

Attachment 3

*Drawing Package and
Applicant's Design Rationale*

March 25, 2022

Mayor and Council
City of New Westminster
511 Royal Avenue,
New Westminster, BC
V3L 1H9

**RE: 616 & 640 6th Street – Zoning Bylaw Text Amendment & Development Permit Revision
File No. REZ00223 / DPU00065**

Dear Mayor and Council,

The new owners of 616 & 640 6th Street are requesting a text amendment to the previously approved CD-80 by-law and are concurrently submitting a revised development permit to reflect the zoning changes.

Submission Materials

0. Project summary letter below
- 1.a. Rezoning – Mixed Use Application Form Signed
- 1.b. Development Permit – Uptown – Mixed Use Application Form Signed
2. Architectural Plans produced by IBI Group Architects, dated March 25, 2022
3. Landscape Plans produced by DKL, dated March 25, 2022
4. Parking and TDM Memo produced by Bunt Engineering, dated March 23, 2022
5. Topographic Land Survey produced by Bennett Land Surveying, dated February 18, 2022
6. Arborist Report produced by Radix Tree & Landscape Consulting, dated March 18, 2022
- 7.a. Zoning by-law text amendment fee - cheque issued for \$14,725.80
- 7.b. DP Change of Ownership Application Fee - cheque issued for \$338.06
- 7.c. Public Consultation Fee - cheque issued for \$1,400
8. Letter of Authorization signed and dated March 17, 2022

Project Introduction

This property consists of two parcels of land with frontages along Sixth Street, Princess Street and Seventh Avenue. The property has two existing commercial buildings, two storeys in height, which are partially leased. Directly to the north of the subject site is a two-storey commercial building (Rexall Drugstore), the New Westminster United Reform Church, and Mt. Calvary Lutheran Church. To the west of the site is a 10 storey mixed-use building with retail at grade and residential above and a three storey commercial building. To the south of the site is the Royal Centre Mall and a 22 storey multi-unit residential building. To the east of the site are a 14 storey multi-unit residential building and a 24 storey multi-unit residential building.

Previously a Rezoning Amendment Bylaw No. 7997, 2019 was adopted by council on October 7, 2019. The Rezoning application changed the property from Community Commercial Districts (High Rise, C-3) to Comprehensive Development District (CD-80). First and Second reading of this decision were held on May 27, 2019 and a public hearing was held on June 24, 2019.

A Development Permit application was submitted by the long-time owners, and the project has gone through extensive city and public consultation process, with input from the New Westminster Design Panel. The development permit application is still active and was put on hold by the previous owners as

they requested a Development Variance Permit. The new change of use to be 100% secured market rental housing requires a zoning by-law text amendment.

Text Amendment

The request for the Zoning By-law Text Amendment is to facilitate minor changes to By-law CD-80. The requested changes are summarized here. A track changes draft by-law has been prepared but not submitted if that would be helpful for staff.

- Eliminating the strata residential use.
- Increasing in the number of secured market rental residential homes from 95 to 338 (58 Studio, 160 One bedroom, 92 Two bedroom, and 28 Three bedroom).
- Increase in the minimum leasable floor area for secured market rental residential from 7,178 square meters to 19,820 square meters.
- The total FSR to facilitate the increased provision of secured market rental residential from 6.46 to 7.38. This density increase can be supported by the Secured Market Rental Housing Policy.
- Increased tower floor plate to match Official Community Plan design guidelines from 650.3 square meters to 750 square meters above the fourth-floor podium (the fifth floor will be 796 square meters to facilitate additional indoor mezzanine). Supported by the OCP (4.1.3).
 - Complies with OCP for building tower separation.
- With full Transportation Demand Management measures in place the minimum off-street parking would be reduced from 313 to 271, meeting the off-street parking standard by-law requirements.

Additional Approvals Information

- A privately owned publicly accessible plaza will be maintained and is shown on the site plan.
- Previously contributed \$911,475 voluntary amenity contribution would remain unchanged.
- The form and character of the project is consistent with what was previously reviewed by the public and Council.
- Family friendly units within the development (35% two and three bedroom) continue to exceed Family Friendly Housing Policy requirements for a rental development.

