

Attachment #7

Applicant Consultation Summary and BeHeard NewWest Summary

Virtual Public Open House Summary Consultation Report

Event Details: The event was hosted online using Zoom Webinars and held on the evening of April 13, 2021, between 6:00pm and 7:30pm

Project Summary: The proposed project envisions the revitalization of the EMN woods Heritage House (currently at 82 First Street) in addition to the development of approximately 170 wood-frame condominium units within two phases at the intersection of Royal Avenue and 1st Street*. Additional considerations for the project include the relocation and contribution to the restoration of the heritage home at 112 Royal Avenue, the creation 2 new Multi-Use Pathways, major Improvements to sidewalks and boulevards on all four site frontages, the creation of a new pop-out park on 1st street and the creation of a new East-West pedestrian lane at the southeast corner of the site. The project is also proposing to meet a unit mix with over 50% of units dedicated to 2- and 3-bedrooms. The proposed parking count for the project includes 252 vehicle stalls and 274 bicycle stalls.

(*It was clarified to participants that the unit count and vehicle parking count was under review in the context of finalization of the interior layouts and building systems and that the number of units could go up to a maximum of 200 while parking counts would likely be reduced)

Notification Details: Residents were notified of the event via the following:

- Notification letters were mailed to approximately 750 addresses located within 100m of the subject site
- Two 1/3 page newspaper advertisements were published in the New West Record on March 29th and April 5th
- A notification email was sent to the New Westminster Downtown Residents Association on March 26th at 10:12am.

Copy of event invitation: A copy of the event invitations and notifications letter is attached at the back of this summary report in Appendix A.

Number of attendees: 19 members of the community registered to join the event in addition to the five panelists.

Summary of Feedback Received. Feedback to the proposal was met with a mix of support for the project, appreciation for the proposed improvements to the sidewalks (Cunningham Street in particular), as well and some concerns regarding traffic, acoustics, and the loss of trees around the site. A full list of the questions and comments raised during the presentation is listed below:

- Questions on timing and dates for construction and sales
- Appreciation and support for the project
- Clarification on the building heights and explanation for the 8-storey massing off Cunningham
- Question regarding the allocated OCP density for the area.

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- Question on the new East West Pedestrian Connection and the loss of trees along this new proposed Lane.
- Question on Acoustics and the sound tunnelling effect of the building along royal avenue
- Appreciation for the thought out design
- Concern regarding lighting from the building to residents across the street
- A request for a copy of the arborist report for the project.
- Concern regarding the redundancy of the East West Pedestrian connection given the implementation plan for the Agness Street Greenway
- Concern regarding of lack of on-street parking in the area given the recent loss of parking along Agness street
- Request for additional information and commentary on the heritage retention plans and the design of the new building in relation to the restored heritage structure
- Concern regarding traffic congestion on Cunningham
- Question regarding the impact of construction to traffic along Royal Avenue.
- Questions regarding plans for structural improvement to the roads in order to accommodate increased vehicle traffic.
- Request for information on the City contact responsible for the project
- Appreciation for “eyes on the street”
- Request for clarification on the building and parkade entrances.
- Appreciation for the improvements to Cunningham
- Questions on next steps and how residents can be informed moving forward.

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Appendix A

Copy of Notification documentation

Newspaper advertisement;

Notice of a Virtual Open House

Redic Developments Inc. would like to invite you to a Virtual Open House in the evening of April 13th, 2021 to discuss the Heritage Revitalization and Development Permit Application at 74 - 82 First Street and 108 – 118 Royal Avenue, New Westminster, BC.

Due to the COVID-19 pandemic, this Open House will take place virtually and will include a brief presentation providing information on the proposal by the developer. An opportunity will be given the public to provide comments and ask any questions.

