

8.78 FSR (increase of 1.58 FSR), increase in the number of units from 222 to 327 (increase of 105 units) and increase in tower floorplate from 617.8 square metres (6,650 sq. feet) to 706 square metres (7,600 sq. ft.) (increase of 89 square metres / 958 sq. ft.).

BACKGROUND

Previous Proposal

Jago Development submitted applications for Rezoning and Special Development Permit in January 2018 for 222 residential units, a density of 7.20 FSR and a height of 29 storeys / 89.7 metres (294.3 feet). All of the residential units were proposed to be fully stratified market ownership. The application was made prior to the City's development of the Inclusionary Housing Policy.

The application proposed, in exchange for additional density on this site:

- 1) funding a collaborative design process for a master plan for the adjacent park space;
- 2) constructing the park space in conjunction with the master plan;
- 3) providing to the City 370 square metres (4,000 sq. ft.) of publically accessible community amenity space on site within the building adjacent to the park area; and,
- 4) a cash contribution towards amenities following costing of the park space and financial analysis.

Adjacent City Owned Site (824 Agnes Street)

The site at 824 Agnes Street (also known as 825 Victoria Street), which was formerly owned by the Chinese Benevolent Association (CBA), was a focal point for the Chinese community in New Westminster. It was gifted to the City by the CBA in 1979. The site has been included on a list of the top ten most endangered sites by the New Westminster Heritage Preservation Society and considered for Provincial recognition as a Chinese Canadian Historic Place by Heritage BC.

In 2009, as part of a Downtown Nuisance Abatement Strategy, this site was converted into a temporary off leash dog area. Through the Chinese Reconciliation Process, a consultation and visioning exercise was undertaken. City advisory committees, associations representing the Chinese community, and the public identified the space should be used for a park commemorating Chinese history and contributions, which would also provide a green space and refuge in the densely populated Downtown neighbourhood.

A master plan for the proposed commemorative park and adjacent interior community amenity space has been developed in parallel with the applications on the adjacent subject sites. The preferred design concept for the park was endorsed by Council on

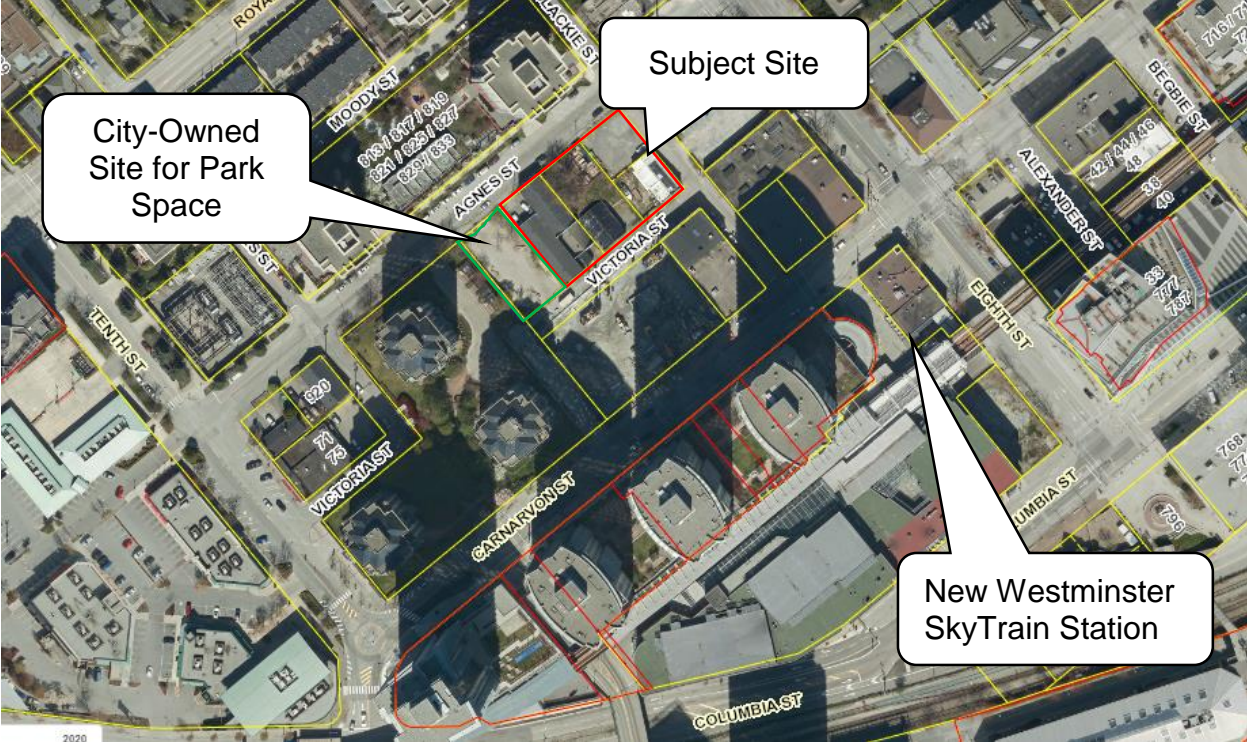
August 31, 2020. An image of the concept endorsed by Council is included below and a copy of the August 31, 2020 staff report is included in Attachment 1.



824 Agnes St Council Endorsed Design Concept

Site Characteristics and Context

The subject sites are located in the Downtown neighbourhood and are adjacent to Agnes, Victoria and Blackie Streets. The subject sites are located 75 metres (246 feet) from the New Westminster SkyTrain Station.