Project Description & Attributes

- Excellent transit connectivity - Six Bus Routes are either adjacent to the property or are within 400m. Transit access is every 5-6minutes in peak hours and 8-10minutes on nights and weekends, connecting to 6 different sky train stations.
- 10 Below market residences
- LEED Gold equivalency – Sustainable building achieving water efficiency, waste reduction, high indoor air quality with low emitting products, individual home thermostats, EV charging, environmentally sourced building materials, etc
- Five Car Share Stalls (supplied by Modo)
- Future proof 100% of parking stalls rough in for electric vehicles
- Transportation demand management – Car share & memberships, wayfinding, real time information, transit subsidy.
- Exceeding the new bike parking bylaw. 544 proposed bike parking stalls and bike repair room
- Adaptable homes provided within the building, exceeding the 40% required.
- Air Conditioning for tenant comfort and future proof for a warming climate.
- Quality amenities including: gym, party room, outdoor patio bbq and eating area, coworking space, dog run etc.

City of New Westminster Policy Alignment Uptown Official Community Plan

- The proposed development appropriately adheres to the Uptown OCP within the mixed-use high-rise building zone.
- 100% secured market rental building with a variety of unit sizes to accommodate various family types, to support diverse intergenerational neighborhoods.
- Neighborhood interface – commercial uses at ground floor building frontages to enhance a vibrant safe public realm. Appropriate street wall with 3m setback (4.1.1) for fourth floor podium (4.1.3).
- Ground floor plaza designed at corner of 7th avenue and 6th Street.
- Tower floorplate (4.1.3) matches the referenced 750m²
- Fourth floor podium matches the OCP recommended 3-4 floors to a maximum of 6 floors. The fourth floor podium is setback 3m as per policy recommendations.

Secured Market Rental Policy

- 100% secured market rental building with a variety of home sizes to accommodate various family types, to support a diverse intergenerational neighborhood.
- Increase in density, offered through a density process or rezoning.
- Concurrent processing of rezoning and DP applications.
- Majority of the neighborhood rental housing stock was built from 1950-1970 legacy of federal tax measures. The nearby aging rental stock will require reinvestment and risks redevelopment and demolition. This project provides an injection of new rental to the neighborhood without removing any existing rental housing stock from the community.
- Relaxation of city servicing requirements not requested for this rental housing project.
- Alignment with OCP.
- Higher level of tenure security and affordability considerations for tenants.

Affordable Housing Strategy

- Facilitate the development of non-market housing.
- Establish an environment that allows the private market to build affordably (3.3)

Family Friendly Housing

- 35% of residences will be 2 & 3 bedrooms
- 100% new purpose-built rental building will have quality amenity spaces and will provide security of tenure for families.

Uptown Streetscape Vision – project streetscape aligns with vision document:

- More space for pedestrians (3m width),
- Reduced pedestrian crossing distance,
- New street lighting,
- Nodes of activity (privately owned publicly accessible plaza at 7th Avenue and 6th Street),
- Street commercial space at grade,
- Building setbacks,
- Cycling lanes to be improved, bike parking facilities provided, transit access,
- Landscaping, weather canopy,
- New street trees with appropriate soil volumes on Princess St, 6th Street & 7th Avenue,
- Public art will be included.

We trust that the above & enclosed information can be deemed a complete application for the requested zoning bylaw text amendment. If any further information is required or you have any questions, please do not hesitate to reach out to John Reid at 604-428-3315 or jreid@pcurban.ca.

Best Regards,

618 6th Street Holdings Ltd.

A handwritten signature in black ink, appearing to read "John Reid". The signature is fluid and cursive, with the first name "John" and last name "Reid" clearly distinguishable.

