



ROYAL TOWERS

140 Sixth Street, New Westminster

Engagement Summary Report

Date: March 17, 2026

Prepared for: Vintop Development Corp.

Prepared by: Pooni Group

EXECUTIVE SUMMARY

In July 2025, Vintop Development Corp. (Vintop) submitted a rezoning application to the City of New Westminster to redevelop 140 Sixth Street (Royal Towers) with a mixed-use project consisting of a mix of residential tenures (below-market and market rentals, and strata homes), new commercial spaces to help activate and animate the block, and a public plaza.

The existing Royal Towers is a market rental building with 135 units. Lookout Housing and Health Society (Lookout) is the Tenant Relocation Coordinator and is the main point of contact for tenants through the redevelopment and relocation process. Lookout held a tenant information meeting on February 18, 2026 and are continuing to have conversations with tenants on the Tenant Assistance Plan (TAP).

To support the application, the project team hosted a Developer Information Session (DIS) at the Inn at the Quay on February 25, 2026. In addition, a project website [www.royaltowersnewwest.com] was launched on February 13, 2026 that included information about Vintop, project information boards, and an online comment form. 460 unique visitors viewed the site between February 13 and March 6, 2026,

In summary, a total of 55 people attended the DIS and 15 comments (in-person and online) were received. The themes of comments are summarized as follows:

General Support for:

- **Public Realm and Amenities:** Strong interest in the inclusion of new public plazas with outdoor seating, landscaping, and playgrounds.
- **Commercial Activation:** High demand for small-scale grocery stores, cafes, and restaurants that support a walkable, transit-oriented lifestyle.
- **Prioritize Active Transportation:** Strong emphasis on pedestrian connectivity and public transit accessibility.

Concerns and Suggestions:

- **Building Height and Density:** Feedback indicates the proposed tower heights may be too high, with suggestions to scale back to better align with existing skyline and mitigate shadow impacts.
- **Infrastructure and Traffic:** Concerns regarding increased congestion on surrounding streets and the long-term impact of added density on local school and hospital capacity.
- **Character and Design:** Recommendations to ensure the architectural design reflects the “living heritage” of the neighbourhood while optimizing parking layouts to maintain neighbourhood permeability.

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1. INTRODUCTION & PROJECT OVERVIEW

Vintop Development Corp. (Vintop) has submitted a rezoning application to the City of New Westminster to redevelop 140 Sixth Street (Royal Towers) with a mixed-use project consisting of a mix of residential tenures (below-market and market rentals, and strata homes), new commercial spaces to help activate and animate the block, and a public plaza.

To inform the community about the proposal for Royal Towers, the project team held a Developer Information Session (DIS). The in-person event took place at the Inn at the Quay on February 25, 2026 where members of the public were invited to drop in between 5-7pm. Display boards were set up for attendees to review, and members of the project team, along with CNW staff, were available to answer questions and collect feedback. The same materials from the in-person event, including the presentation boards and a digital comment form, were made available on the project website [www.royaltowersnewwest.com] on February 18, 2026. The public comment period remained open until March 6, 2026.

2. TENANT ENGAGEMENT

Lookout Housing and Health Society (Lookout) is the Tenant Relocation Coordinator for the redevelopment of Royal Towers.

On August 26, 2026, Lookout distributed a letter and the approved Tenant Assistance Plan (TAP) to all eligible tenants. The letter included an invite to a tenant information meeting held in the lobby of Royal Towers on February 18, 2026 from 4-6pm.

Lookout staff were also present at the Developer Information Session (DIS) held on February 25, 2026. Approximately 20 members of the New Westminster Tenants Union attended the DIS and engaged with Lookout and City of New Westminster staff. The primary question the tenants asked was on lump sum payments and why that was not being offered as part of the TAP for Royal Towers, and a petition was received to this effect.

Key questions and comments heard at the tenant information meeting and at the DIS included:

- Questions about the timing of the project;
- Confirmation rent will remain the same for the new replacement unit;
- Several requests for connections to support services for existing residents struggling with access to income (Persons with Disabilities (PWD) and rent subsidies);
- What the future rent will include - currently, rent includes utilities, cable, and internet. Tenants pay extra for parking and lockers;
- If they can upgrade to a bigger suite to accommodate more people (i.e., partner, roommate);
- If their current unit is larger than a standard studio apartment, will they get a one-bedroom and not a studio at the new building?;
- Received a petition and had many conversations with residents who want to have the option for a lump sum payment (I want it for a down payment on a house; I can barely afford my current rent);
- If they move out now, will they be able to come back to a new unit once it's built at the current rent amount?; and
- What is being offered to people who can't live next to an active construction site for a long duration of time?

