

Attachment #4

Summary of Staff PAR Feedback and Applicant Response

Attachment 4: Summary of Key Staff Comments and Applicant Feedback

Topic	Staff Feedback	Applicant Comments
Land Use	High density mixed used development which includes a mix of commercial and residential uses is supported.	-
Inclusionary / Affordable Housing	<p>Application to be consistent with the Inclusionary Housing Policy and target 20% of the total proposed units be affordable.</p> <p>The number of affordable units and rental rates is subject to discussion with Council and senior government entities (BC Housing) and housing operators.</p>	10% affordable housing and no information on ownership or rents
Secured Market Rental Housing	<p>Market housing remains in high demand and is expected to be a significant component of the proposal.</p> <p>Consideration should be given to reflecting the existing multiple unit tenure mix within New Westminster.</p>	10% secured market rental housing
Commercial Retail and Office	<p>Expects as a minimum replacement of commercial floor space on site</p> <p>Expects minimum of 120,000 sq. ft. of office floor space</p> <p>Commercial to be consistent with the draft Retail Strategy</p>	Noted, with confirmation of areas.

Child care	There continues to be a strong demand for childcare care types in the downtown neighbourhood and the application shall include the provision of childcare space.	Noted
School Age Population	<p>School age population growth has increased significantly in the downtown in recent years.</p> <p>Large sites such as the subject site offer potential opportunities for partnerships to address school age population growth and should be explored in early consultation with the City and School District 40.</p> <p>Staff have noted the possibility of a school site being needed.</p>	<p>Opportunity to locate administrative offices at Columbia Square which could open up space for additional school building/capacity at the Fraser River Middle site.</p> <p>The provision of administrative space for SD40 is a more compatible use with urban location than a school.</p>
Riverfront Vision	The application should identify opportunities to meet the objectives of the City's Riverfront Vision . In particular, options for improving pedestrian and cycling access to the Riverfront should be explored	Will provide detailed analysis/feasibility study of riverfront connectivity options from the site.
Site Design	Site and building design would be further detailed through charrette style workshops as part of a formal application.	--
Design Guidelines	Development of Design Guidelines for the site as part of a rezoning application.	Will prepare document as part of the rezoning process.

City Land Acquisition	City land would be sold at rezoned market value, or exchanged for another parcel in the city equal of greater in area and strategic value.	City lands excluded from revised application
Reconciliation	Meaningful reconciliation with First Nations and other cultures whose histories have been made invisible or less prominent as a result of colonialism are important to the City. The application should give considerable thought to how early and on-going engagement, and subsequent application revisions, would contribute towards meaningful and lasting reconciliation efforts.	Applicant notes intent to decolonize the development application process and look for new ways to advance redevelopment. Have engaged a cultural consultant to understand what meaningful reconciliation looks like for this project.
Heritage and Archeology	Archeologic potential of the site will need to be considered as part of your application, including the proximity of the site in relation known archeological sites. An Archeological assessments and/or overviews is strongly encouraged	Will be engaging a qualified Archaeological Consultant to undertake an Archeological Overview Assessment.
Climate Action	Significant and innovative efforts beyond minimum requirements towards addressing the City's declared Climate Emergency and consistency with the City's Seven Bold Steps Climate Action Budgeting Framework are expected to be identified by this application.	Noted.

Parks and Open Space	The proposal shall provide for the open space needs of the proposed development on site	Open space calculations and estimates will be provided.
Urban Forest and Trees	Significant tree planning on the site is expected to support the objectives of the Urban Forest Management Strategy and the need for additional canopy within the Downtown.	-
Community Recreation, Cultural and Arts Needs	An evaluation of community, recreation, cultural and arts needs in the area and a proposal for how increased demand for these services as a result of this development would be addressed would need to be provided	This study is a municipal responsibility and applicant is not able to complete.
Pedestrian and Cycling Facilities	Pedestrian and Cycling locations and design would be further detailed through charrette style workshops as part of a formal application.	Would work with City through future workshops
Vehicles	<p>Vehicle access and circulation would be further detailed through charrette style workshops as part of a formal application.</p> <p>Applicant to consider limiting all vehicular access on the site below grade reserving above grade for pedestrians, bikes, delivery, etc.</p>	<p>Would work with City through future workshops.</p> <p>Grade level is anticipated for pedestrians and cyclists. Would work with City through future workshops.</p>
Accessibility	Site should be fully accessible provide appropriate and equal	An accessibility diagram would be completed for review.

	levels of access for persons of all ages and abilities.	
Public Art	Allowances for meaningful contributions to public art are expected as part of the development. Public art contributions should be related to the overall construction value and would be a topic for discussion in the rezoning process.	Noted and would incorporate into discussions with First Nations.
Policy Statement	A policy statement would be created which would include the site vision and policies and actions in various topic areas which would help achieve that vision and guide any future decision making involving the site.	Excessive requirement.
Development Agreement	A Development Agreement would be required for the development of a master plan for this site which would control a variety of deliverables from the proposal	Noted.