John Reid
Senior Development Manager



CIVIC ADDRESS: 616-640 6TH STREET, NEW WESTMINSTER

TOTAL SITE AREA: 34,800.90 SF (3233.11 SM)

ZONING: CD-80

BUILDING HEIGHT
TOP OF ROOF PAVERS 286.83'(87.42 M)
TOP OF MECH ROOF 317.17'(96.67 M)
BUILDING HEIGHT DATUM= 315.44' (96.15 M)

(29 STOREYS)

SETBACKS: PODIUM
NORTH (7TH AVE) 14 FT (4.27 M)
EAST (6TH ST) 9.33 FT (2.84 M)
SOUTH (PRINCESS ST) 11 FT (3.35M)
WEST 29.4 FT (8.96 M)/25.9(7.89)

SETBACKS: TOWER
NORTH (7TH AVE) 34.0 FT (10.36 M)
EAST (6TH ST) 19.25 FT (5.87 M)
SOUTH (PRINCESS ST) 124.14 FT (37.84 M)
WEST 29.4 FT (8.97 M)


Statistics - New Westminster																	
Floor	Studio	1 Bed	2 Bed	3 Bed	Units	Gross Area		Unit Area		Amenity Exclusion		MECH./Services Exclusion		Common Area		Floor Area Net	
						ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
Roof	0	0	0	0	0	822	76	0	0	0	0	822	76	0	0	0	0
29	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	101	8,018	745
28	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	745
27	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
26	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
25	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
24	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
23	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
22	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
21	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
20	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
19	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
18	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
17	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
16	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
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14	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
13	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
12	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
11	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
10	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
9	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
8	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
7	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
6	2	5	3	1	11	8,073	750	6,956	646	0	0	55	5	1,092	104	8,018	750
5	2	5	2	1	10	8,571	796	6,168	573	1,275	118	55	5	1,092	101	7,241	673
4	2	11	6	1	20	14,950	1,389	12,864	1,195	0	0	84	8	2,061	191	14,866	1,381
3	3	12	6	1	22	15,781	1,466	13,674	1,270	0	0	84	8	2,084	194	15,697	1,458
2	3	12	6	1	22	15,781	1,466	13,674	1,270	0	0	84	8	2,084	194	15,697	1,458
MEZZ-RES	0	0	0	0	0	1,163	108	0	0	0	0	0	0	0	0	1,163	108
01-Res.	0	0	0	0	0			0	0	1,416	132	2,394	222	0	0	2,495	232
01-Com.	0	0	0	0	0	17,547	1,630			11,242	1,044	0	0	0	0	11,242	1,044
TOTAL OUTDOOR PLAZA AREA = 1,634.17 SQ.F (151.82 SQ.M)																	
Total	58	160	92	28	338	268,367	24,932	224,566	20,863			4,843	450	33,529	3,115	260,833	24,232
	17%	47%	27%	8%	100%												
Adaptable dwelling units exclusion(40%)																	
Studio + 1 Bed units					18	19.90 SF										358	33
2 + 3 bed units					120	30.14 SF										3,617	336
Total Floor Area Net																	
Site Area																	
FSR																	
34,801 SF																	
7.38																	
256,858 23,863																	

Car Parking Requirement - New Westminster	
Commercial	Cars
Commercial (per 140.10)	
MIN.=1 space for every 538.21 SF (50 SQ.M)	21
MAX.=1 space for every 358.76 SF (33.33 SQ.M)	32
Non-Market units (Secured Rental)	
Parking requirements (per 140.9)	
1 space per unit	338
Visitor Parking*	
0.1 spaces per unit for visitors	34
Total parking stalls required	393
Total parking stalls after shared commercial and visitor parking reduction (393-21=372)	372
Non-Market units-Accessible parking (per 145.4,Multiple Dwellings)	
4 spaces for the first 100 parking	4
1 space for every 30 parking spaces after 100 regular spaces are provided	9
Van-Accessible off-street parking(per 145.5)	
1 van accessible space for every 3 accessible Off-street =4	
Total accessible off-street parking stalls(including 4 van)	13
Commercial-Accessible parking (per 145.4,Other Uses)	
1 space for every 25 parking spaces provided	1
Total Accessible parking stalls required	14
Loading Space required (per 160.3)	
Multiple dwelling: 1 Loading Space per Building with more than 30 dwelling units	1
Retail Uses: no space need for first 300 sq.mt, one space for the next 1500 sq.mt	1
Total Loading space required	2
Total Loading space provided	2
Total required parking stalls	372
27% TDM reduction	-101
Total required	271

