour of the motion.