



53 Fourth Street

Preliminary Application Review

Land Use and Planning Committee – March 28, 2022

Dilys Huang, Development Planner



NEW WESTMINSTER

Site Context



- Located in Downtown
- Site Area (Gross):
 - 410 sq. m. (4,413 sq. ft.)
- Site Dimensions:
 - 16.5 x 24.9 m. (54.1 x 81.5 ft.)
- OCP Designation:
 - Residential - Low Rise Apartment
- Zoning:
 - Downtown Mixed Use Districts (High Density) (C-4)

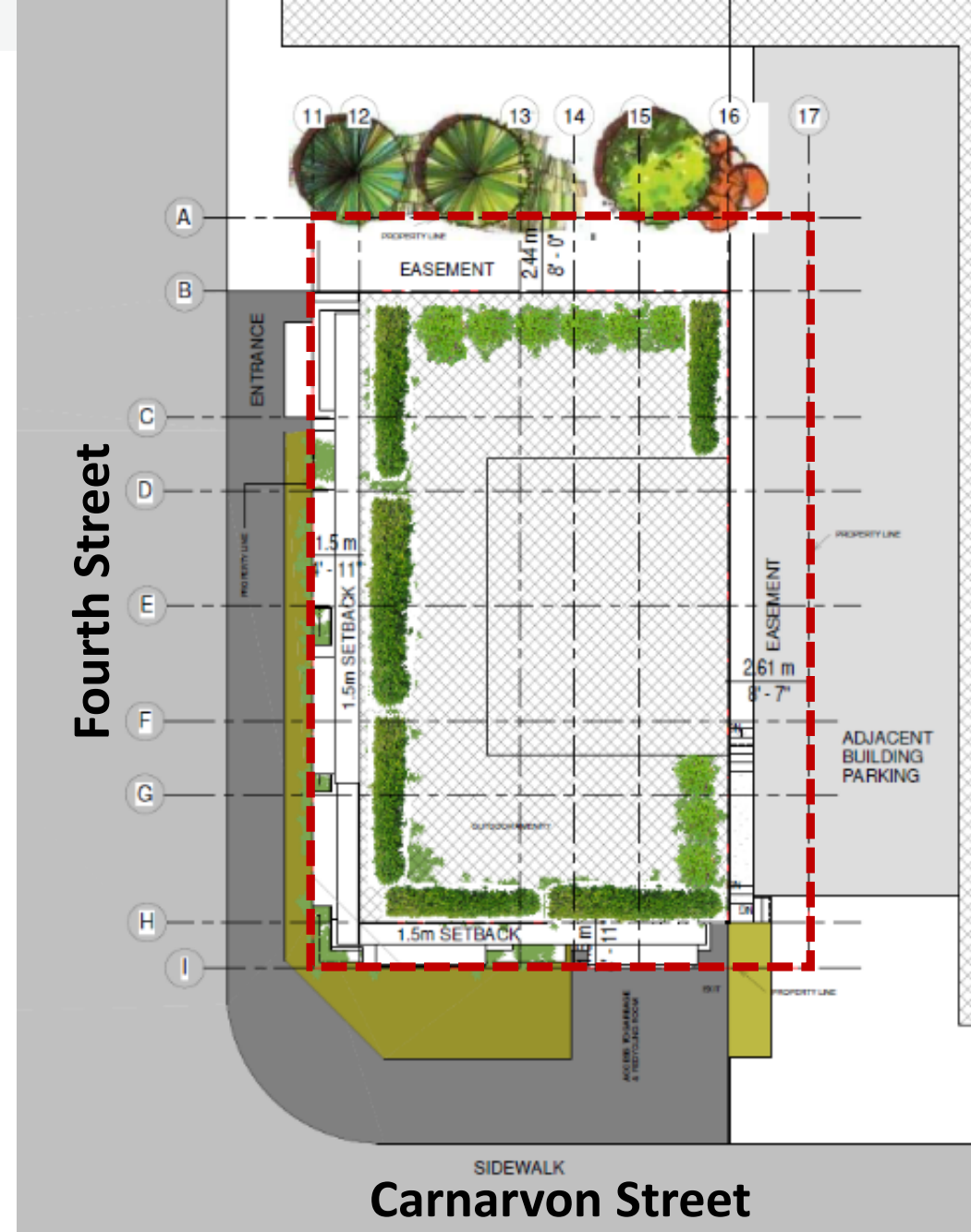
Site Context



- Existing 10 unit purpose-built rental apartment building from 1927
- Building on Heritage Resource Inventory
- Building recently reviewed by the Community Heritage Commission