Total Residential provided							
Cars	P1	P2	P3	P4	Total	%	
Standard	16	43	47	45	151	55.72	
Small	5	22	23	23	73	26.94	
Accessible	0	3	3	3	9	3.32	
Van	1	1	1	1	4	1.48	
Modo	0	0	0	0	0	0.00	
Sub Total	22	69	74	72	237	87.45	
Total commercial provided							
Cars	P1	P2	P3	P4	Total	%	
Standard	20	0	0	0	20	7.38	
Small	8	0	0	0	8	2.95	
Accessible	1	0	0	0	1	0.37	
Van	0	0	0	0	0	0.00	
Modo	5	0	0	0	5	1.85	
Sub Total	34	0	0	0	34	12.55	
Total	56	69	74	72	271	100.00	

Bike Space Requirement - New Westminster							LONG TERM	SHORT TERM
Commercial								
Commercial (Per 150.5)								
Long Term								
1 space for each 5382 SF of net floor area							2	
Short Term								
6 spaces for any building with 10764 SF of net floor area								6
Total required							2	6
Non Market Units(Per 150.3)								
Long Term								
1.5 space for every dwelling unit							507	
Short Term								
100 or more units minimum 12 spaces								12
Total required							507	12
Total required of all uses							509	18
Sub-Total required of all uses							527	
Bike Spaces Provided								
Long Term Bikes	L1	P1	P2	P3	P4	Total	%	
Horizontal Bike	0	0	73	62	71	206	36	
Vertical Bike	0	0	69	63	58	190	33	
Stacked Bike	0	4	66	50	34	154	27	
OVERSIZED	0	26	0	0	0	26	5	
Total Long Term Bike	0	30	208	175	163	576	100	
Short Term Bikes	18	0	0	0	0	18		
Total Bikes						594		
Note:								
HORIZONTAL BIKE= HORIZONTAL BIKE +LOWER STALLS OF STACKED BIKE + OVERSIZE BIKE:								
206+77 +26=309> 297 (50% OF TOTAL BIKE STALLS)								

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NO.	ISSUANCE	STATUS	DATE
1	ZONING BY-LAW TEXT AMENDMENT APPLICATION	ISSUED	22/02/2022
2	DEVELOPMENT PERMIT APPLICATION	ISSUED	25/03/2022
3	ZONING BY-LAW TEXT AMENDMENT APPLICATION	ISSUED	01/06/2022

ISSUES

SEAL

SUB CONSULTANT

PRIME CONSULTANT



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ibigroup.com

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:

