

Attachment #3
Architectural Drawings



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NO.	ISSUANCE	STATUS	DATE
1	ZONING BY-LAW TEXT AMENDMENT APPLICATION	ISSUED	02/22/2022

ISSUES

SEAL

SUB CONSULTANT

PRIME CONSULTANT

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PROJECT

MIXED USE DEV.

616 - 640 6TH STREET,
NEW WESTMINSTER, B.C.
V3L 3C3

PROJECT NO:

136749

DRAWN BY:

Author

CHKD BY:

Checker

SCALE:

DATE:

02/03/22

SHEET TITLE

RENDERINGS

SHEET NUMBER

A5.01

ISSUE



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A5.02

ISSUE



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RENDERINGS

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A5.03	



Planning Rationale

IBI Group is pleased to resubmit a Development Permit application for the site at 616-640 6th Street in New Westminster.

Policy Context

The 34,800.9 sf site is located on the west side of 6th Street, north of Princess St. and south of Seventh Ave. Currently the block is composed of a two-storey commercial block with street-fronting retail and services at ground level and offices above.

Land Use Designation: Mixed Use Highrise
Zoning Provision: Comprehensive Development 80

The CD zoning for this site outlines the parameters for a 29-storey residential building with activated commercial at ground level under the C-3 High Rise zone. Conditions of this provision are 95 secured market rental residential units, a maximum of 237 units, and a maximum density of 6.46 floor space ratio.

Proposed Zoning

The proposed concept for 616-640 6th Street offers an entirely rental residential component, with a larger rental housing provision than available in the current zoning with minimal increase to the overall density. Parking stall rates are reduced as well, in accordance with the City's environmental priorities, walkable nature of the neighbourhood, and transit network options available.

Located within a Local Centre

The compact, efficient footprint with a mixed use program contributes to the City of New Westminster's goals for "Local Centres". Local Centres play an important role in accommodating growth, promoting use of existing transit networks, and maintaining neighbourhood character in urban areas outside of downtown. Local-serving retail and services make the Local Centres complete communities and well utilized nodes.

Design Response

The 616-640 6th Street design has been adjusted to better respond to the context, the city's goals for Sixth Street, and opportunity at this site. This includes an increased housing offering, adaptable units, reduced parking, and minor design changes. 616-640 6th St positions the City well to attract and retain new residents with a meaningful rental housing offering of 338 residential units, over 100 of which are 2 and 3 bedrooms ideal for families.

Relationship to the Street

The site, which takes up the entire block of frontage along Sixth Street, allows for the design to be carefully crafted to best respond to the street and shape the block in an integrated, cohesive way. The block interface will activate the street with permeable retail spaces and associated amenities along the street. The streetwall prioritizes pedestrian comfort and a strong, unified block along this main street.

The ground-level experience will blend with the surrounding Sixth Street characteristics and enhance the overall Uptown mixed-use node. This will be achieved by using high quality materials, glass commercial frontages, clear and welcoming entrances, and landscaped podium base. Black brick cladding will add to the brick character in the corridor, and create a striking, modern appearance contrasted with the window walls and concrete.

Project Benefits

- Purpose built, secured rental homes
- Below market housing provided
- Accessible rental units provided
- Car share for use of the public and building
- Electric vehicle parking and charging
- Energy efficiency and sustainable design
- LEED Gold equivalent design