Proposal

- 35 rental units proposed within a new six storey plus basement building
- All one bedroom units (minimum 350 sq. ft.)
- No vehicle parking currently proposed; bicycle storage proposed on basement level



Renderings



View from corner of Fourth Street and Carnarvon Street looking north



View from Fourth Street looking south-east

Feedback from the LUPC

That the LUPC direct staff to:

1. Advise the applicant to **further explore retention options for the existing building**, consistent with the recommendation from the Community Heritage Commission;
2. Advise the applicant that, as part of a formal application, a **Tenant Assistance Plan** be provided which is consistent with both the provisions previously included in the City's Business Regulations and Licensing (Rental Units) Bylaw for those tenants currently paying below market rents per the New Westminster definition, and generally consistent with the City's Tenant Relocation Policy for all tenants;
3. Advise the applicant that the **Rental Replacement Policy** provisions would need to be met for the project, should formal applications be submitted;

Feedback from the LUPC

That the LUPC direct staff to:

4. Advise the applicant that they will be required to meet the **Family-Friendly Housing Policy** requirements and the **adaptable dwelling** requirements, as well as **increase the one bedroom unit size**, should formal applications be submitted;
5. Advise the applicant that they will be required to apply for **rental tenure only zoning**, should formal applications be submitted;
6. Advise the applicant to **provide the required parking** or a **rationale and Transportation Demand Management (TDM) measures** as part of an overall Transportation Study for consideration of reduction to the required parking, consistent with the comments in this report, should formal applications be submitted.



616 – 640 Sixth St Land Use and Planning Committee

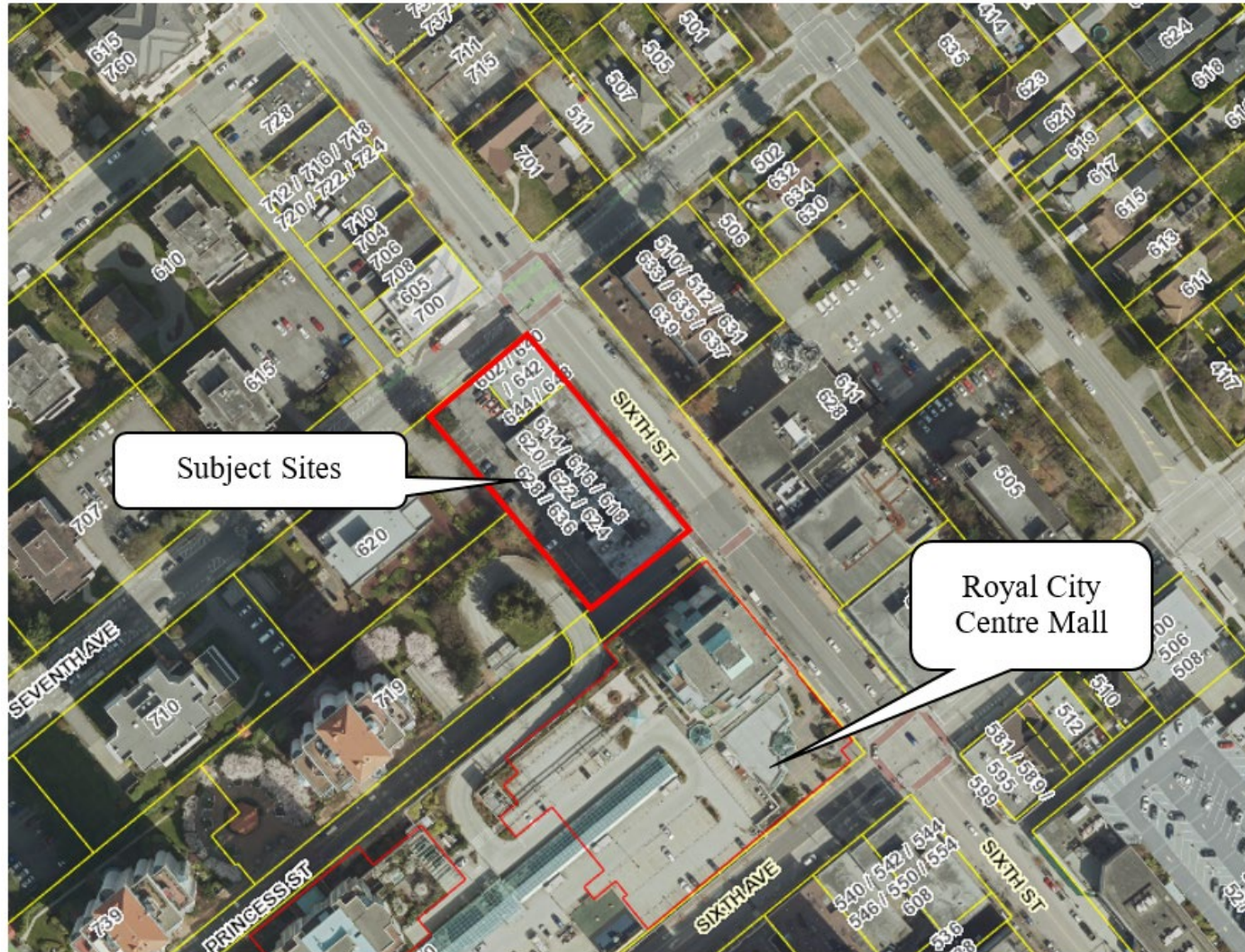
Mike Watson, Acting Development Planning Supervisor