01/06/22

SHEET TITLE

STATISTICS

SHEET NUMBER

ISSUE

A1.00

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

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DATE: 01/06/22

DATE: 01/06/22
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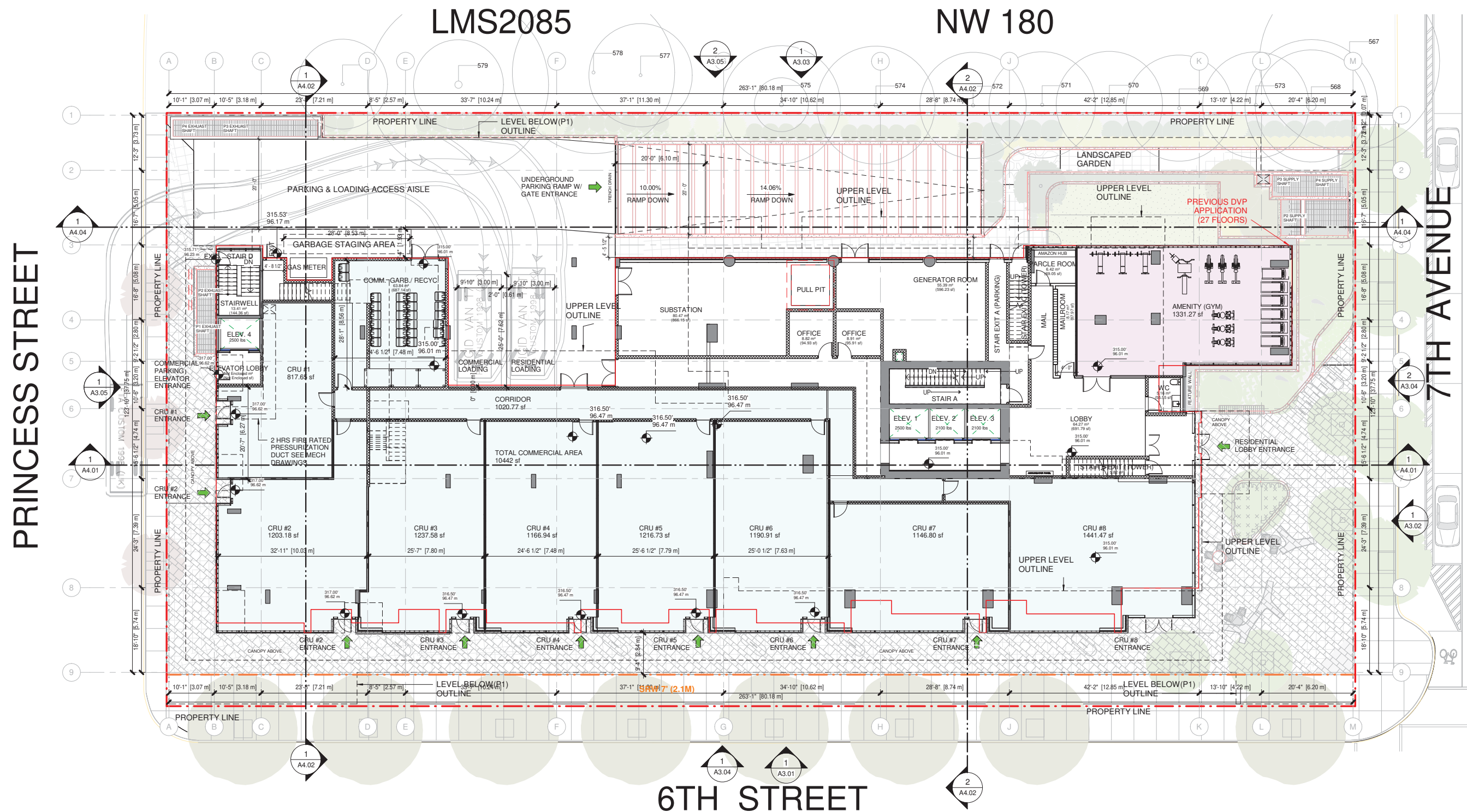
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LEVEL 01

