

Summary of Aragon's Preferred Option

Aragon has chosen to pursue the "Alternative Option" and has created a new proposed plan.

	PREVIOUS APPLICATION (2006)	ISSUES RAISED DURING PUBLIC CONSULTATION	RECOMMENDATIONS AS A RESULT OF CONSULTATION	NEW APPLICATION (2008)
HEIGHT	216 feet* (from new grade)	Can the height be decreased? Can the site coverage remain to a minimum?	If Aragon is to move forward with increased height, reduce the magnitude to about 15%.	198 feet* (from new grade)
ARCHITECTURE	modern - concrete and glass	Can a design be created that better fits into the architectural context of Port Royal?	Consider an entirely new architecture. Some community members did not feel the architecture fit into the context of Port Royal and Queensborough.	contemporary with riverfront industrial references - brick and concrete
SUSTAINABILITY		Can sustainable principles or features be incorporated into the plan?		sustainable LEED Silver certification will be sought
BUILDING ORIENTATION	narrow point towards Quayside	Can view impacts from Quayside be mitigated?	Although it may be challenging, minimize view impacts by maximizing view cones from public areas in Port Royal, and orient the high-rise to maximize distance from Quayside.	rotated tower to have narrowest edge of building turned towards Quayside to minimize view impacts
AMENITY CONTRIBUTION	none	What does the community get as a result of accepting a variance?	A variance request should be accompanied by an amenity provision to the City, similar to a rezoning process. The provision of an amenity should correlate to the magnitude of the variance sought.	\$100,000 to City for use in New Westminster
PARKING	reduced parking stall size (Vancouver size standard) all resident and visitor parking was contained within the site	Can all resident and visitor parking be contained within the site?	Update traffic study.	number of larger parking stalls increased to 5% (New Westminster size standard) all resident and visitor parking to be contained within the site traffic study to be updated
ZONING	no rezoning	Can the site be down-zoned?	Down-zoning is not a viable option and is not recommended.	no rezoning
SIDE YARD VARIANCE	with side yard variance	Can the variances sought be minimized?		no side yard variance
PUBLIC CONSULTATION	miscommunication and misinformation	Please continue the transparent and open public consultation and communication	Continue the transparent and open public consultation and communication to minimize miscommunication and misinformation.	multiple meetings and workshops

* The building height is calculated as per the New Westminster Zoning Bylaw, from the top of the underground parking structure which in this case is the landscaped yards and lawns approximately 12 feet above the riverfront walkway.