

# Comment Form

ROYAL TOWERS

## 140 Sixth Street (Royal Towers) – Developer-led Open House

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 including approx. 126 below-market rentals, 109 market rentals, and 800 strata homes. The proposal also includes new commercial spaces to help activate and animate the block, and a public plaza.

The rezoning will determine specific parameters including uses, density, building heights and setbacks, as well as any required legal agreements. A Master Plan process will follow the rezoning 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.

Name: \_\_\_\_\_ Neighbourhood: \_\_\_\_\_

**Yes, I'd like to receive project updates.**

Please provide your preferred email or phone number:

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**Your feedback will be used to shape the development as it moves through the Rezoning and Master Plan processes.**

### 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.**

### 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?**

**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)

- More housing options (strata, market rental and below-market rental)
- New public space / improved public realm
- New office space
- New retail options

Other: \_\_\_\_\_

**Question 4:**

**What kinds of local commercial uses would you like to see here?** (select all that apply)

- Cafes & restaurants
- Small-scale grocery store
- Local-serving office space
- Retail uses such as clothing stores
- Personal services (i.e., bank, pharmacy, medical offices, dry cleaners, etc.)

Other: \_\_\_\_\_

**Question 5:**

Our proposal includes a public plaza and public realm improvements. **What elements would you like to see included?** (select all that apply)

- Outdoor seating
- Trees and landscaping
- Public art
- Playground
- Community gardens
- Water feature / raingarden

Other: \_\_\_\_\_

**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)

- Public transit
- Bike share
- Walking
- Car share
- Bikes & rolling (i.e., skateboarding, roller blading)
- Private vehicles

**Question 7:**

**Do you have any additional comments about the proposal?**

The comment period is open **February 18 to March 6, 2026**. If you would like to send in your comment form electronically, you can do so to: [chichi@poonigroup.com](mailto:chichi@poonigroup.com).