

Attachment 9
City-led Consultation
Summary

Project Report

29 October 2020 - 11 April 2022

Be Heard New West City 337 & 339 Keary Street



Visitors Summary

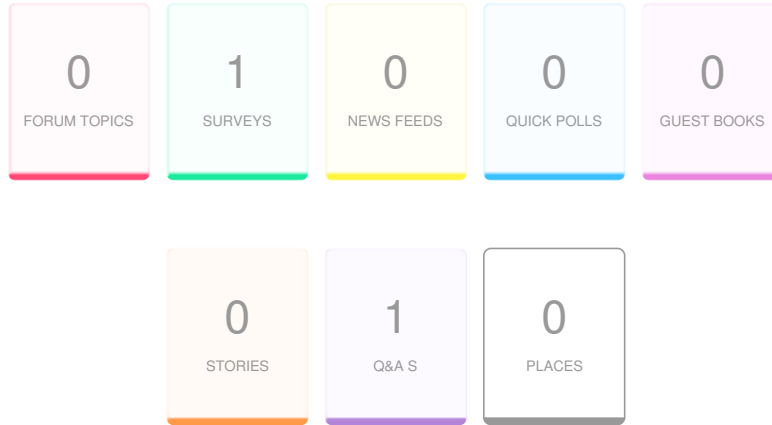


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
68	4	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
2	25	51

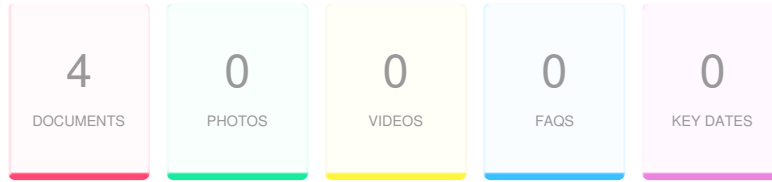
Aware Participants		Engaged Participants	
Aware Actions Performed	Participants	Engaged Actions Performed	Registered
Visited a Project or Tool Page	51		Unverified
Informed Participants	25	Contributed on Forums	0
Informed Actions Performed	Participants	Participated in Surveys	1
Viewed a video	0	Contributed to Newsfeeds	0
Viewed a photo	0	Participated in Quick Polls	0
Downloaded a document	22	Posted on Guestbooks	0
Visited the Key Dates page	0	Contributed to Stories	0
Visited an FAQ list Page	0	Asked Questions	0
Visited Instagram Page	0	Placed Pins on Places	0
Visited Multiple Project Pages	22	Contributed to Ideas	0
Contributed to a tool (engaged)	2		Anonymous

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Do you have a question about 337 & 339 Keary Street?	Published	1	0	0	0
Survey Tool	337 and 339 Keary Street Comment Form	Published	5	1	1	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	337 & 339 Keary Street - Drawing Package.pdf	13	13
Document	337 & 339 Keary Street - Architectural Drawing Set - March 2022.pdf	11	14
Document	337 & 339 Keary Street - Landscape Drawing Set - March 2022.pdf	10	12
Document	337-339 Keary St Council Report - January 10, 2022	2	2

ENGAGEMENT TOOL: SURVEY TOOL

337 and 339 Keary Street Comment Form

Visitors 5	Contributors 2	CONTRIBUTIONS 2
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No Graphs to show

Pro Tip:

The following types of questions are shown here as graphs.

Dropdown Type Question

Checkbox Type Question

Radio Type Question

Region Type Question

Number Type Question

Text based responses are not shown in this report.

Survey Responses

29 October 2020 - 11 April 2022

337 and 339 Keary Street Comment Form

Be Heard New West City

Project: 337 & 339 Keary Street



VISITORS					
5					
CONTRIBUTORS			RESPONSES		
2			2		
1	1	0	1	1	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Personal Information Removed

Email: Personal Information Removed

Responded At: Apr 11, 2022 11:55:40 am

Last Seen: Apr 11, 2022 17:58:59 pm

IP Address: Personal Information Removed

Q1. Do you have any comments about the proposed project?

I really like this idea and I think it will make it possible for younger families to once again move into this neighbourhood.