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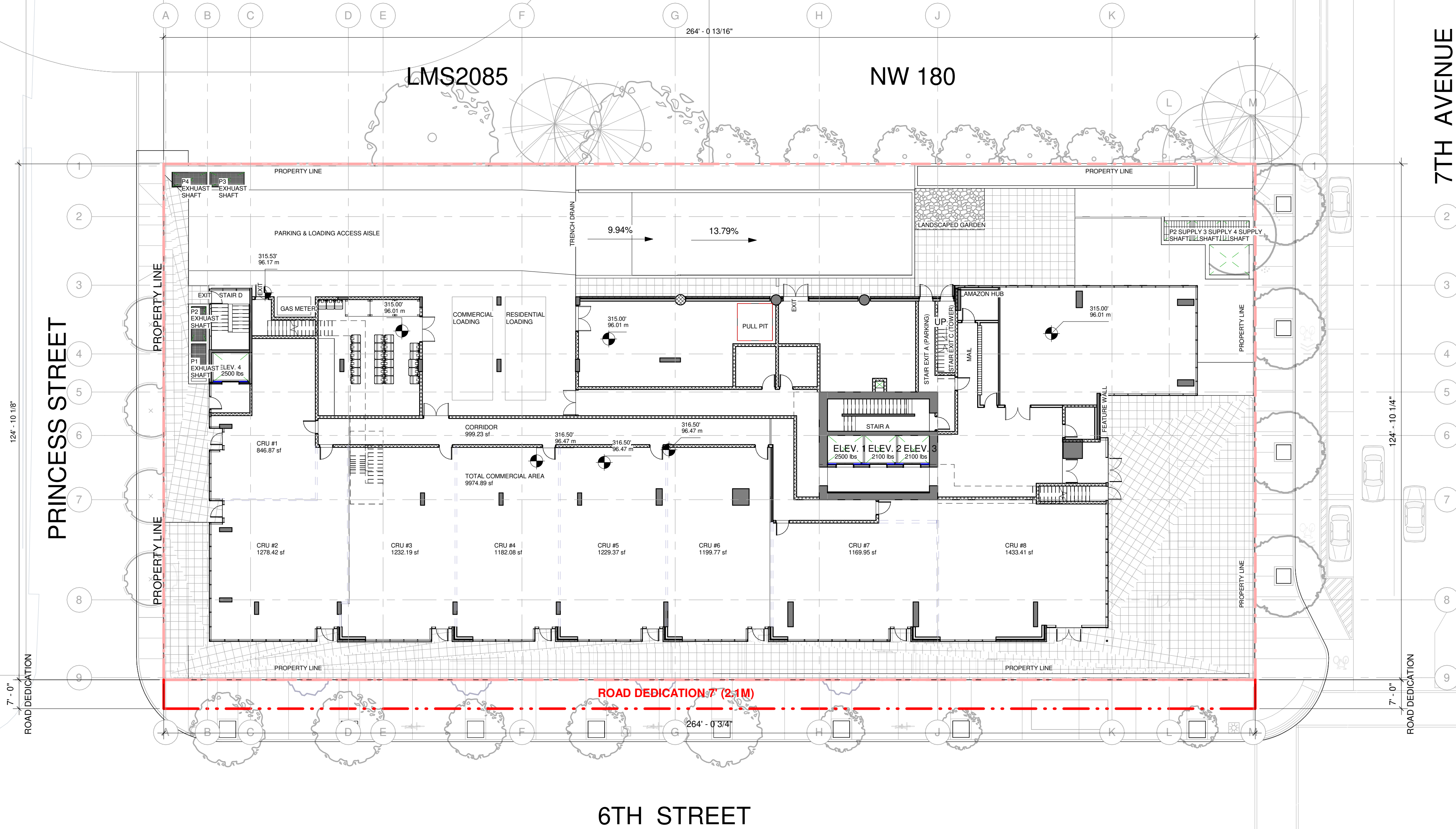
SHEET TITLE

DESIGN RATIONALE

SHEET NUMBER

ISSUE

A0.08



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ISSUES

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1/16" = 1'-0"