Lookout will continue to have conversations with the tenants as the redevelopment progresses.

3. DEVELOPER INFORMATION SESSION

A. Project Website

The project website, www.royaltowersnewwest.com, was created as an online hub for information. It allows community members to sign up for updates, learn about the project, submit comment forms, and contact the project team with questions. The website also provided a link to the City of New Westminster's Be Heard webpage for the project [<https://www.beheardnewwest.ca/en-CA/projects/royal-towers>].

Launch and Updates

- **February 13, 2026:** The website went live with a landing page featuring details about the upcoming DIS, instructions for participation, a sign option for project updates, and contact information.
- **February 18, 2026:** The website was updated to include a downloadable PDF of materials presented at the DIS, and a comment form. Visitors could also continue registering for updates and accessing contact details.

Engagement

Between February 13, 2026 and March 6, 2026, the website recorded 460 unique visitors. Screenshots of the project website are included in **Appendix A**.

B. Community Notification

The public was notified about the DIS in the following ways:

- Addressed Mailer; and
- Newspaper advertisement; and

Each notification contained similar information, informing the surrounding community about the development proposal and the upcoming DIS. Contact information for the project team and details about the project website were included in the notifications.

Addressed Mailer

On February 17, 2026, 755 addressed mailers (approximately 100m radius around the site) were sent out via Canada Post. The list of addresses was provided by the City of New Westminster.

A copy of the notification flyer is included in **Appendix B**.

Newspaper Advertisement

A newspaper advertisement was published in Freshet News from February 13 - 15, 2026, informing the public about the DIS.

A copy of the advertisement is included in **Appendix C**.

3. DEVELOPER INFORMATION SESSION

C. In-person DIS

Event Details

Date: Wednesday, February 25, 2026

Time: Drop-in between 5-7pm

Location: Inn at the Quay, South Hyack Room, 900 Quayside Dr, New Westminster,

Approximately 55 members of the public attended the in-person DIS.

DIS Attendance

The following individuals from the project team attended the in-person DIS.

Vintop

- Charles Li

Bunt & Associates

- Tyler Thompson
- Anita Odchimar

Stantec

- Jiang Zhu

Lookout Society

- Leo Lu
- Megan Kriger

Pooni Group

- Chi Chi Cai
- Joyce Peng

Information Boards / Presentation Material

The presentation materials covered the key aspects of the proposal, including:

- Welcome and Introductions
- Planning Approach
- About Vintop
- What Informs the Plan?
- Site Context
- Site Characteristics
- Policy Context
- Vintop's Vision
- Proposed Phasing
- Preliminary Site Design
- Project Benefits
- Taking Care of Our Tenants
- Next Steps & Thank You

A copy of the presentation slides are included in [Appendix D](#).

4. FEEDBACK SUMMARY

Through the project website and DIS, the project team was able to inform the public about the proposal, answer questions, and gather feedback.

The public was able to provide feedback in the following ways:

- Email: chichi@poonigroup.com (Project team member) or,
- In-person and online comment form

Project Email

Between February 13, 2026 (when the landing page went live) and March 6, 2026 (the comment period deadline), the project team received one email from the public.

Comment Form

Between February 13, 2026 and March 6, 2026, a total of 14 submissions were received (both in-person and online).

The comment form comprised seven questions; responses are summarized below.

Question 1. A Tenant Assistance Plan (TAP) has been prepared to support existing tenants at Royal Towers. The key components of the TAP are: right-of-first-refusal to a rental replacement unit and moving allowances for all eligible tenants. If you are an existing tenant please share any ideas you may have about the redevelopment of the site or the components of the TAP.

- No answers from existing tenants.
- Support: One comment strongly supports the current plan to rehouse current tenants
- Construction Concern: One comment expresses concern for the inconvenience caused during the construction process.

Question 2. The project includes two taller residential buildings above a commercial podium along Royal Avenue, and two six-storey buildings to the north. The conceptual site plan proposes to have pedestrian connections, public open space lined with retail uses, and underground parking. The design of buildings and how they are sited will be refined through the Master Plan process. Do you think buildings are appropriately located on the site?