Q2. Optional: Please share your postal code.

New Westminster, BC, V3L3L3



Respondent No: 2

Login: Personal Information Removed

Email: Personal Information Removed

Responded At: Apr 11, 2022 20:33:48 pm

Last Seen: Apr 11, 2022 20:33:48 pm

IP Address: n/a

Q1. Do you have any comments about the proposed project?

The proposed change in zoning to CD seems inappropriate for the area. While it is understood that the OCP permits townhouses the proposed density is approximately double what currently exists on Keary Street. The increased density demonstrates that this proposal is really a monetary opportunity where the units will be marketed and sold in the +/- \$1M range, so this is not about providing affordable or market rate housing. The off-street parking proposed would certainly not meet with the vehicular demand on the street which is already compromised by car share programs. With 9 vehicles proposed on-site and with the units being marketed to two income professionals, there is the potential for vehicle stacking on Keary Street at the end of the work day with everyone coming home from work at the same time and entering the single driveway that serves all 9 units. The remainder of the vehicles would park on Keary Street. The proposed front yard setback identified as 4.27m (proposed and permitted by CD zoning) is not congruent with the rest of Keary Street. And of course, matching the existing setback requirements for RS zoning would compromise the proposed centre drive way that serves the units at the North side of the site, so clearly this is also used as a means of increasing the density (proposed to be FSR 1.0) which again clearly demonstrates that this proposal is about maximizing profit potential as opposed to making a positive contribution to the visual landscape, built environment and local community.

Q2. Optional: Please share your postal code.

New Westminster, BC, V3L3L2

Wendee Lang

From: Personal Information Removed
Sent: Friday, February 4, 2022 2:17 PM
To: Wendee Lang
Cc: Personal Information Removed
Subject: [EXTERNAL] 337/339 Keary and Personal Information Removed

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Wendee,

My name is Personal Information Removed and my neighbor is Personal Information Removed, we relatively live at Personal Information Removed Street.

We saw the 337/339 Keary project and wanted to express our support and appreciation that this neighborhood which is so close to amenities, transit and hospital, is considering more progressive and affordable housing projects.

We are also interested in doing a similar project to the 337/339 Keary project with our properties and would appreciate a moment of time to introduce ourselves and have a high level discussion prior to our submitting a concept for a pre-application review.

Kindly let us know a window of time next week when you're available and we'll promptly book ourselves into your calendar.

Regards,

Personal Information Removed

Wendee Lang

From: Personal Information Removed
Sent: Friday, March 11, 2022 10:33 AM
To: Wendee Lang
Cc: Gillian Day; Adrian McLeod; Personal Information Removed
Subject: [EXTERNAL] RE: Questions Regarding Proposal Submitted for 337 & 339 Keary Street - Council/City Planning Department

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Wendy, thank you for your time to answer some of our questions. After days of back and forth and mauling the idea of 9 town homes and discussions on how the project will impact the neighborhood, in the future. We have decided to ask the City and Council to leave the community plan as is. We feel the look of the neighborhood and parking will be greatly impacted. Three new [homes](#), built on Keary Street and one with a carriage home, look beautiful and have added a nice curb appeal. Esthetically, this is more appealing to our neighborhood. Yes, there is one 6 [plex](#) on Keary Street that was built in 1962. My understanding (talking to the long term owners who live next door) was built without consultation, and they are still sore about it.

We ask please keep our community plan the same.

Thank You for your understanding to this sensitive matter.

Personal Information Removed

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From: [Wendee Lang](#)
Sent: Wednesday, 9 March 2022 09:00
To: Personal Information Removed
Cc: [Gillian Day](#); [Adrian McLeod](#); Personal Information Removed
Subject: RE: Questions Regarding Proposal Submitted for 337 & 339 Keary Street - Council/City Planning Department

Good morning,

Thank you, Personal Information Removed email and for taking the time to express your questions and concerns regarding the proposed infill townhouse Rezoning and Development Permit applications for 337 and 339 Keary Street, and for your patience as I sought to provide a comprehensive response. All such feedback will be summarized and included in a report to Council as part of their deliberation in the next couple of months. For more information and to keep up to date about the project, please visit the project's Be Heard New West project page at: <https://www.beheardnewwest.ca/337-339-keary-st>

For ease of reading, I have grouped your questions into subheadings below. If you would like more detail on the proposed project, the current drawings are available on Be Heard New West at the link above. I will note that my answers reflect the current proposal, and that the applicant is making some revisions to the project based on what they have heard from the community. This means that some of the information may change, however these revised drawings will also be posted to the Be Heard New West project page in late March.