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SHEET TITLE

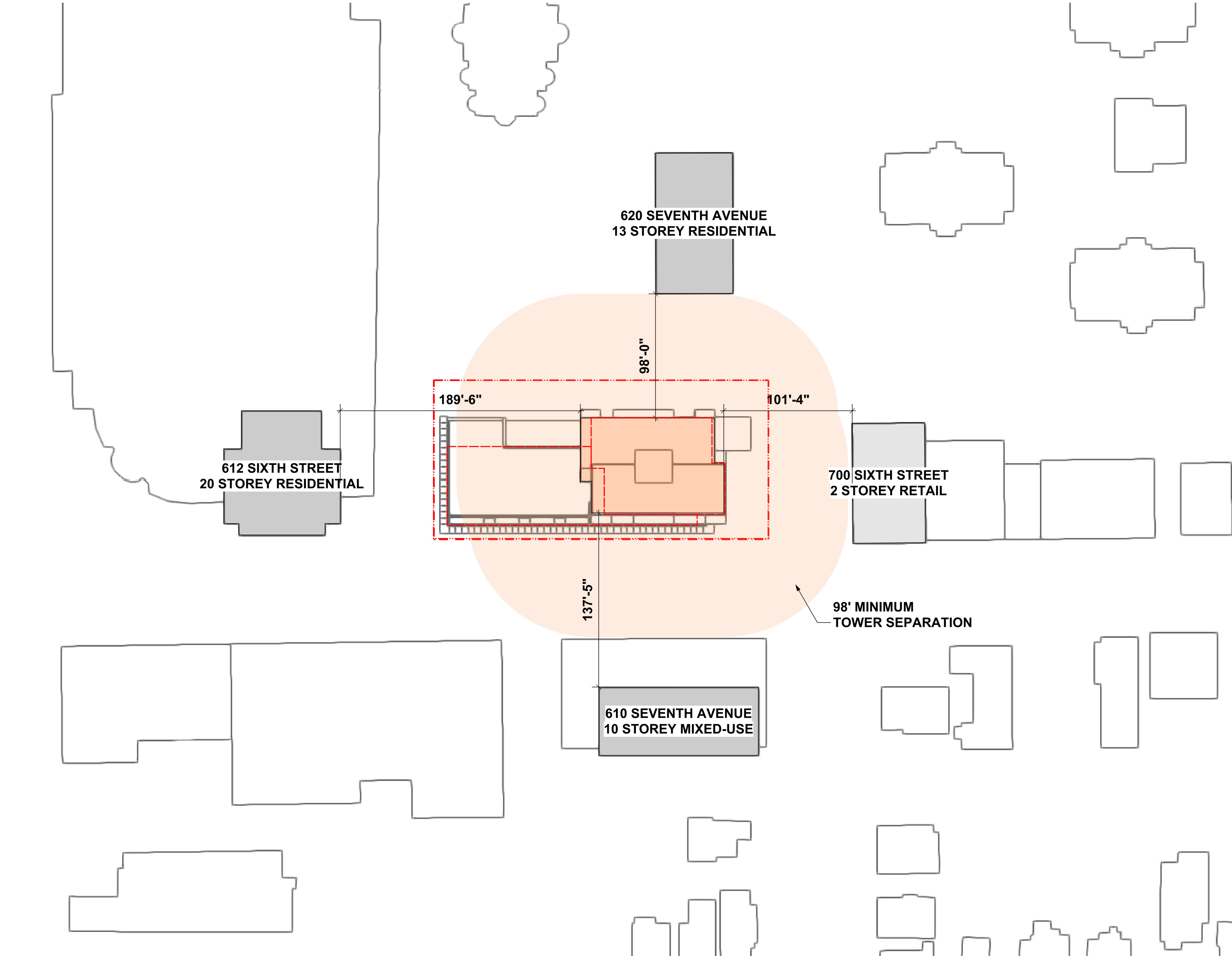
CONTEXT / L01

SHEET NUMBER

A1.02

ISSUE

--- = INDICATES FOOTPRINT OF PREVIOUS ORR DEVELOPMENT SUBMISSION



Tower Placement & Design

The tower placement is sensitive to the surroundings, and sited to achieve appropriate separation and setback from the street and other buildings. This ensures privacy for residents, mitigates crowding of new development, and lessens shadow impact through tower orientation and sculpting. A small increase in the tower floorplate and storeys allows for more units than previously proposed without decreasing unit size and bedroom mix. Adjustments to the dimensions and massing have been made accordingly to create a well-proportioned podium and tower that are consistent with the Sixth Street corridor and surrounding built form.