- YES - 6 NO - 2 DID NOT STATE Y/N - 4
- **Height Concerns**: 6 comments express concern regarding the proposed 38-storey height, suggesting it is excessive for the area. Respondents recommend scaling back to 12–20 storeys to better align with the existing skyline, mitigate shadow impacts on neighbouring townhomes/vegetation, and maintain consistency with the local rezoning plan.
- **Parking and Traffic Management**: 2 comments express concerns regarding parking availability and the long-term impact on street parking and traffic flow. Respondents suggest optimizing parkade placement to minimize excavation and emphasize the need for a pedestrian-only walkway rather than a vehicular lane on the north side of the development.

4. FEEDBACK SUMMARY (CONT'D)

Question 3. Which components of the proposal are most important to you? (please rank 1-4 with 1 being the most important, and 4 being the least important)

From most (1) to least (4) important:

1. New public space / improved public realm
2. New retail options
3. More housing options (strata, market rental and below-market rental)
4. New office spaces

Other:

- 3 mentions of childcare
- 1 mention of library / rec room / improved frontage

Question 4. What kinds of local commercial uses would you like to see here?

- 13 responses noted: Small-scale grocery store
- 12 responses noted: Cafes & restaurants
- 7 responses noted: Personal services (i.e., bank, pharmacy, medical offices, dry cleaners, etc.)
- 6 responses noted: Local-serving office space
- 3 responses noted: Retail uses such as clothing stores
- Others: 2 mentions of childcare and 1 mention of brewery

Question 5. Our proposal includes a public plaza and public realm improvements. What elements would you like to see included?

- 12 responses noted: Outdoor seating
- 12 responses noted: Trees and landscaping
- 9 responses noted: Playground
- 9 responses noted: Public art
- 8 responses noted: Water feature / rain garden
- 7 responses noted: Community garden
- Others: 1 mention of shades for summer and shelter for rain and winter

Question 6. Which modes of transportation should be prioritized ? (please rank 1-6 with 1 being the most important, and 6 being the least important).

From most (1) to least (4) important:

1. Walking
2. Public transit
3. Bikes and rolling (i.e., skateboarding, roller blading)
4. Car share
5. Bike Share
6. Private vehicles

4. FEEDBACK SUMMARY (CONT'D)

Question 7. Do you have any additional comments about the proposal?

- **Height and Density Concerns:** 3 comments state that the towers are too tall and that the proposed density will overwhelm local infrastructure, including school capacity, hospital, and road systems.
- **Traffic and Parking Infrastructure:** 3 comments express concern over increased congestion on narrow streets like Seventh St. and emphasize the necessity of providing at least one parking space per unit plus visitor stalls.
- **Architectural Character and Heritage Integration:** 3 comments suggest that the design should better reflect the “living heritage” of the area, 1 comment recommends using modern building code changes (like single-egress stairs) to improve natural light and air for residents.
- **Commercial and Street Activation:** 1 comment highlights the need for careful design along Royal Avenue to mitigate noise through greenery or “layering” while 1 comment suggests having essential services like a grocery store or a pharmacy to support a walkable lifestyle.
- **Project Support and Aesthetics:** 1 comment expresses excitement for the development and how it can transform New Westminster.
- **Pedestrian Connectivity and Public Realm:** 1 comment suggests prioritizing wide, accessible walkways and bike infrastructure over vehicular lanes, particularly on the north side of the lot, to improve safety and neighbourhood permeability.

A transcript of the comment form submissions can be found in [Appendix E](#).

5. CONCLUSION

The majority of feedback reflected a positive sentiment toward the proposed development. Community members expressed strong interest in the potential inclusion of new public spaces, small-scale grocery options, and enhanced pedestrian connectivity to improve the local realm. While the Tenant Assistance Plan (TAP) and site amenities were well-received, a primary concern emerged regarding the proposed 38-storey height, with respondents suggesting a scale that better aligns with the existing skyline and infrastructure capacity. Additionally, there is a strong desire for robust parking management and “living heritage” architectural integration to maintain the character of New Westminster. The feedback gathered during the DIS will be carefully considered by the project team as they continue to refine the application.

6. APPENDICES - APPENDIX A

Project Website

[Home](#)

140 Sixth St, New Westminster, BC

ROYAL TOWERS NEW WEST



A New Vision for 140 Sixth Street

Vintop Development Corp. (Vintop) has submitted a rezoning application to the City of New Westminster to redevelop 140 Sixth Street (Royal Towers) with a mixed-use project consisting of a mix of residential tenures (below-market and market rentals, and strata homes), new commercial spaces to help activate and animate the block, and a public plaza.

You can also view the project on the City of New Westminster's Be Heard Page: [beheardnewwest.ca/royal-towers](#).