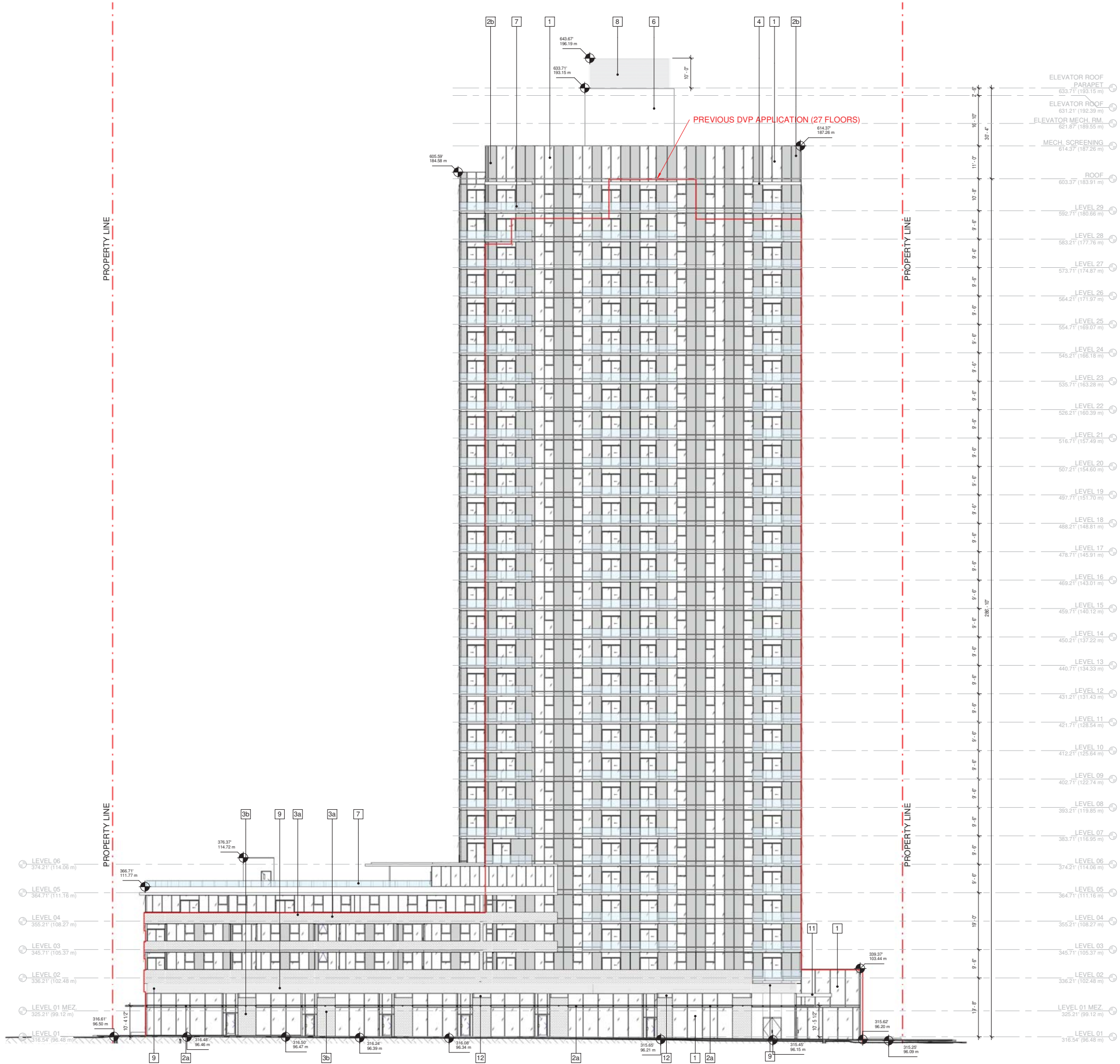
SHEET NUMBER

SUE

A2.01



1 LEVEL-1
A2.01 Scale: 3/32" = 1'-0"



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PROJECT

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DRAWN BY:

Author

CHK'D BY:

Checker

SCALE:

1/16" = 1'-0"

DATE:

01/06/22

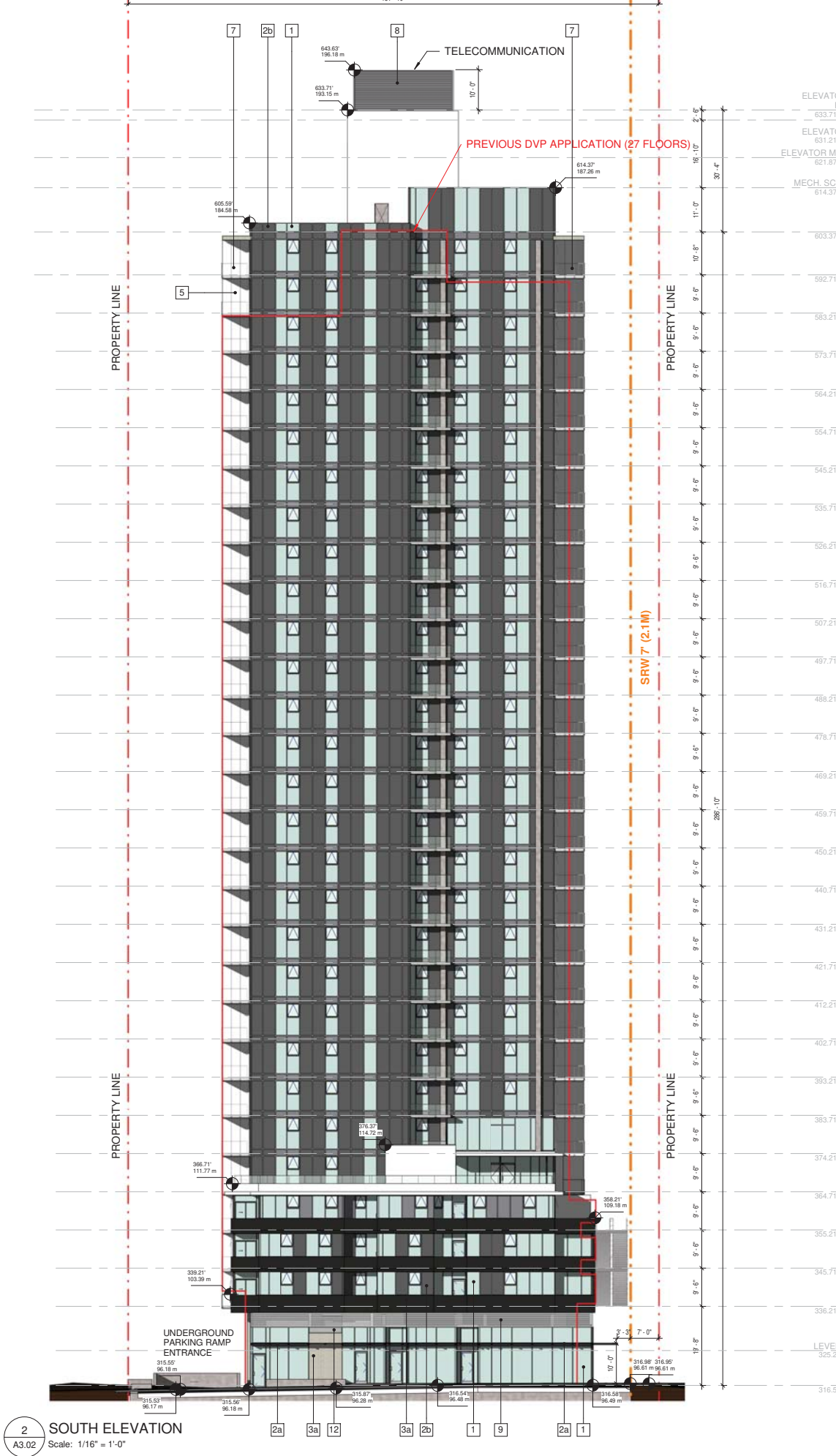
SHEET TITLE

EAST ELEVATION

SHEET NUMBER

A3.01

ISSUE



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ISSUES

LEVEL 29	592.71' (180.66 m)
LEVEL 28	583.21' (177.76 m)
LEVEL 27	573.71' (174.87 m)
LEVEL 26	564.21' (171.97 m)
LEVEL 25	554.71' (169.07 m)
LEVEL 24	545.21' (166.18 m)
LEVEL 23	535.71' (163.28 m)
LEVEL 22	526.21' (160.39 m)
LEVEL 21	516.71' (157.49 m)
LEVEL 20	507.21' (154.60 m)
LEVEL 19	497.71' (151.70 m)
LEVEL 18	488.21' (148.81 m)
LEVEL 17	478.71' (145.91 m)
LEVEL 16	469.21' (143.01 m)
LEVEL 15	459.71' (140.12 m)
LEVEL 14	450.21' (137.22 m)
LEVEL 13	440.71' (134.33 m)
LEVEL 12	431.21' (131.43 m)
LEVEL 11	421.71' (128.54 m)
LEVEL 10	412.21' (125.64 m)
LEVEL 09	402.71' (122.74 m)
LEVEL 08	393.21' (119.85 m)
LEVEL 07	383.71' (116.95 m)
LEVEL 06	374.21' (114.06 m)
LEVEL 05	364.71' (111.16 m)
LEVEL 04	355.21' (108.27 m)
LEVEL 03	345.71' (105.37 m)
LEVEL 02	336.21' (102.48 m)
LEVEL 01 MEZ.	325.21' (99.12 m)
LEVEL 01	316.54' (96.48 m)