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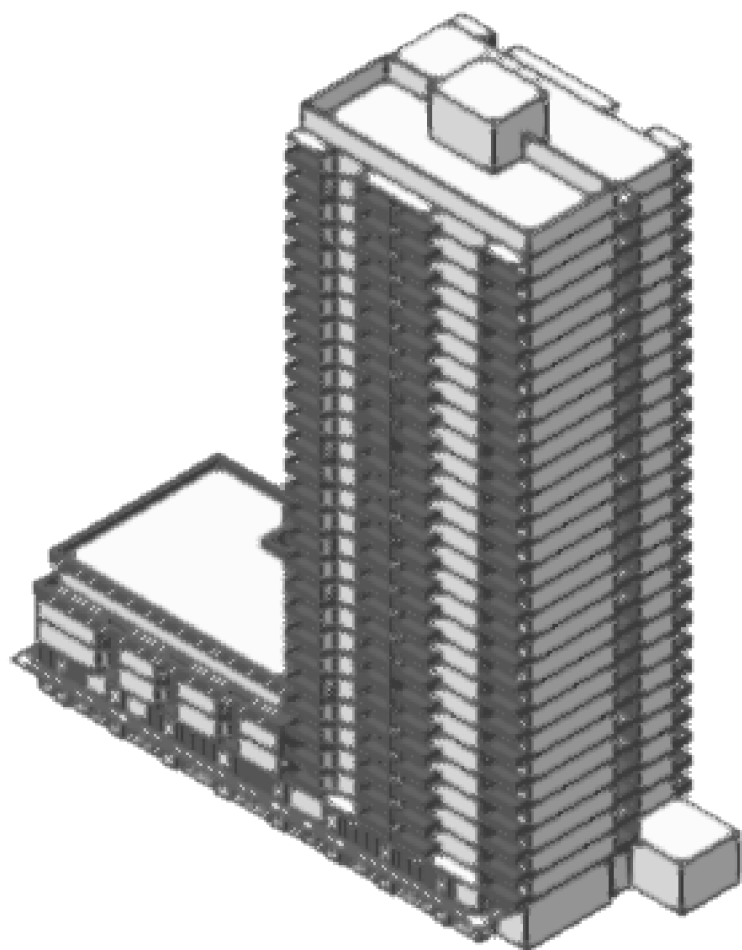
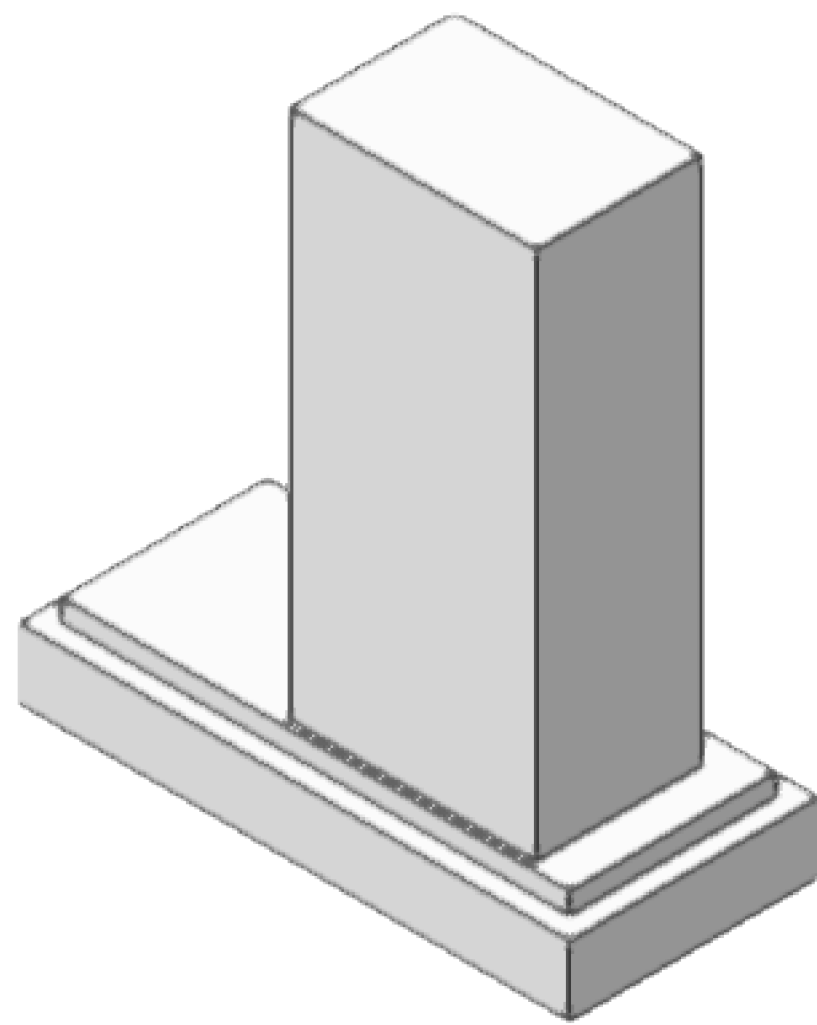
SHEET TITLE

