



## **NEW WESTMINSTER DESIGN PANEL**

**Tuesday, January 26, 2021 3:00p.m.**

**Meeting held electronically under Ministerial Order No. M192**

### **AGENDA**

	<b>Page</b>
<b>1.0 HOUSEKEEPING</b>	
<b>2.0 ADDITION TO AGENDA</b>	
<b>3.0 ADOPTION OF MINUTES</b>	
3.1 Adoption of the Minutes of December 08, 2020 meeting	<b>02</b>
<b>4.0 REPORTS AND INFORMATION</b>	
<b>5.0 DESIGN REVIEWS</b>	
5.1 <b>823 – 841 Sixth Street – Development Permit, Rezoning and Official Community Plan for Proposed Affordable Housing Project</b>	<b>08</b>
<p>Applications for an Official Community Plan (OCP), rezoning and Development Permit have been submitted on behalf of the Aboriginal Land Trust Society (ALT) for a six storey affordable housing apartment building with 96 units. The proposed development would have a floor space ratio (FSR) of 2.1, providing 20 three-bedroom units (21%), 37 two-bedroom units (38%), and 39 one-bedroom units (41%) which exceeds the requirements of the City’s Family Friendly Housing Policy. The project affordability is set to meet BC Housing's Community Housing Fund.</p>	
<p><b>RLA ARCHITECTS</b> <b>eta LANDSCAPE ARCHITECTS</b></p>	
5.2 <b>97 Braid Street (Sapperton Green) – Design Guideline Submission Review</b>	<b>74</b>
<p>The City of New Westminster has received an application from Quadreal Property Group to rezone the property at 97 Braid Street. This application proposes a complete, mixed-use, sustainable and transit-oriented master-planned community. This community is being referred to as "Sapperton Green". The Master Plan concept was revised in 2020 and would include:</p> <ul style="list-style-type: none"> <li>• 4.2 million square feet of residential floor space, including a minimum of 1,122,000 sq. ft. of secured market rental housing, and a projected 4,700 residential units;</li> <li>• A minimum of 255,000 sq. ft. of affordable housing consistent with the <a href="#">City’s Inclusionary Housing Policy</a>;</li> </ul>	

- 750,000 (minimum) to 1.5 million (maximum) square feet of office commercial floor space;
- approximately 100,000 to 150,000 square feet of retail commercial floor space;
- 35,000 square foot community centre and child care space; and
- 7.9 acres (3.2 hectares) of publicly accessible open space including:
  - 1.8 acres central park;
  - 3.5 acres of riparian area adjacent to Brunette River;
  - 0.75 acre transit plaza; and
  - Pedestrian corridors, greenways, pocket parks and accesses to Hume Park and Brunette River.

**MCM ARCHITECTS  
PWL LANDSCAPE ARCHITECTS**

**6.0 NEW BUSINESS**

**7.0 UNFINISHED BUSINESS**

**8.0 CORRESPONDENCE**

**9.0 NEXT MEETING**

**9.1 Tuesday, February 23, 2021**

**10.0 ADJOURNMENT**