



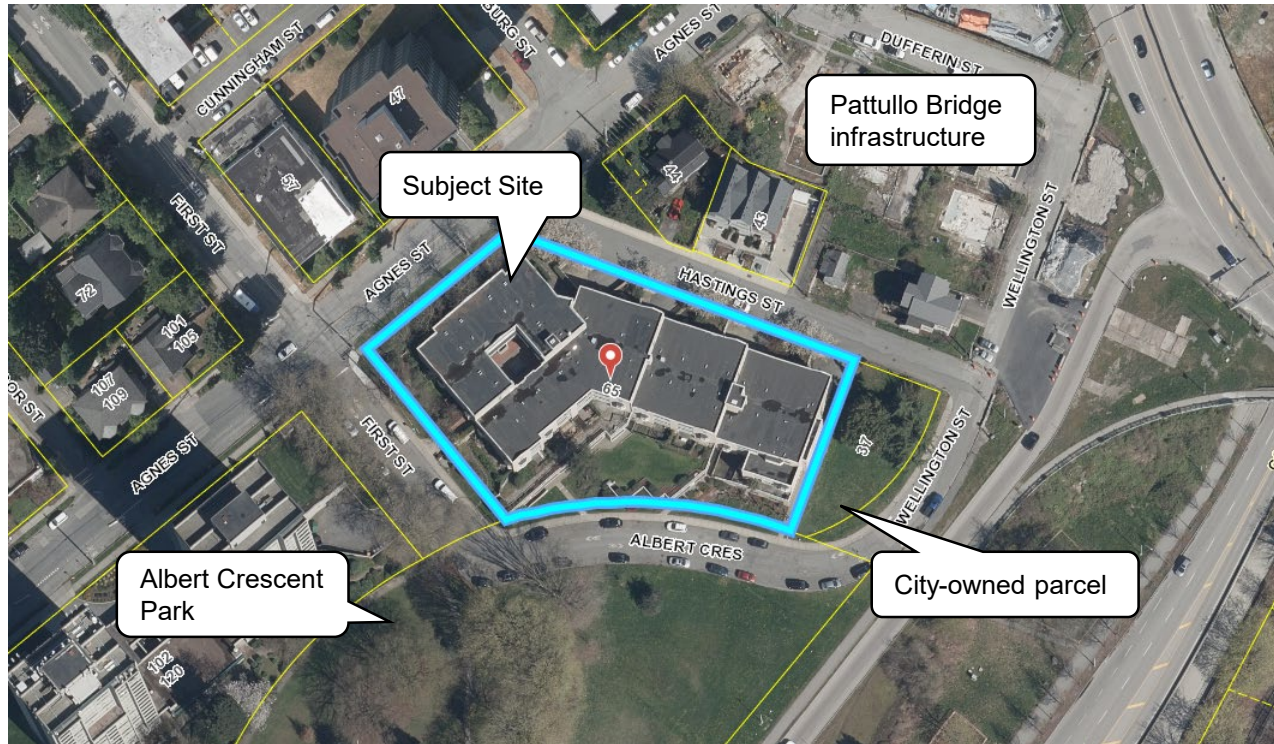
65 First Street

Rezoning and Special Development Permit Applications
New Westminster Design Panel – December 10, 2024



NEW WESTMINSTER

Site Context



Neighbourhood: Downtown (Albert Crescent Precinct)

Site area: 4,406 sq. m. (47,425.8 sq. ft.)

Transit Oriented Development Area: Columbia Station (less than 800 m.)

Current use: Low-rise residential apartment

Application Overview

DCP

Residential – Tower Apartment

Rezoning

- From: Multiple Dwelling Districts (Low Rise) (RM-2)
- To: Comprehensive Development (CD) District

Development Permit

D1 Downtown Development Permit Area design guidelines

Downtown Building and Public Realm Design Guidelines and Master Plan

Project Proposal



Density: 10.58 FSR

Height:

- Tower A – 35 storeys
- Tower B – 30 storeys

Units: 633

- 299 secured market rental units
- 30 secured below-market rental units
- 304 stratified condo units

Off-street parking:

- Access from First Street and Hastings Street
- 401 parking spaces (total) + 2 loading
- 1,273 long-term + 12 short-term bicycle

Design Considerations for the Panel

1. Overall scale and massing, and how the development fits with the surrounding context;
2. Vertical and horizontal design elements, and their contributions to overall tower design;
3. Integration of the podium and towers;
4. Tower articulation, including the relationship between towers;
5. Design of the development to a human-scale, and activation of the public realm;
6. Relationship to and interface with Albert Crescent Park and the City-owned parcel;
7. Treatment of each street frontage as a primary frontage;
8. Design of well-articulated ground-oriented housing;
9. Towers' conclusion and screening of mechanical elements; and,
10. Scale, design, and overall program of resident amenity spaces.

Recommendations

THAT the NWDP review the design submission and provide comments for applicant and staff consideration; and

THAT the NWDP consider a motion of support or a motion requesting revisions to the project.