TOWER SEPERATION

SHEET NUMBER

A0.07

ISSUE



	CD-80 ZONING	CURRENT PROPOSAL	CHANGE FROM CD-80 ZONING
HEIGHT	29 LEVELS	29 LEVELS	— + 0 LEVELS
DENSITY (FSR)	6.46	7.8	▲ + 1.34
RENTAL UNIT COUNT MINIMUM	95	338	▲ + 243
PARKING STALL COUNT MINIMUM	313	271	▼ - 42
COMMERCIAL FLOOR SPACE	12,944 SF	10,442 SF	▼ - 2,402 SF


Changes from the original package:

- Minor stats adjustments
- Increased unit count
- 40% adaptable units provided
- Reduced parking rates (reference TDM included in separate package)
- Minor dimensional changes to massing
- We have included an overlay on our drawings indicating the original footprint in plan and elevations
- Tower footprint increased to 750SQM (8073 sqft)

Building design changes

- Simplified and reduced balconies because of step code
- Material changes as related to building envelope
- L1 retail street edge configuration is simplified as related to leasing requirements

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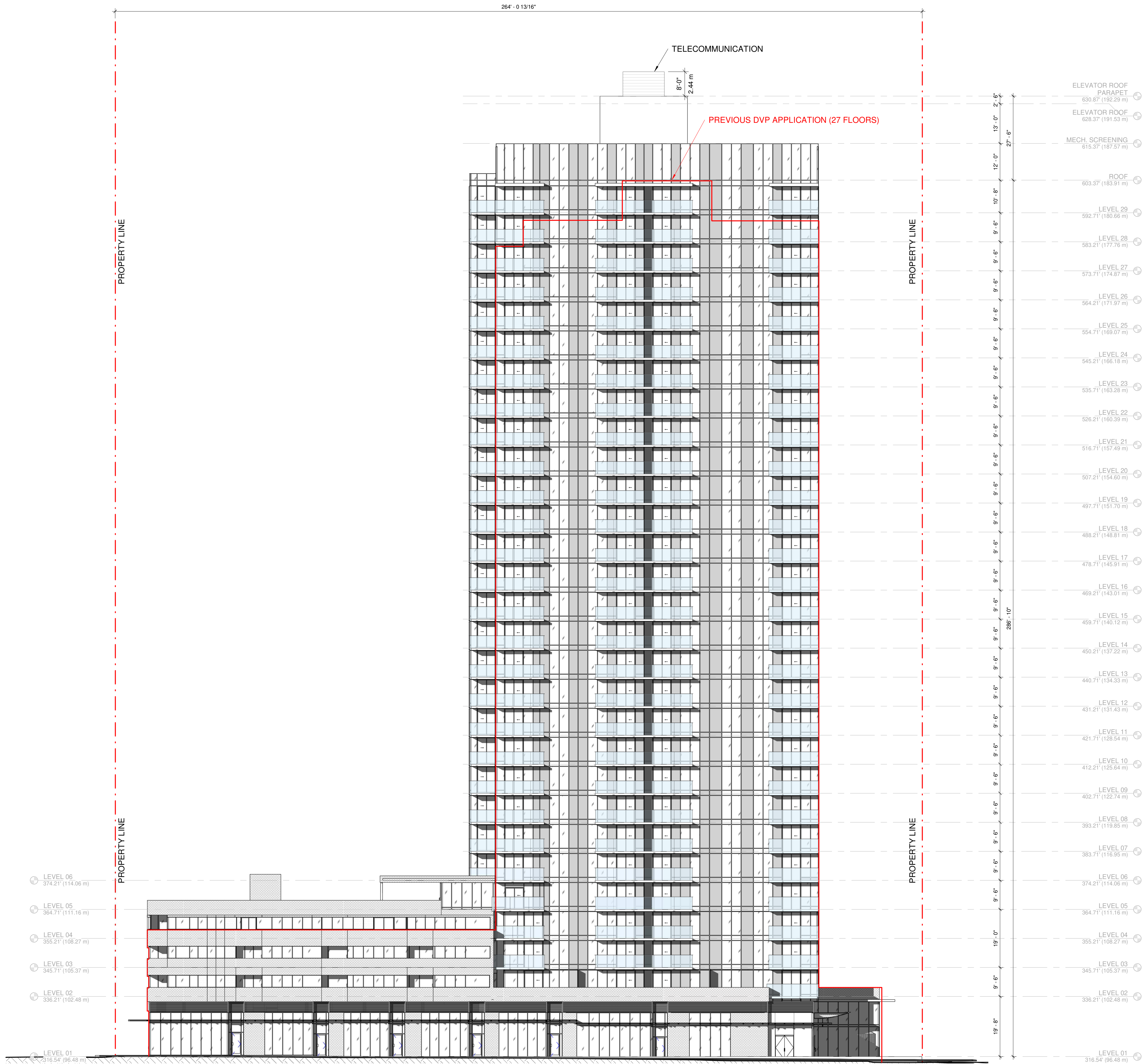
SHEET TITLE