NEW WESTMINSTER

March 28, 2022

1. Site



- 616 -640 Sixth St
- Uptown Neighborhood
- RM Multi-unit Residential OCP
- Comprehensive Dev. District (CD-80)
- two existing commercial buildings (two storey height) which are leased
- Located on FTN (Sixth St)

2. Project History

2019 Rezoning

- Rezoning to facilitate the development of a 29 storey mixed use with
 - 142 market strata;
 - 95 secured market rental units; and
 - 12,384 sq. ft of grade level .
- In exchange for additional height, negotiated:
 - 650.5 square metres (7,000 sq. ft.) floor plate; and
 - 3 storey podium



2. Project History

2020 DVP / House Agreement Amendment

- Maintained general building for but converted from a mix of condo and secured market rental units to a 100% secured market rental with funding from (CMHC).
- In exchange, variances were negotiated and approved to:
 - increase the maximum floorplate from 650.5 square metres (7,000 sq. ft.) to 689 square metres (7,414 sq. ft.)
 - Regularize rental parking requirements



3. Current Proposal

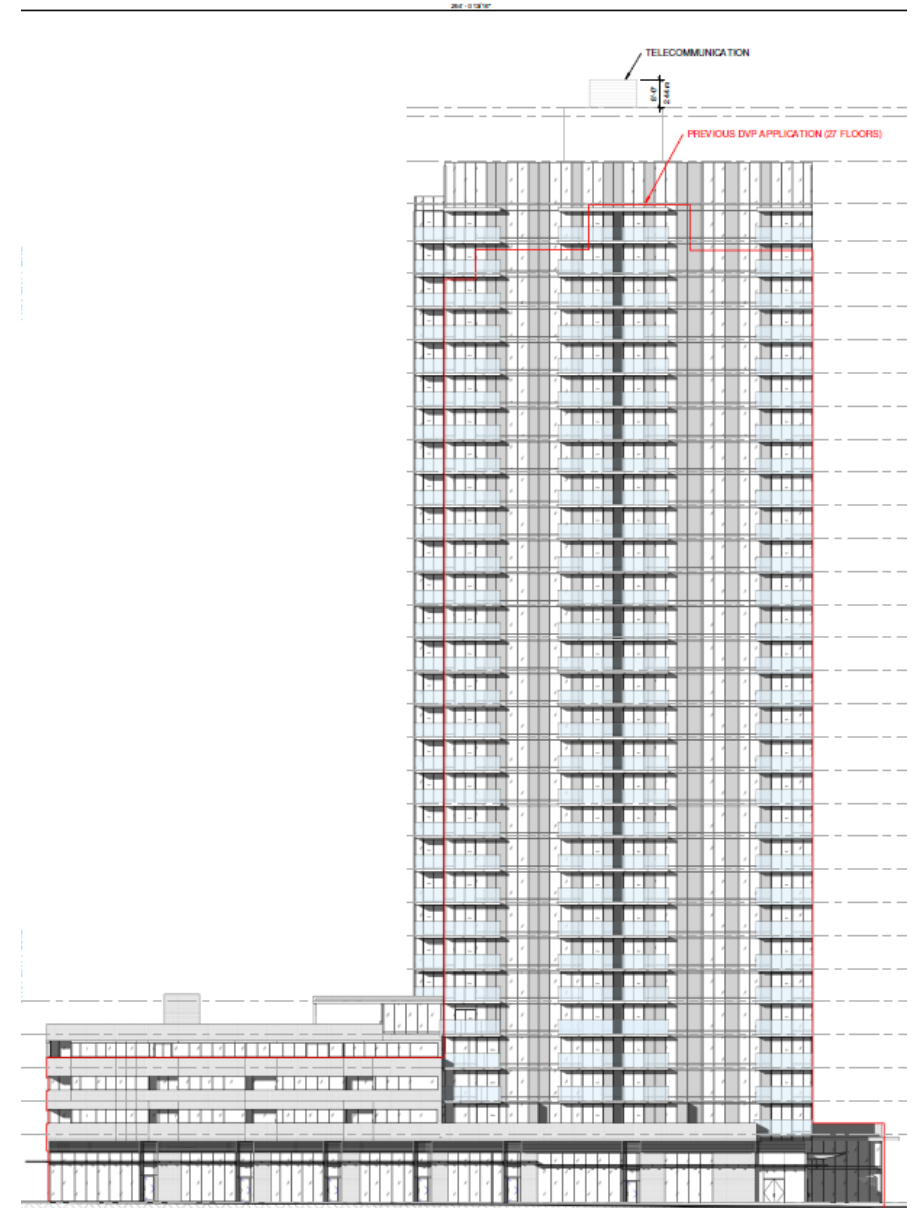
Proposal Summary

- 29 storey building;
- 338 secured market rental housing units;
- 10,442 square feet of commercial retail;
- 7.80 FSR (increase of 1.34 FSR),
- floorplate of 750 square metres / 8,073 sq. ft.
- 10 units (2.9%) would be offered at 10% (or more) below CMHC median rents all years for New Westminster



4. Revisions from Previous

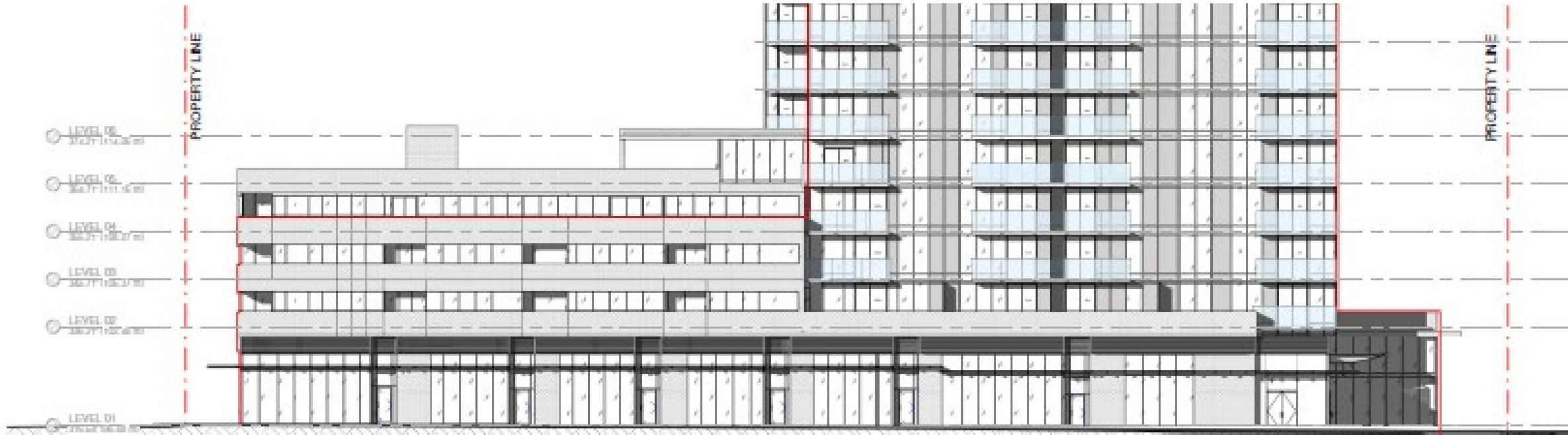
- increase in secured market rental housing units from 237 to 338 (increase of 101 units);
- increase in density from 6.46 FSR to 7.80 FSR (increase of 1.34FSR);
- an increase in the maximum tower floorplate size by 8.9% (from 689 square metres (7,414 sq. ft.) to 750 square metres/ 8,073 square feet); and
- increase in the height of podium from three to four storeys with the proposed fourth storey being setback 3 metres (10 feet).