Project Process: Rezoning and Development Applications

Before diving into the project statistics, I just wanted to clarify that this project has not yet been approved. At this time, the property owner has submitted Rezoning and Development Permit applications for the proposed project. As the properties are currently zoned for single-detached housing, a change in zoning (rezoning) is required to allow a small townhouse development. A new zone would be created for this development, which would be considered by Council. A Development Permit is also required, which allows the City to review the proposed design and the project's overall fit for the neighbourhood. If Council chooses to approve the new zoning for the properties, and the Development Permit is issued by the Director of Climate Action, Planning and Development, the property owner would then apply for their Building Permit. Details relating to demolition (including the handling of hazardous materials), and construction would be determined during the Building Permit stage. Typically projects of this size do not involve multiple phases of construction.

The City does not influence the sale or marketing of projects for which permits are issued, and so unfortunately I am not able to answer your questions regarding those aspects of the project. Regarding information about the project's architect, as noted on the plans provided at the [Be Heard New West project page](#), the property owner has selected Grimwood Architecture. More information on Grimwood Architecture can be found at <https://www.grimwood.ca/>.

Proposed Project Statistics

The project proposes nine, 3-bedroom townhouse units between 1,200 sq. ft. and 2,100 sq. ft. including the proposed garage areas. These units would be stratified and for sale. These types of units are considered to be friendly to families as they contain more than one bedroom, with bedrooms located on the top floor. Secondary suites are not permitted and only one kitchen is proposed per unit. As part of the Development Permit and Building Permit reviews, the proposed design is reviewed to prevent the creation of illegal suites.

The proposed density for the project is or 17,449 sq. ft. total (or 1.0 Floor Space Ratio), which is consistent with what the City anticipates for these types of small townhouse projects. The proposed units would be required to comply with the occupancy requirements in the Zoning Bylaw.

The City understands that the privacy of neighbouring properties is important and has expectations for how close buildings can be located to property lines (called setbacks). This project proposes larger side yard setbacks than expected by the City, with the intention of creating more breathing room between the proposed townhouses and neighbouring properties. The proposed setback to the rear property line is slightly smaller than the City typically expects, as this area usually accommodates parking. However, as parking for this project will be provided by parking pads and attached garages, a large rear yard setback for parking isn't necessary. As you've noted, fencing is also important to the privacy of residents and neighbours, and the project has proposed fencing along the sides of the property, and between the townhouse buildings and the side property lines.

Each property would have access to either front yard areas or rear decks and green space. Several shared outdoor areas are also proposed, including garden beds for residents, social areas, and a children's play space. The amount of greenspace proposed exceeds the City's expectation for this type of project. Regarding lighting, as part of the revised project drawings, the applicant will be providing more detail on the type and location of proposed lighting. This will be reviewed by the City to ensure lighting does not negatively impact neighbours.

The project does not propose signage for the development, aside from address plaques for individual units. These are not proposed to be illuminated.

Traffic, Parking and Lighting

The project proposes 9 parking stalls for residents and 1 parking stall for visitors, for a total of 10 parking stalls. Eight of the 9 parking stalls for residents would be in attached garages (large enough for one car), and 1 unit would have access to a parking pad. While I do understand that parking is an issue in this neighbourhood, the proposed vehicle parking proposed is consistent with the Zoning Bylaw parking requirements for infill townhouses. Bike parking for each unit would also be provided. As these units are less than 400 m. from Sapperton Skytrain Station and along the E. Columbia Street bus route, and in an area close to grocery stores, restaurants, and services, the City expects that people will use a variety of travel methods.