Date: 6:00pm – 8:00pm on April 13th, 2021

Zoom Webinar ID: 840 3291 5901

Passcode: Royal

The proposed development envisions the revitalization of the EMN Woods Heritage Home (currently located at 82 First Street), in addition to the development of approximately 170 wood-frame condominium units within two phases at the intersection of Royal Avenue and First Street

Project Website:

www.arevaliving.com/projects/the-royals



*Project Rendering
(View from the corner of Royal Avenue and First Street)*



Development site

If you would like more information, please contact Ryan Rohani, Redic Developments, at 778-668-4236 or Athena Von Hausen, City of New Westminster, at 604-527-4556, or bring questions and comments to the meeting

Virtual Public Open House Summary Consultation Report

Mail out notification Postcard:

Virtual Open House Invitation

74 – 82 First & 108 – 118 Royal Avenue
New Westminster, BC

Redic Developments Inc. would like to invite you to a Virtual Open House in the evening of April 13, 2021 to discuss the Heritage Revitalization and Development Permit Application at 74 - 82 First Street and 108 – 118 Royal Avenue, New Westminster, BC.

The proposed development envisions the revitalization of the EMN Woods Heritage Home (currently located at 82 First Street), in addition to the development of approximately 170 wood-frame condominium units within two phases at the intersection of Royal Avenue and First Street

Site Location:



Due to the COVID-19 pandemic, this Open House will take place virtually and will include a brief presentation providing information on the proposal by the developer. An opportunity will be given to the public to provide comments and ask any questions.

This notification flyer is being distributed to the owners and occupants within 100m of the site, in accordance with City of New Westminster Policy

Virtual Open House

Date: 6:00pm – 8:00pm, April 13, 2021

Zoom Webinar ID: 840 3291 5901

Passcode: Royal

Project Rendering:



(View from the corner of Royal Avenue and First Street)

For more information please contact:

Ryan Rohani, Redic Development Inc.
 Ryan@redicdev.com
 778-668-4236

Athena Von Hausen, City of New Westminster
 Avonhausen@newwestcity.ca
 604-527-4556

Or Visit the Project Website at
www.arevaliving.com/projects/the-royals

Project Report

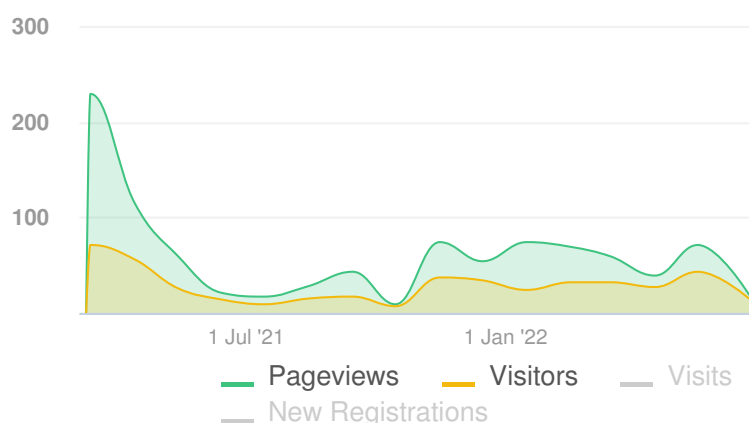
29 October 2020 - 06 June 2022

Be Heard New West City

108-118 Royal Avenue and 74-82 First Street



Visitors Summary

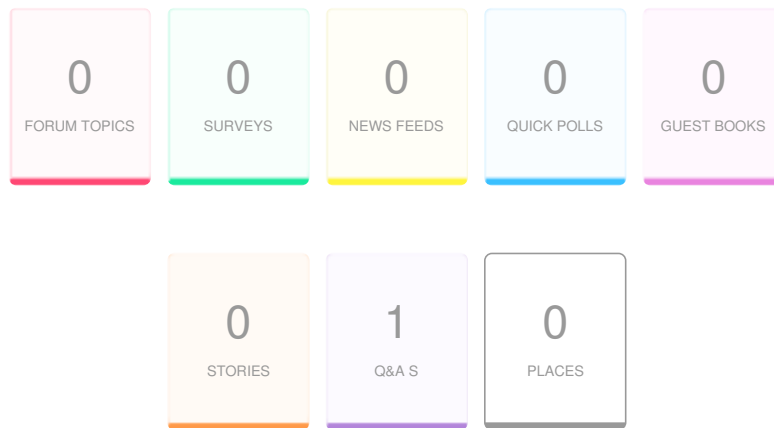


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
495	15	
NEW REGISTRATIONS		
2		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
5	126	363