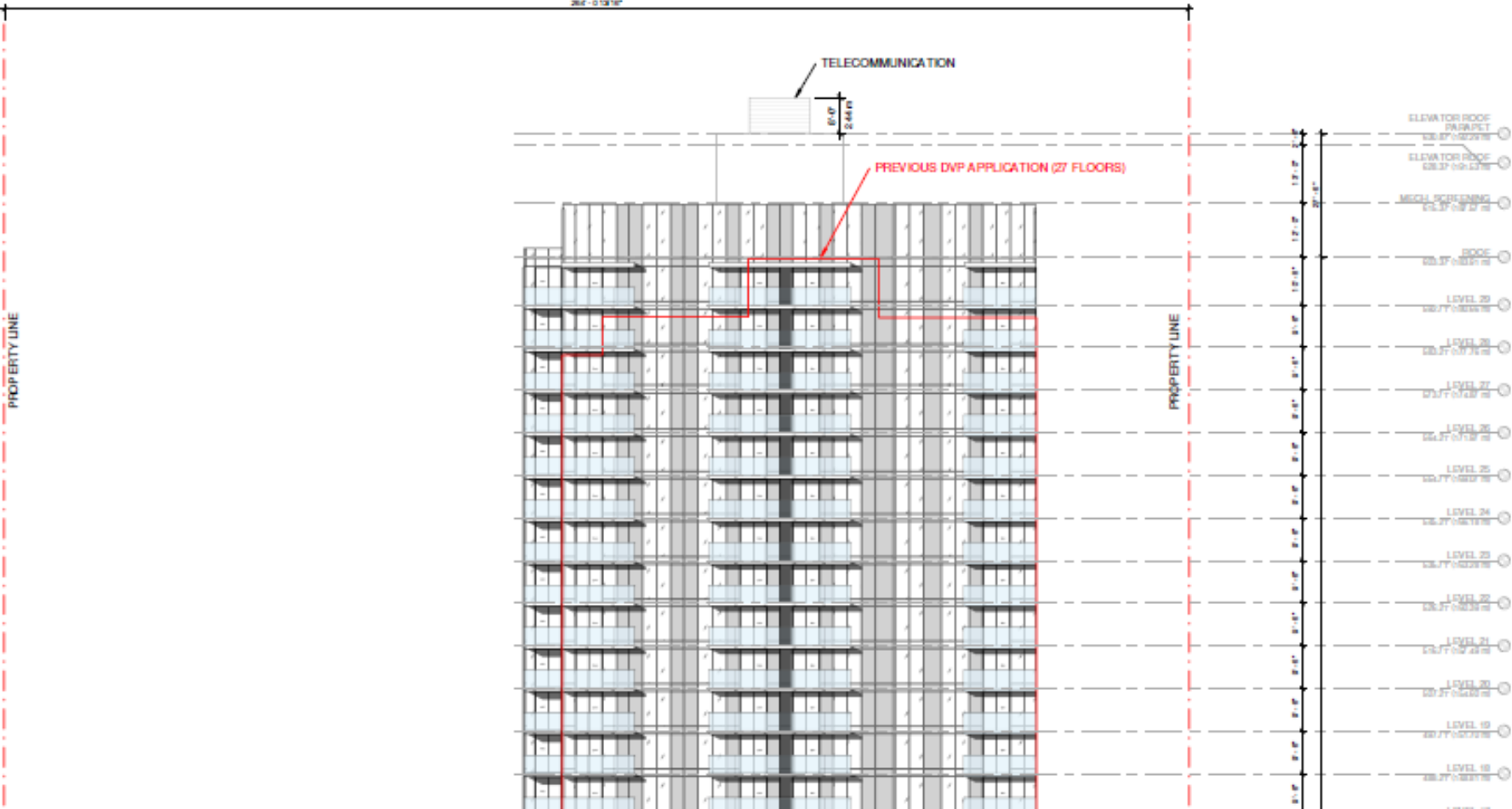
5. Feedback from LUPC

- **Either:** Work with the applicant to *reduce the floorplate* close to the currently approved 689 sq.m./7,414 sq.ft. and the *podium to three storeys*, and instead *increase the building height to achieve additional rental units*, prior to proceeding to public consultation; or,
- **Or:** 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.

4. Revisions from Previous



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