SEAL

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PROJECT NO: 136749

DRAWN BY: Author

CHK'D BY: Checker

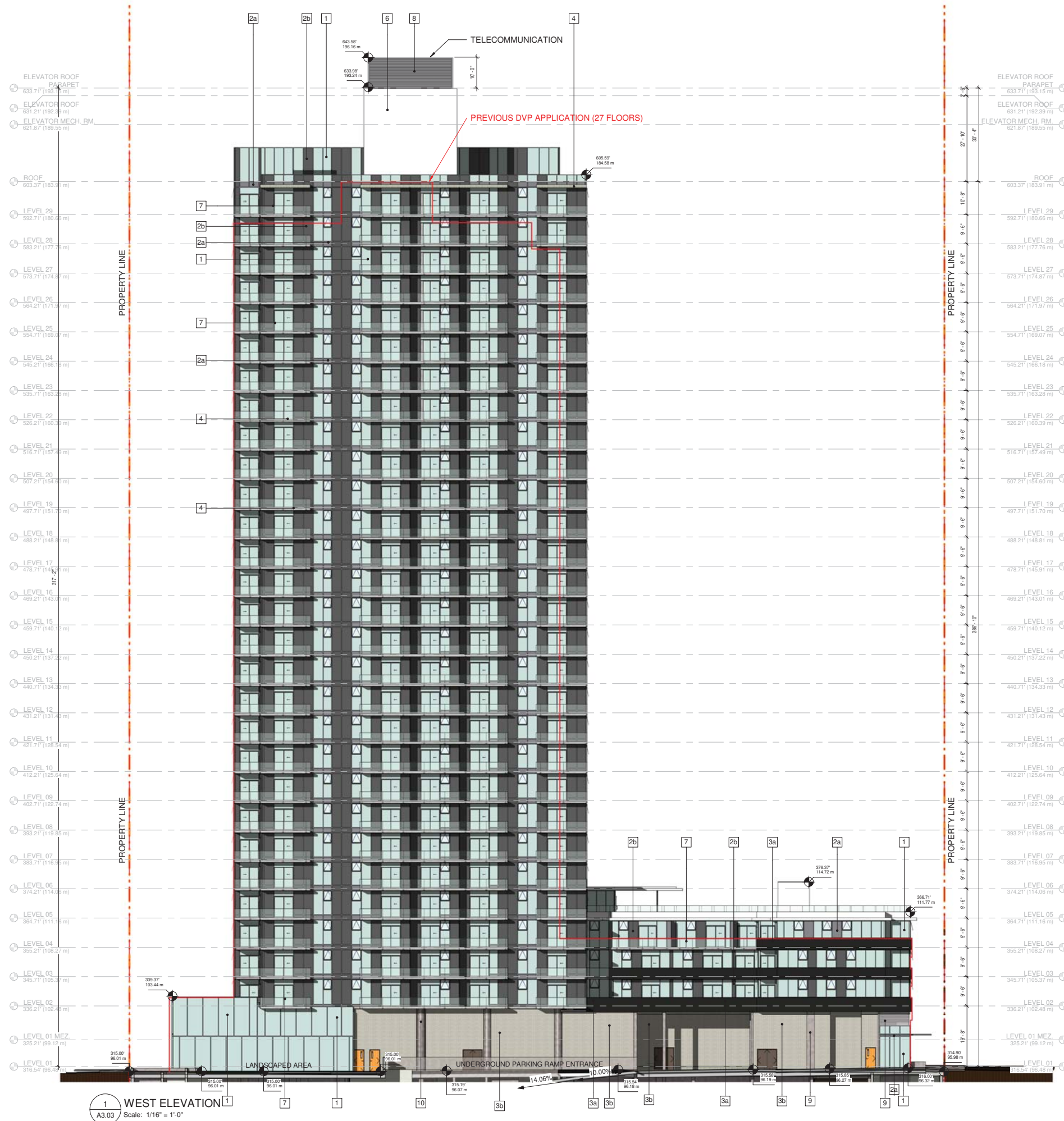
SCALE: 1/16" = 1'-0"

DATE: 01/06/22

SHEET TITLE
NORTH & SOUTH ELEVATION

SHEET NUMBER
A3.02

ISSUE



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PRIME CONSULTANT

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tel 604 683 8797 fax 604 683 0492

ibigroup.com

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616 - 640 6TH STREET,

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V3L 3C3

PROJECT NO.:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

1/16" = 1'-0"

DATE:

01/06/22

SHEET TITLE

WEST ELEVATION

SHEET NUMBER

A3.03

ISSUE



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2	DEVELOPMENT PERMIT APPLICATION	ISSUED	25/03/2022
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V3L 3C3

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