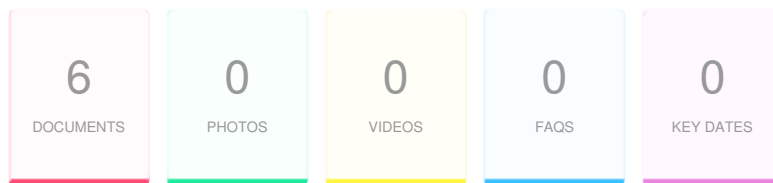
Aware Participants	363	Engaged Participants	5		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	363				
Informed Participants	126	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	0	0	0
		Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	118	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	4	1	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	116				
Contributed to a tool (engaged)	5				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a question about 108-118 Royal Avenue and 74-82 First...	Published	13	4	1	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	118 Royal Ave - Drawing Package	98	112
Document	118 Royal Ave - Council Report, March 1, 2021df	20	28
Document	118 Royal Ave - CHC Report - April 7, 2021	10	11
Document	118 Royal Ave - LUPC Report for PAR	9	13
Document	118 Royal Ave - Open House Invitation	3	4
Document	108-118 Royal Ave - Drawing Package - March 2022.pdf	0	0

QANDA

Ask a question about 108-118 Royal Avenue and 74-82 First Street

Visitors 13

Contributors 5

CONTRIBUTIONS 6

Q

EC

12 April 21

Will roadwork be done to fix the neighbourhood surrounding the development? Agnes Street between Elliot Street to First Street, as well as First Street itself is very damaged due to the high traffic going into the neighbourhood, such as buses and traffic from the elementary school daily. This development will also likely lead to road closures and issues getting out of the general area surrounding the area. How will that be mitigated?

A

Publicly Answered

The development is required to upgrade portions of the street frontages that surround the property including First Street, Royal Avenue, and Cunningham Street. All construction activity in the City of New Westminster would follow the standards and guidelines outlined in the Good Neighbour Protocol as well as comply with applicable bylaws such as the construction noise bylaw. The City's Transportation Management Plan is used to guide and manage traffic impacts including potential road closures, detours, flagging personnel, etc. The City's Transportation Division also issues Street Occupancy Permits for any activity that requires the closure of a segment of road, travel lanes, or loading areas. Staff also work closely with project owners, and when applicable, encourage project owners to work together to minimize neighbourhood disruptions. A Transportation Management Plan is required for all stages of construction of land development projects. This plan requires identification of all road closures or disruptions to vehicle movements, walking, cycling and transit. The Plan must account for needs of surrounding activities such as drop-off and pick-up activities around the school, and minimize impacts to these priority needs and functions. Redevelopment and improvement along Agnes Street falls under the Agnes Greenway project. For more information of the project and timelines please visit: www.beheardnewwest.ca/agnes-greenway

QANDA

Ask a question about 108-118 Royal Avenue and 74-82 First Street

Q

Teatime

08 May 21

Will these be rental units? What percentage will be reserved for affordable housing? What would the cost be for an “affordable” unit (2 and 3 bedroom)?

A

Publicly Answered

The application at 108 -118 Royal Avenue and 74-82 First Street has proposed to include 168 stratified condo units. The proposal does not include either market rental or subsidized (affordable) rental housing. The City’s Inclusionary Housing Policy secures new affordable rental housing for very low and low income renters through the provision of below-market and non-market housing units in a variety of circumstances. The policy also outlines some application types and circumstances in which development applications would be exempt from the requirements of the policy. These exemptions currently include wood frame buildings and, as this proposed development is wood frame construction, the City would not require that inclusionary housing units be provided in this case. The City also offers a variety of incentives in the Secured Market Rental Housing Policy to encourage provision of market rental housing units within new developments which applicants may choose to use.

QANDA

Ask a question about 108-118 Royal Avenue and 74-82 First Street

Q

AgnesGirl

27 July 21

Will this property have underground parking? If so, how many spots? It's all ready a fight to get a spot at 1st and Agnes. What about parking during construction? Would this take place the same time as the new bridge? Also, if this is a HRA, why doesn't the building fit into a heritage design? It's brand new, boring architecture that has nothing to do with any heritage.

