

Attachment 2

*DRAFT March 28, 2022 LUPC Minutes
(Excerpt)*

5.3 Rezoning and Development Permit (616 - 640 6th Street) – Preliminary Report

Mike Watson, Acting Supervisor, Development Planning, Climate Action, Planning and Development, shared a PowerPoint presentation which outlined the project history and the current proposal for 616-640 6th Street.

In response to questions from the Committee, Mr. Watson, and John Reid, Senior Development Manager, PC Urban Properties Corp., provided the following comments:

- Reduction of the floor plate size would result in an increase from 29 storeys to 33 or 34 storeys and may not be the most efficient way to move forward as that height may necessitate the need for an additional elevator and result in less than ideal unit floorplans;
- The previously required land dedication of two metres along Sixth Street has been removed by the Engineering Department resulting in a change in the floor space ratio (FSR) to 7.1;
- In the Uptown, towers would be expected to be 20 to 24 storeys and this proposal was initially for 29 storeys;
- The current proposal aims to maximize the Transportation Demand Management (TDM) for the project which is in close proximity to public transit and to reduce the parking to 171 parking stalls from what was previously proposed, maximize the number of bicycle parking stalls, and include five car share parking stalls;
- Legal requirements for a revision on this site include a rezoning application and the public consultation that comes with that and, likely, an amendment to the existing Housing Agreement on site. It is possible that a Public Hearing could be waived in lieu of City-led public consultation;
- The previous property owner advised all tenants in a letter in 2021 that, assuming that their proposal was going forward, that they would be starting work on the development at the beginning of 2022. Since then, the property has been purchased by the applicant and on February 14, 2022, communication went out to all tenants who were informed that they could stay until the end of this year;
- Currently, the building has approximately 40% tenancy on the ground floor with the second floor being almost completely vacant;
- The proponent will be conducting developer-led public consultation using the Pooni Group to inform the community about the proposed changes to the project. This consultation could occur as early as April 20, 2022, with notice of the engagement going out to the community on Wednesday, March 20, 2022. All feedback received during this consultation will be shared with staff and Council; and,
- The LUPC report regarding this project will go to Council at the April 11, 2022 Council meeting so that they are aware of it before it goes out to public consultation.

Emilie Adin, Director, Climate Action, Planning and Development, clarified that the City often use the terms “rezoning” and “zoning text amendment” interchangeably; however, it is recognized in the fee that a text amendment to an existing Comprehensive Development (CD) or other zone is lower. In other municipalities these are recognized differently whereas in New Westminster they are treated as one. As such, there may be the expectation in other regions that a text amendment could take less time and involve less engagement, including, potentially, waiving the Public Hearing.

Discussion ensued and Committee members provided the following comments:

- 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 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.

MOVED AND SECONDED

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 6th 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.

Carried.

All members of the Committee present voted in favour of the motion.