[About Vintop →](#)



Thank you to those who joined us on February 25 for a developer-led Open House.

PROJECT UPDATE

We appreciated the opportunity to meet with residents, answer questions, and hear your initial thoughts on the redevelopment of 140 Sixth Street (Royal Towers). Vintop is currently reviewing all the feedback received during the open house period, which concluded on March 6, 2026.

If you missed the event or have additional questions, please feel free to reach out to our project team at chick@vintopgroup.com. We will continue to update this page as more information becomes available.

[Download Presentation Materials →](#)

6. APPENDICES - APPENDIX A

Project Website

About Vintop

Vintop is a new Westminster-based developer who is deeply invested in the city and recently completed Ovation at 823 Camarvon Street, which includes a nine-storey social housing building for the Performing Arts Lodge (PAL) delivered in partnership with the Province of BC and PAL. Globally, over the past 30 years, Vintop has completed over 50 residential and commercial projects.

Learn More



Have Questions or Want to Receive Project Updates?

Fill out the form below

First Name *

Last Name *

Email *

☐ Yes, I would like to receive email updates.

Write a Message

Submit

6. APPENDICES - APPENDIX B

Notification Flyer



DEVELOPER- LED OPEN HOUSE FOR ROYAL TOWERS

Vintop Development Corp. (Vintop) has submitted a rezoning application to the City of New Westminster to redevelop 140 Sixth Street (Royal Towers) with a mixed-use project consisting of a mix of residential tenures (below-market and market rentals, and strata homes), new commercial spaces to help activate and animate the block, and a public plaza.

Please Join Us for a Developer-led Open House

Date: Wednesday, February 25, 2026

Time: Drop-in between 5-7pm

Location: Inn at the Quay, Hyack South Room, 900 Quayside Dr, New Westminster, BC V3M 6G1

Format: This is a drop-in event, there will be no formal presentation; the project team will be available to answer your questions. Comment forms will be available for you to provide feedback.

HOW TO PARTICIPATE

Join us in person at the Open House on February 25. The Open House will be in a drop-in format with display boards for review and project team members available to answer your questions. A comment form will also be made available to collect your feedback at the Open House.

If you are unable to attend in person, please visit **www.royaltowersnewwest.com** to view the display boards online starting February 18. You will also be able to fill out an online comment form from February 18 to March 6, 2026.

If you have any questions about the Open House, please contact Chi Chi Cai at Pooni Group: chichi@poonigroup.com.

You can also view the project on the City of New Westminster's Be Heard Page: **www.beheardnewwest.ca/royal-towers**

Pooni Group is a planning and communications firm coordinating the Open House on behalf of Vintop.



6. APPENDICES - APPENDIX C

Advertisement



PROJECT OPEN HOUSE FOR ROYAL TOWERS

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How to Participate:

- Join us in person at the Open House on February 25, comment form will be available
- Fill out a comment form online at www.royaltowersnewwest.com from February 25 - March 6, 2026.

If you have any questions about the Open House, please contact Maren Thompson at Pooni Group: maren@poonigroup.com.



Date: Wednesday, February 25, 2026

Time: Drop-in between 5-7pm

Location: 900 Quayside Dr, New Westminster, BC V3M 6G1

Format: This is a drop-in event, there will be no formal presentation; the project team will be available to answer your questions. Comment forms will be available for you to provide feedback.

6. APPENDICES - APPENDIX D

Presentation Slides

140 Sixth Street, New Westminster

WELCOME

Thank you for joining us at our first public open house for 140 Sixth Street (Royal Towers). Vintop has submitted a rezoning application to the City of New Westminster for the site, and will be undertaking a subsequent Master Plan process.

The purpose of this meeting is to:

- Share with you the planning approach for this site
- Introduce you to Vintop (owner & developer)
- Share our preliminary vision and proposal for the site
- Gather your feedback



PLANNING APPROACH

We are working collaboratively with the City of New Westminster and are undertaking a two-step process for the site:

1 Rezoning

A Rezoning application was submitted in July 2025 and we are currently working closely with City staff to bring the zoning bylaw to Council by June 2026. The zoning bylaw will define specific parameters including uses, density, building heights, and setback requirements for the proposed redevelopment. Legal agreements like housing and servicing agreements will also be established as part of the Rezoning.

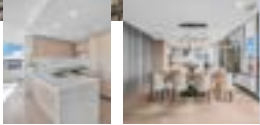
2 Master Plan

A Master Plan process will follow and additional public consultation will be conducted as part of that process. The Master Plan will further define the vision and objectives for the project, and establish building placement, circulation and access, landscaping and public realm design, and supporting infrastructure.