CHANGES FROM
ORIGINAL PACKAGE

SHEET NUMBER

A0.14

ISSUE



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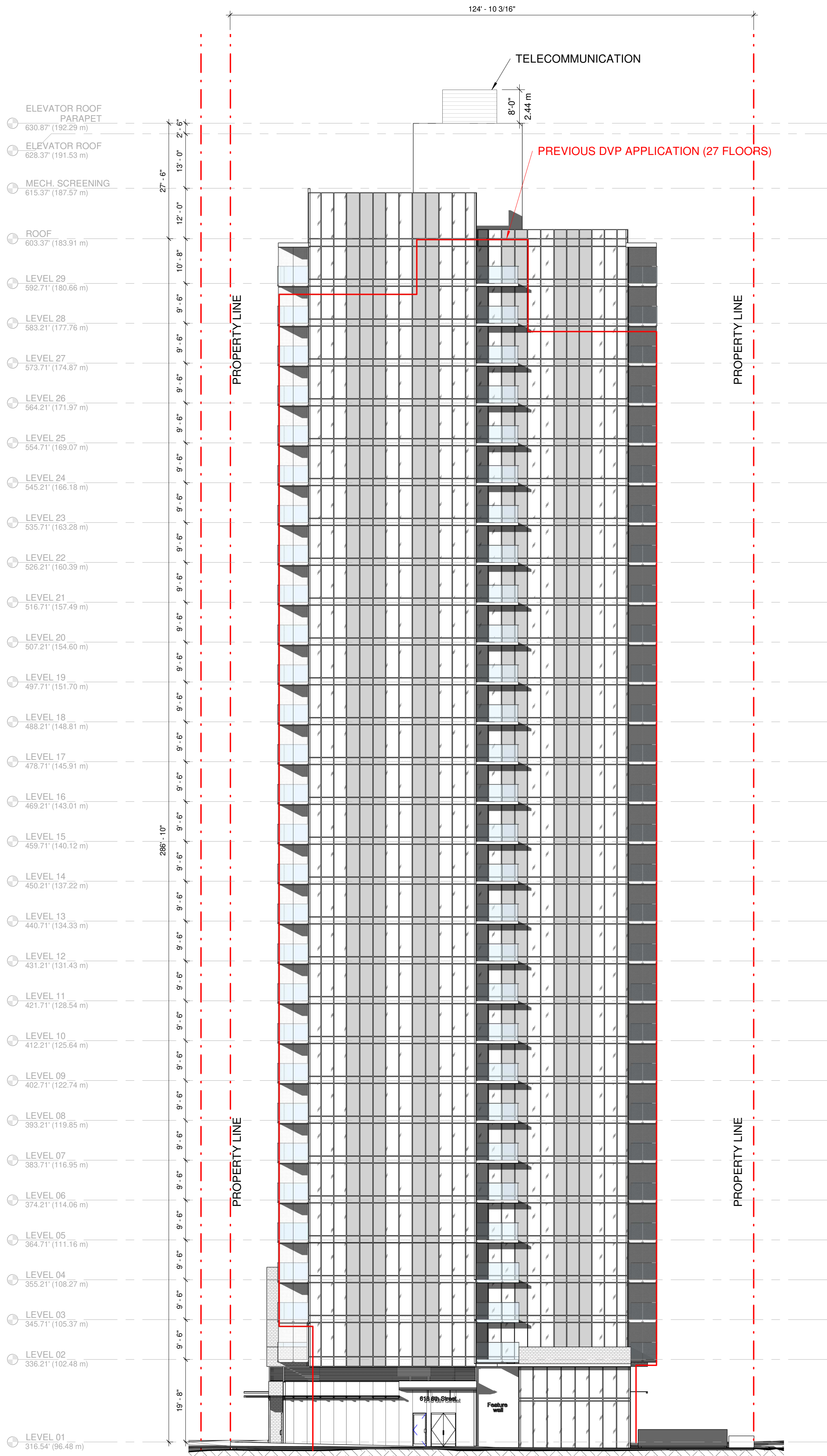
SHEET TITLE