A

Publicly Answered

The proposal at 108-118 Royal Avenue and 74-82 First Street would include two levels of underground parking providing 252 spaces for the development. This would exceed the parking requirements of the City's Zoning Bylaw. Parking during construction would be coordinated by the City's Transportation Management Plan which is used to guide and manage traffic impacts including potential road closures, detours, flagging personnel etc. The City's transportation division also issues Street Occupancy Permits for any activity that requires the closure of a segment of road, travel lanes, or loading areas. Staff also work closely with project owners, and when applicable, encourage project owners to work together to minimize neighbourhood disruptions. The timing of the construction of this project would be dependent on a decision of Council on the Heritage Revitalization Agreement and issuance of the Special Development Permit. With regards to heritage, the design seeks to complement the heritage house through the use of brick along the lower levels of the building. The heritage house was also sited to create prominence and a cluster of heritage houses on the southeast corner near First Street and Agnes Street. New buildings on sites with heritage assets are designed to be in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada which looks for those new buildings to be visually distinguishable from, though respectful to the historic asset.

Q

winniechau

13 October 21

The homes are faced towards the streets. I'm afraid that if parents buy the homes, their kids won't know to not cross the street. Is there anything you could do to improve?

A

Publicly Answered

As per the City's Downtown Development Permit Area Design Guidelines, residential buildings are designed to provide a connection to the street to animate the street frontage. The Downtown Building and Public Realm Design Guidelines also encourage passive surveillance of the street through active uses like unit entries. Along Royal Avenue, the development is designed with a 3.9 metre setback from the property line that includes stepped planters to enclose the patio areas as well as a gated entry to each unit. This provides an area outside the door and gate before leaving the property to the sidewalk. In addition, a 2.5 metre multi-use path (sidewalk) and 1.3 metre landscape boulevard area is provided between the property line and the roadway on Royal Avenue. The widened sidewalk will provide a more comfortable connection for the people walking along Royal Avenue.

QANDA

Ask a question about 108-118 Royal Avenue and 74-82 First Street

Q

AlinNewWest

30 May 22

This corner of heritage houses has over 70 mature trees - hawthorns, cedars, rhodos, hemlocks. They're home to nesting hummingbirds, chickadees, nuthatches and in the summer - bats. The drawings make it look as though ALL of the older mature trees will be demolished. These trees create an essential green corridor between Agnes Crescent Park and Queens Park. It will take decades to replace the size of that tree canopy with new plantings (of which there are few evident in the drawings). This would be contrary to the city's Urban Forest strategy. How many trees would be torn out and how many mature trees currently on site would be retained in this project.

A

Publicly Answered

Thank you for your question. The proposal seeks to balance multiple needs and priorities including the creation of new housing, heritage preservation and creation of an urban forest canopy. The development applications and corresponding Tree Permit application includes the removal of all 71 on-site trees as they are located within the building footprint and underground parkade. While three high value trees would be lost, a majority of the trees have irreversible structural health defects and are not good candidates for retention. A total of 120 replacement trees would be required with 57 trees proposed to be replaced on-site. The City arborist has been working with the applicants' landscape architecture team to develop a replacement tree plan that best achieves the City's goals to improve canopy cover. This work involves achieving increased soil volumes to support medium/large sized trees rather than multiple smaller sized trees. For replacement requirements that cannot be accommodated on-site, a cash-in-lieu contribution would be made to allow the City's Parks Department to plant trees on civic lands. Replacement trees would be prioritized in the vicinity of the development.

Q

AlinNewWest

30 May 22

The signs posted on the property states there will be 187 condos of six to seven stories high. The NW planning site says 6 to EIGHT stories with 168 units. The units are now getting smaller and the project taller?? Redic development website says 163 units for "Royal 1 and 2". Exactly how many units and how many stories high is this development? All of which seems impossible for half a block which currently supports 6 houses.

A

Privately Answered

Thank you for your questions. The general building size remains unchanged - it remains six storeys when viewed from the top of the slope (Royal Ave) and eight storeys when viewed from the bottom of the slope (Cunningham Street). The application includes 189 residential units including two within the retained heritage building. Updated text and plans are now available on the project beheardnewwest.ca website.