Decoupling the Rezoning and Master Plan processes allow the project to meet the Provincial deadline of June 30, 2026 for instream applications to be considered under New Westminster's current density bonus framework.

ABOUT VINTOP

Vintop is a New Westminster-based developer who is deeply invested in the city and recently completed Ovation at 823 Carnarvon Street, which includes a nine-storey social housing building for the Performing Arts Lodge (PAL) delivered in partnership with the Province of BC and PAL. Globally, over the past 30 years, Vintop has completed over 50 residential and commercial projects.



Sample imagery from Ovation

WHAT INFORMS THE PLAN?

The plan for Royal Towers is guided by the site's context and characteristics, City of New Westminster policies, Vintop's objectives for the site, and community input.



SITE CONTEXT

Located at the crossroads of Downtown and Uptown, the site occupies a prominent location in the city - adjacent to the civic precinct including City Hall, and within walking distance to Skytrain and buses, parks and schools.



SITE CHARACTERISTICS

The 2.6 acre site with an aging building is primed to be transformed into a more modern mixed-use project that can serve as a gateway between Downtown and Uptown.

LOCATION

Located in the Brown of the Hill neighbourhood, directly north of the Downtown core

CURRENT SITE USAGE

135 unit market rental building (converted from hotel) and ground-floor retail built in 1950

OCP DESIGNATION

Residential High-Rise

CENTRAL FRONTAGE

Fronts onto Sixth Street - a designated Great Street connecting Uptown to Downtown and Waterfront, and Royal Avenue - a major east/west corridor



The sloped site and adjacency with existing townhomes to the north requires careful consideration of building placements and interfaces to minimize impacts.

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6. APPENDICES - APPENDIX D (CONT'D)

Presentation Slides

POLICY CONTEXT

Vintop is exploring a redevelopment of the site that responds to regional and municipal objectives.

Metro 2050: Regional Growth Strategy

Metro 2050 designates the site as "Urban" within an "urban centre" (Municipal Town Centre); the locations in which residential densities should be concentrated.

Transit Oriented Areas (TOAs) (2023)

Provincial Bill 47 (Housing Statutes (Transit-Oriented Areas) Amendment Act) defines TOAs within 800m of Skytrain Stations and within which minimum densities and building heights are permitted depending on proximity to the station (Tier 1-3).

The site is located within Tier 2 (200-400m from Columbia Station) and is permitted a minimum of 10-storeys and density of 4.0 FSR. Residential parking is not required to be provided for developments within TODAs.

Our City 2041: New Westminster Official Community Plan (updated 2023)

The site is designated High-Rise Residential, which allows for high-density multiple unit residential buildings and complementary uses such as local-serving commercial, institutional uses, parks and open spaces, and community facilities.

Master Transportation Plan (2014) Guidelines

The City's Master Transportation Plan guides the development of transportation policies, priorities and investments over a long-term period. The Plan identifies Sixth Street as a "Great Street" with opportunities to enhance and strengthen the public realm.

Sixth Street Development Permit Area (DPA) Guidelines

The DPA guidelines for Sixth Street focus on creating a safe, vibrant, and walkable environment that celebrates Sixth as a "Great Street". The Guidelines encourage the provision of a range of commercial, civic and multi-family residential uses along Sixth.

Inclusionary Housing Policy (update in progress)

The Policy is currently being updated to respond to Provincial legislation. It is anticipated that the inclusionary housing requirement will be 10% of all strata units to be provided as affordable rentals.

Tenant Assistance Policy (update in progress)

The Policy is currently being updated - draft principles were presented to Council in December 2025 that outline support and compensation for eligible tenants.

VINTOP'S VISION

Vintop's vision is to transform the site into a mixed-use development that supports both existing tenants and the City's goals and objectives of creating a complete community.

1 Taking Care of our Tenants

Guided by a strong commitment to supporting existing tenants, the project is carefully phased to enable the rental replacement building to be built first, allowing tenants to move directly into it.

2 Enhancing the Civic Heart

Enhance New Westminster's civic precinct by integrating local-serving retail and dedicated office space that supports City services and public life. A thoughtfully designed, pedestrian-oriented public realm will prioritize comfort, safety, and accessibility—creating welcoming streets and gathering spaces that foster daily interaction and civic engagement.

