



# REPORT

**To:** Mayor Cote and Members of Council      **Date:** April 11, 2022

**From:** Land Use and Planning Committee      **File:** REZ00223

**Item #:** 2022-262

**Subject:** Rezoning and Development Permit Applications for Secured Market Rental  
High-rise: 616-640 Sixth Street – Preliminary Report

## RECOMMENDATION

**THAT** Council receive this report for information.

## PURPOSE

This report is intended to provide Council with preliminary information on the proposed rezoning and Development Permit of the properties at 616 – 640 Sixth Street, including initial Land Use and Planning Committee discussion.

## EXECUTIVE SUMMARY

The properties at 616 and 640 Sixth Street have recently been sold to PC Urban Properties. Prior to the sale the City approved an application for rezoning and issued a subsequent Development Variance Permit to allow a 29 storey mixed use development consisting 237 secured market rental units with retail at grade fronting Sixth Street.

The new owner has submitted an application to rezone the site which would generally maintain the previously approved site plan, including the height of the residential tower at 29 storeys. The revised proposal also continues to provide grade level retail, a privately owned and publicly accessible plaza at the corner of Sixth Street and Seventh Avenue, and off-site improvements associated with the implementation the Sixth Street Great Street and the Seventh Avenue Crosstown Greenway. The current proposal includes the following key revisions:

- increase in the number of secured market rental housing units from 237 to 338 (increase of 101 units);
- increase in density from 6.46 FSR to 7.80 FSR (increase of 1.34 FSR);

- an increase in the maximum tower floorplate size by 8.9% (from 689 square metres (7,414 sq. ft.) to 750 square metres / 8,073 square feet); and
- increase in the height of podium from three to four storeys with the proposed fourth storey being set back by 3 metres (10 feet).

The increased number of rental units would support Council's affordable housing priorities. The increased density would remain consistent with the Official Community Plan land use designation. The Land Use and Planning Committee has recommended that the application as proposed proceed through the development application review process.

### **COMMENTS AND ANALYSIS**

At its meeting held on March 28, 2022, the Land Use and Planning Committee (LUPC) considered the staff report included as Attachment 1. The Committee provided the following comments to staff (see minutes from the meeting as Attachment 2):

- There is a real need for rental accommodation and the mix of rental housing in this proposal makes it a strong project for the City;
- This discussion is about the efficiency of the building and for it to have better rental unit layouts and better space, in general, for residents;
- Committee members expressed that it is acceptable to have a larger floorplate with the minor change to the podium if it means providing a better and more efficient living space for residents;
- Going back to the community with these significant changes may raise concerns and see pushback from residents as we initially approved the project and are now coming back for a third time with expansions; therefore, the proponent must be prepared to prove out what benefits these changes will bring to the neighbourhood; and,
- There is value in having purpose built rental units in the Uptown area and the small business commercial exposure will be good for this diverse community.

The LUPC passed the following motions regarding the project:

***THAT the Land Use and Planning Committee instruct staff to advise the applicant that their application proceed to next steps with the proposed 750 square metres (8,073 sq. ft.) tower floor plate, four storey podium, and 29 storey tower as outlined in the March 28, 2022 report titled, "Rezoning and Development Permit (616-640 6<sup>th</sup> Street) – Preliminary Report; and,***

***THAT that Land Use and Planning Committee endorse the review process included in the Application Review Process and Next Steps Section of the report dated March 28, 2022, and instruct staff to proceed with next steps once feedback provided by the Committee has been addressed.***

## **APPLICATION REVIEW PROCESS AND NEXT STEPS**

As noted in the report to the LUPC, and revised to reflect this Council review, the anticipated review steps for this application are:

1. Staff Review and Internal Circulation (ongoing);
2. Land Use and Planning Committee Report;
3. Report to Council from Land Use and Planning Committee (**WE ARE HERE**);
4. Applicant-led public information / consultation on updated project design;
5. New Westminster Design Panel Review of revised design;
6. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
7. Council consideration of First and Second Readings of Rezoning and Housing Agreement Bylaws and issue notice of waiving Public Hearing;
8. Public Hearing (if Council does not waive);
9. Council consideration of Third Reading and Adoption Rezoning and Housing Agreement Bylaws.
10. Adoption of Zoning Amendment Bylaw
11. Issuance of Development Permit by Director of Climate Action, Planning and Development

The City uses a project-based team approach for reviewing development applications which includes staff from Engineering Services, Parks and Recreation, Electrical, Fire, Climate Action, and Planning.

## **OPTIONS**

The following options are available for Council's consideration:

1. That this report be received for information.
2. That Council provide staff with alternative direction.

Staff recommends Option 1.

## **ATTACHMENTS**

Attachment 1: Report to LUPC dated March 28, 2022

Attachment 2: DRAFT LUPC Meeting Minutes except dated March 28, 2022

## **APPROVALS**

This report was prepared by:

Mike Watson, Acting Supervisor of Development Planning

This report was reviewed by:

Jackie Teed, Senior Manager, Climate Action, Planning and Development

This report was submitted on behalf of the Land Use and Planning Committee and approved by:

Emilie Adin, Director of Climate Action, Planning and Development

Lisa Spitale, Chief Administrative Officer