More site characteristic and context is provided in Attachment 3.

POLICY AND REGULATIONS

The application is consistent with the Official Community Plan (OCP) land use designation for the subject property, which is Residential High Density and with other key City policies including, Family Friendly Housing Policy and the Secured Market Rental Housing Policy. Attachment 2 provides more information on policy and regulation context.

CURRENT PROPOSAL

Ownership of the subject applications has been transferred to Brookfield Properties. The new applicant’s current proposal is for a 32 storey building with 327 secured market housing units, including five townhouse units along Agnes Street, an overall density of 8.78 FSR, and a floor plate of 7,600 sq. ft. The current proposal still includes design and construction of the commemorative park at 824 Agnes Street, pedestrian street improvements of Victoria Street and provision of a ~325 sq. metre (~3,500 sq. ft.) interior amenity space to be provided to the City for future programming. The revisions to the proposal are summarized in the table below.

| | Proposed | Previous |
|-------------------|--------------------------------------|---------------------------------------|
| Units | 327 Rental Units | 222 Stratified Units |
| Density | 8.78 FSR | 7.20 FSR |
| Height | 32 storeys | 29 storeys |
| Floorplate | 706 square meters (7,600 sq. ft.) | 617 square metres (6,650 sq. feet) |

Preliminary drawings are included in Attachment 4. The current proposal is preliminary in nature and would be refined and revised over the coming months.

DISCUSSION

Current Density and Height

The Density Bonus Phase 2 Policy anticipates a density of 5.2 FSR and a building height of 240 feet (approximately 24 storeys) on the subject sites. The current proposal exceeds the anticipated density (by 3.58 FSR) and height (by approximately 8 storeys). The Density Bonus Phase 2 Policy allows consideration of applications which exceed anticipated height and density in the case of unique and exceptional circumstance, including the provision of amenities addressing City strategic priorities.

Under the previous proposal which also exceeded Density Bonus Phase 2 expectations, but to a lesser degree, the consideration of additional density and height was generally considered reasonable given the development would achieve a strategic City priority in regards to parks and open space in Downtown and efforts towards reconciliation with the Chinese community. The site being located within 75 metres (246 feet) of the New Westminster SkyTrain Station also supported the increases.

The current proposal would continue to address the above note City strategic priorities and would now also address affordable housing priorities, through the development of 327 secured market rental units, which again is particularly supportable as they would located in heart of Downtown New Westminster in close proximity to transit. The proposed density and height would also be consistent with approved development across Victoria Street to the south at 813 Carnarvon Street (32 storeys/8.53 FSR.) As such staff considered the increase height and density generally supportable for further consideration.

As the current proposal includes secured market rental housing it would be exempt from the provision of bonus density payments as per the Secured Market Rental Housing Policy and exempt from the provision of Inclusionary Housing as per the Inclusionary Housing Policy.

Current Tower Floorplate

The tower floorplate size has increased from the previous proposal and, at 706 square metres (7,600 sq. ft.), is slightly above the maximum allowed under the Downtown Building and Public Realm Design Guidelines and Master Plan (700 sq. metres / 7,534 sq. ft.). Through the application review process, staff would work with the applicant to mitigate impacts to views from and impacts of shadows to key public spaces.

Transportation Considerations

A comprehensive transportation review including bicycle and vehicle parking, transportation demand management measures and loading configuration and functionality is required with the complete application from the applicant. Consideration of walking proximity to transit, cycling routes, services and amenities would be taken into account through this review.

INTERDEPARTMENTAL LIAISON

Preliminary drawings have been circulated interdepartmentally for information. Further review and would be required with receipt of a more detailed submission package.

APPLICATION REVIEW PROCESS AND NEXT STEPS

Under the previous application, the application had already completed some engagement with residents and presented to the New Westminster Design Panel. Given the length of time and revisions to the proposal it is recommended that these steps be redone, focusing on the project revisions. The anticipated next steps for review of this project are outlined below:

1. Preliminary Report to Land Use and Planning Committee (January 8, 2018);
2. Preliminary Report to Council (January 29, 2018);
3. First Public Open House (Park Space & Development) (January 31, 2018);
4. Second Public Open House (Park Space & Development) (April, 2018);
5. Presentation to New Westminster Design Panel (July 24, 2018);
6. Update report to Council (**WE ARE HERE**);
7. Applicant-led public information / consultation on current proposal;
8. New Westminster Design Panel Review of current proposal;
9. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
10. Council consideration of First and Second Readings of Rezoning and Housing Agreement Bylaws and issue notice of waiving Public Hearing;
11. Public Hearing (if Council does not waive);
12. Council consideration of Third Reading and Adoption Rezoning and Housing Agreement Bylaws;
13. Adoption of Zoning Amendment Bylaw;
14. Issuance of Special Development Permit by Director of Development Services.

OPTIONS

The following options are available for Council's consideration:

1. That Council direct staff to process the Rezoning and Special Development Permit applications at 815 – 821 Victoria Street and 810 Agnes Street, as outlined in the "Application Review Process and Next Steps" Section of this report.
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Attachment 1 - August 31, 2020 staff report on 824 Agnes St Commemorative Park
Attachment 2 - Policy and Regulation Context
Attachment 3 - Site and Character Context
Attachment 4 – Applicant Submission Materials

APPROVALS

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