3 Provide a Gateway to Uptown

Located along Sixth Street, categorized as a "Great Street", the project will serve as a gateway to Uptown from Downtown.

4 Focus on Design Excellence

Exemplify design excellence through high-quality architecture and a thoughtfully crafted public realm. Buildings and open spaces will be designed with sustainability, beauty, and long-term livability in mind—respecting the surrounding neighbourhood context while contributing positively to the city's evolving urban fabric.

5 Create Housing for Everyone

Prioritize inclusive housing by ensuring a diverse range of tenure options—including market and non-market rental homes and homeownership opportunities. Existing tenants of Royal Towers will be supported through a right of first refusal to a new rental unit, enabling them to keep calling this community home.



Placeholder imagery

PROPOSED PHASING

The redevelopment of Royal Towers is proposed to be undertaken in three phases (to be further refined through the Master Plan process):

1 Phase 1



Rental Replacement Building / Below-Market Building (approx. 126 homes) & Market Rental Building (approx. 109 homes)

The existing Royal Towers building will remain until the rental replacement building is completed.

2 Phase 2



Strata tower A (approx. 400 homes) & commercial podium with retail and office space (approx. 60,000 sq.ft)

3 Phase 3



Strata tower B (approx. 400 homes) & public plaza

PRELIMINARY SITE DESIGN

The site design carefully considers the surrounding context by placing the taller towers away from existing residential to the north, establishing a strong street edge along Royal Avenue, and creating porosity along Sixth Street.



Note that this is a conceptual site plan that will be further refined through the Master Plan process.

Site design considerations to be explored and additional technical studies to be undertaken through the Master Plan process:

- Taller forms along Royal Avenue to help frame the site as a gateway and buffer traffic noise - transitioning to six-storeys adjacent to existing townhomes to the north
- Mid-rise forms and appropriate tower setbacks along Seventh to respect existing low-rise buildings across the street
- New retail spaces along Royal Avenue and Sixth Street to help animate the public realm
- Public open spaces to foster community connections, including an elevated rooftop garden
- Street frontage improvements with human-scale design features, weather protection, widened sidewalks, and landscaping
- Transportation analysis to inform vehicular access from a new service lane, on-site parking (vehicles and bikes) and loading, pedestrian and cycling connections around and through the site, and transportation demand management
- Construction management plan to help limit impacts on the neighbourhood during construction

PROJECT BENEFITS

The project is proposing to deliver a number of key public benefits including:

Increasing New West's Housing Stock

Upon completion, the site will provide 1,050 homes:

- 126 non-market rentals (rental replacement + below-market rentals) to maintain and deepen affordable supply
- 109 market rentals to expand long-term rental options
- ~800 market strata homes to deliver significant new ownership opportunities.
- The non-market and market rentals are proposed to be owned and operated by Lookout Housing Society.

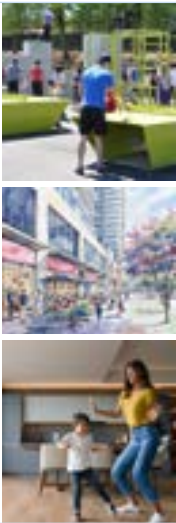
Public Open Spaces

To enhance livability, the plan is to weave generous, publicly accessible open spaces through the site including:

- An elevated public plaza/garden terrace above Royal Avenue - accessible from Sixth and Seventh; and
- A Sixth Street plaza with outdoor dining opportunities to animate the frontage

New Commercial Spaces

New community-serving retail, including shops, services, dining, and a potential grocery store, is envisioned to line Royal Ave and Sixth Street. The project will also add community-serving office space to this civic precinct.



TAKING CARE OF OUR TENANTS

The existing tenants of Royal Towers will be relocated directing into a new rental replacement building on-site that will be constructed as part of Phase 1, and will not need to move to in-term housing during construction.

The Tenant Assistance Plan (TAP) aligns with the City's Tenant Assistance Policy and has been endorsed by Council.

Replacement Rental Assistance

Replacement of the existing 50,000 sq.ft of rental floor area in Royal Towers - with approximately 126 units in a new rental building.

Right of First Refusal to a Replacement Unit

Eligible tenants will have the right of first refusal to a replacement unit of the same type and at the same rent upon vacancy (plus allowable annual RTA increases).

Pets

For eligible tenants who are permitted pets as per their tenancy agreement will be permitted to have the same number and kind of pets in the replacement rental unit.

Dedicated Tenant Assistance

Third-party Tenant Assistance Coordinator (Lookout Society) as the main point of contact for tenants. Lookout will also provide vulnerable tenants with additional supports as needed.