EAST ELEVATION

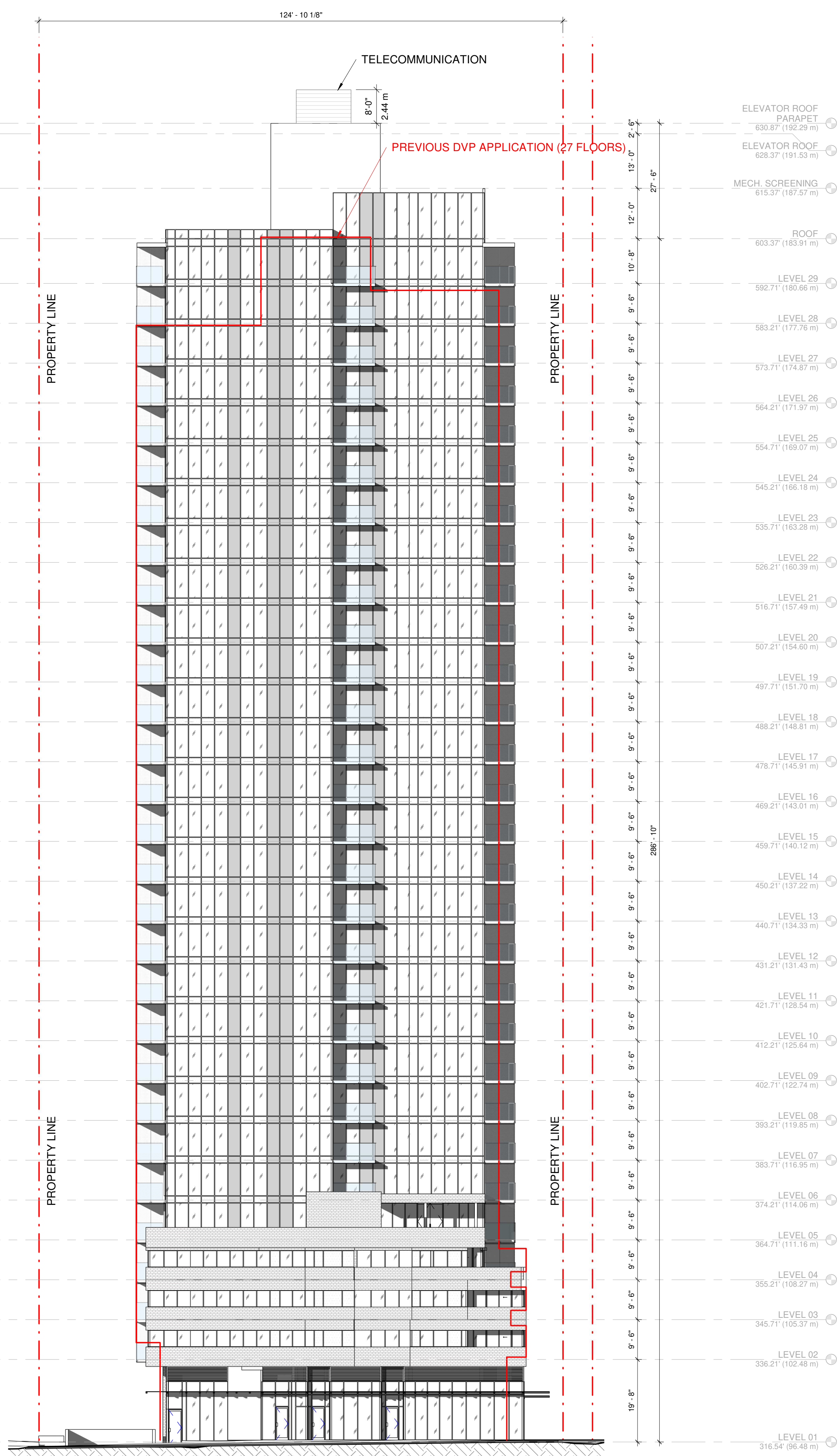
SHEET NUMBER

A3.01

ISSUE




1 NORTH ELEVATION
A3.02 Scale: 1/16" = 1'-0"



2 SOUTH ELEVATION
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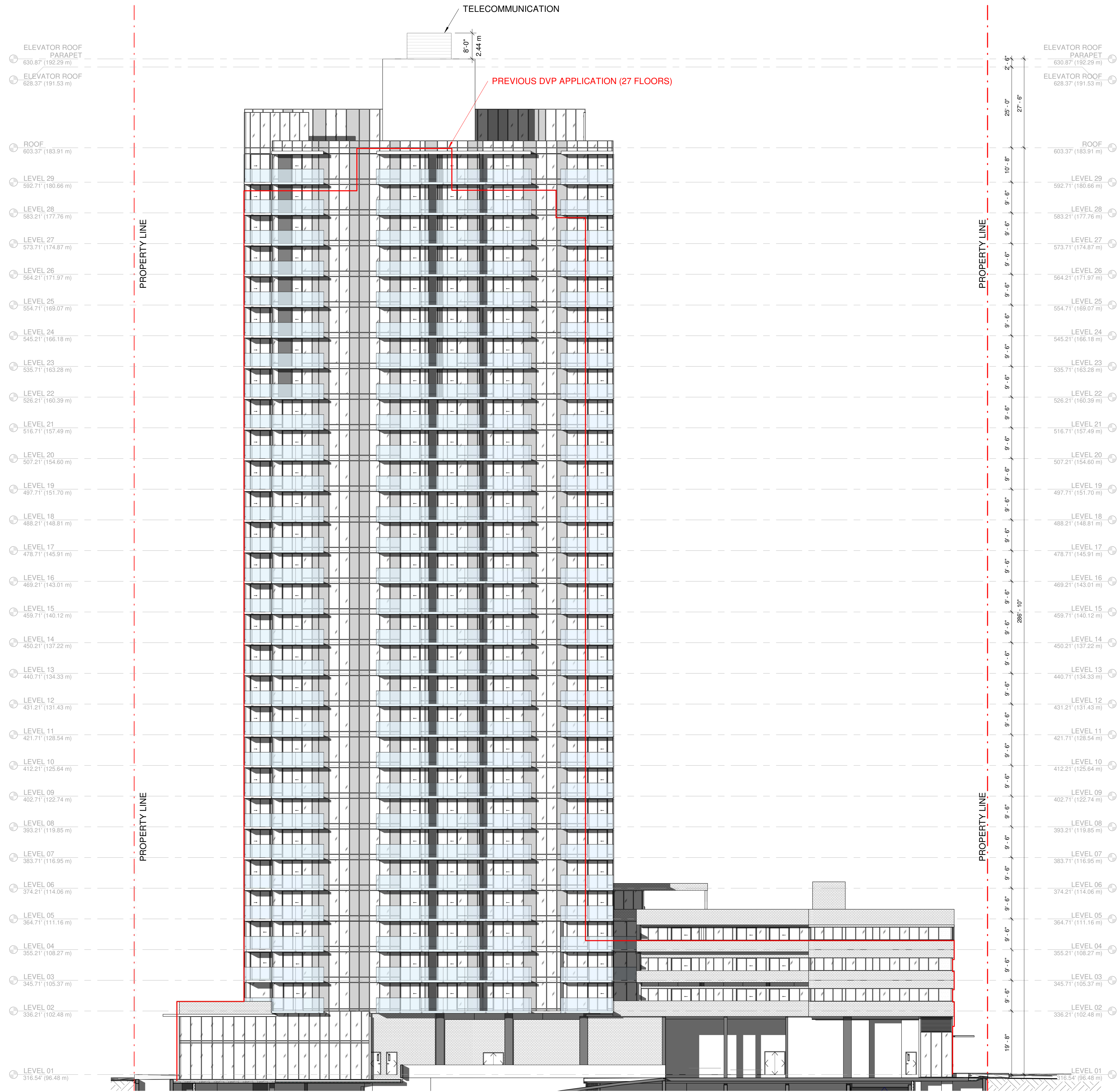
SHEET TITLE

**NORTH & SOUTH
ELEVATION**

SHEET NUMBER

ISSUE

A3.02



1 WEST ELEVATION
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SHEET TITLE
WEST ELEVATION

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A3.03

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