Moving Allowance

Moving allowance based on bedroom type of up to \$800 for studio/one-bed and \$1,200 for a two-bed will be provided to help eligible tenants move into their replacement unit.

Are You a Tenant?

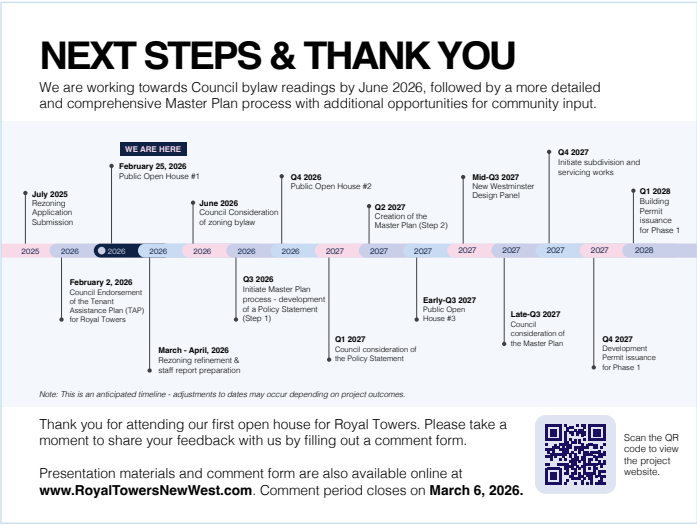
If you have questions about eligibility and/or the TAP, please contact Megan Kriger (Lookout Society) at 604-860-3487 or megan.kriger@lookoutsociety.ca.



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6. APPENDICES - APPENDIX D (CONT'D)

Presentation Slides



6. APPENDICES - APPENDIX E

Comment Form Submissions

COMMENT FORM		
#	Q.1 A Tenant Assistance Plan (TAP) has been prepared to support existing tenants at Royal Towers. The key components of the TAP are: right-of-first-refusal to a rental replacement unit and moving allowances for all eligible tenants. If you are an existing tenant please share any ideas you may have about the redevelopment of the site or the components of the TAP.	Q.2 The project includes two taller residential buildings above a commercial podium along Royal Avenue, and two six-storey buildings to the north. The conceptual site plan proposes to have pedestrian connections, public open space lined with retail uses, and underground parking. The design of buildings and how they are sited will be refined through the Master Plan process. Do you think buildings are appropriately located on the site?
1	I'm not a client but I strongly support the current plans to rehouse current tenants	Q7. Do you have any additional comments about the proposal? I live at 110 Seventh St + am very concerned that the only access to this project will be on Seventh St. which is very narrow now due to recent bike lanes. Worried about how congested it will be to get in and out of my own building.
2	I live in the neighborhood. Will there be any compensation for the inconvenience caused during the construction?	make sure there is enough parking onsite. the site is too far it seems linfrom skytrain due to steep terrain * community ammenity such as library
3		this is far too much density. the traffic impacts will greatly exceed the capacity of Seventh St. a proper transportation analysis is needed. as presented, I have many criticisms of the proposal.
4		huge concerns about the height of the towers
5	I feel that the towers will significantly block natural light to both the public spaces and the much shorter buildings behind them.	Please ensure minimum one parking space per unit, plus additional visitor parking. While the government would like to force people to go carless by not giving them a space to park, this is not realistic for everyone. New West has very tight streets, so the more off-street parking provided the better.
6		I am excited for this new development and how it can contribute to New Westminster's community. Due to its proximity to Skytrain, being on a very busy street, and given the density of the city, this development needs to prioritize access to public transit, walking, and biking. I want to see any outdoor paths in this development being inviting and being wide enough to accommodate multiple people, strollers, and wheelchairs. Paths and sidewalks in and around the development need to prioritize accessibility and practicality over aesthetically pleasing design. Adequate benches and seating are also necessary. There need to be multiple conveniently placed bike racks outside, and ample secure bike storage for the residents. I would also like to see multiple Modo car shares in each of the buildings, including EV options. And, to maintain and encourage the city's walkability, there needs to be a grocery store, a pharmacy, and other services within this development, which would also benefit the entire neighbourhood. The alternative for new residents would be to drive to an already very busy grocery store and contribute to the city's traffic. Lastly, in planning the placement of main entrances/exits, paths, and sidewalks, the designs need to discourage jay walking on both Royal and 6th Street. And we also need to ensure that vehicles have very good visibility of pedestrians crossing the street. Thank you.
7	Yes it is	Thanks for the opportunity to speak with the team last night. 1. The architect I spoke with was unaware of Ministerial Order No. BA 2024 03 which now two years old and permits single egress buildings. I hope you will strongly consider giving the residents of the six storey buildings more windows - more light, more air - and more elevators, using these internationally normal designs. 2. Your site is near many heritage detached homes, but also near City Hall, an excellent early modernist building (including streamline detailing on the door handles) and the Armory, an italianate/romanesque building. In 2026 it's easy to feed both these buildings and similar details into Google's Nano Banana image generator, to provide inspiration for what might be built on the first six storeys of this site. Of course these AI engines cannot produce real designs and plans, but they can inspire. To the extent your development can reflect, echo, build on its context I expect it will receive a warmer neighbourhood welcome than otherwise. 3. Royal Avenue is awful, and there's little we can do about that but defend against it. Rather than have a simple series of commercial units straight facing the sidewalk, would there be a way to build more layering or different angles along that edge, which might help deflect the sound of trucks and give more opportunity for defensive walls, greenery and water features.
8	Anything recplacing that haunted hotel should be good BUT please design the building nicely that can become a landmark. Don't just build a boring generic concrete chunk.	I want to see what kind of street activation this project can bring about as this is a main artery road of the city. Not just the green space in the middle of the buildings. Please design evrything carefully, nicely that can wow everyone driving by daily, showcasing a transforming New Westminster
9	Yes	I live right across the street from Royal Towers and I am very excited about this project. I think the current Royal Towers are such an eye sore. I'm surprised it took this long. Especially with it being right across the street from City Hall. Looking forward to seeing how it turns out!
10	I very much like the location of the buildings on the lot. Do not create a lane for vehicular movement north of the development - this is a perfect location for the walkway. Makes more sense to have the services and parkade entrance on the lower section of the lot, so card do not need to descend into the depth of the parkade.	I very much like the location of the buildings on the lot. Do not create a lane for vehicular movement north of the development - this is a perfect location for the walkway. Makes more sense to have the services and parkade entrance on the lower section of the lot, so card do not need to descend into the depth of the parkade.
11	No, the tall buildings appear to be larger than recommended in the rezoning plan. There are no comparable height towers North of Royal. The proposed towers should be no larger than, as an example, Royal City Apartments which is between 12 - 16 stories.	I am very concerned that this proposal is stating a build of over 1000 units of residential spaces and that our current schools are overpopulated, our hospital is extremely strained, and our road systems throughout New Westminster are a gridlock nightmare. Why can't our current council and developers first develop the infrastructure that we so very desperately need before continuing to cram people into our small town like sardines in a can. I already have feelings of claustrophobia, and a feeling of living like a rat in a maze...from the overabundance of towers that have been developed the last 20 years. New Westminster is becoming unliveable with the recent exploding population growth. It is also becoming increasingly difficult to sell an existing condo here, as there is such a glut in the existing real estate market as it is.
12	Yes, but I'm worried about how my day-to-day life will be affected (driving & street parking in particular) during and after the construction.	The proposed towers are too tall for the area and the design needs to be scaled back. I would also like to see the unique Royal City Tower structure sustained. The unit sizes and architecture will be a loss to both the history of the city and for the tenants to be moved from the old building into the new structure. If community gardens are selected, the New Westminster Community Gardening Society should be involved.
13		No
EMAIL		
1	Hello!Thanks for the opportunity to meet some of your team last night. I spoke to an architect about a couple of things I wanted to follow up on.1. The architect didn't seem to be aware that B.C. hadlegalized single stair back in 2024. By the time you are building six storeys next year, the norm for six storeys inNew Westminster will be single lot redevelopment toLight, Air and a Social Stair. Your building designs should be updated to offer residents more windows, more crossbreezes, and more elevators per person.2. Your early renders of the street level architecture don't seem to reflect the character of the neighbourhood, which is likely to delay permitting. Directly across thestreet is the late deco early modernist city hall, and further up the street is the italianate armory. I've attached a detail from city hall that could inspire designs.3. Managing Royal Avenue is going to be the biggest headache for the small commercial ground floor. I hope you can build cafes around the corner, even mostly onto7th and 6th, and a strong barrier.I've attached some ideas, which are of course cheap and sloppy in 2026.It would be easy for you to match the cheap materials and styling of recent large developments in New Westminster. I hope your building can instead look to theheritage around, and recent important building code changes, and advance a new living heritage for the city.Thank you, Warm regards,	