The driveway is proposed to be wide enough to accommodate two vehicles passing. Traffic calming devices are not proposed, however considering the short length of the driveway and its curve, speed is not anticipated to be a problem.

Typically the City does not require that small projects submit a traffic study unless there is a particular question that needs to be answered, and one has not been requested for this project. However, the project has been reviewed by the Transportation Department for any potential issues with the proposed parking and vehicle access design. The City has also confirmed that the units will be accessible to emergency responders. The hydro pole and fire hydrant would be relocated.

While the details of required improvements to Keary Street are still being determined, projects of this size are typically required to make improvements to the sidewalk, road, curbs and lighting.

Garbage and Recycling

The City requires that all residential properties use the recyclable and food scraps collection services provided by the City. Garbage would be collected by a private hauler. The project has proposed a combination of dumpsters and rolling bins for garbage, recycling and food scraps storage, all of which would be screened from view, as required by the City.

Additional Studies

Typically a school study is not required of small projects and has not been requested of this project. The City works with and consults with the School District to provide growth related projections based through the Official Community Plan for the purposes of School District use in their student projections and capital planning. Further, the School District is advised through the rezoning process of individual applications which include residential uses for their school planning needs.

Thank you,

Wendee Lang | Planning Analyst, Climate Action, Planning and Development
C 604.240.6386 | E wlang@newwestcity.ca

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We recognise and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

From: Wendee Lang

Sent: Friday, March 4, 2022 5:03 PM

To: Personal Information Removed

Cc: Gillian Day <gday@newwestcity.ca>; Adrian McLeod <amcleod@newwestcity.ca>; Personal Information Removed

Personal Information Removed

Subject: RE: Questions Regarding Proposal Submitted for 337 & 339 Keary Street - Council/City Planning Department

Hi Personal Information Removed

Unfortunately several time sensitive issues have arisen this week, which have delayed my response to your questions. As I want to ensure I provide a comprehensive response, I will be following up with you next week.

Thank you for your patience.

Wendee Lang | Planning Analyst, Climate Action, Planning and Development

C 604.240.6386 | E wlang@newwestcity.ca

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From: Wendee Lang

Sent: Tuesday, March 1, 2022 9:28 AM

To: Personal Information Removed

Cc: Gillian Day <gday@newwestcity.ca>; Adrian McLeod <amcleod@newwestcity.ca>; Personal Information Removed

Personal Information Removed

Subject: RE: Questions Regarding Proposal Submitted for 337 & 339 Keary Street - Council/City Planning Department

Hi Personal Information Removed

Thank you for taking the time to submit your questions and for your interest in the project. I will review these and provide you a response by the end of the week.

Thank you,

Wendee Lang | Planning Analyst, Climate Action, Planning and Development

C 604.240.6386 | E wlang@newwestcity.ca

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From: Personal Information Removed

Sent: February 26, 2022 10:05 AM

To: External-Clerks <Clerks@newwestcity.ca>; Adrian McLeod <amcleod@newwestcity.ca>; Personal Information Removed
Personal Information Removed

Cc: Richard Nagy Personal Information Removed

Subject: [EXTERNAL] Questions Regarding Proposal Submitted for 337 & 339 Keary Street - Council/City Planning Department

Hi Adrian, I was forwarded your contact information from a neighbour. I would like to start off by mentioning the few neighbours I spoke with, all appear to support the proposal submitted by the developer of 337 and 339 Keary Street. Like any project when there's a positive change in the community there's always questions and concerns that arise.

Questions and concerns:

- Are there any conditions on the two properties being developed?
- Are the owners requesting variances on this project? If so what are those variances?
- What size buffers are required between properties?
- Is there a marketing plan (website, pre-sales)?
Will construction be completed in phases? If so what are the phases?
- What other projects has the design firm done? That we maybe able to reference.

- What will be the overall density of the development? What will be the maximum occupancy for the project.
- How many units are there (single family)? Will there be any additional internal suites made? Number of kitchens per townhouse is only 1? When the developer says the homes are single family dwelling how many occupants per house hold?
- What is the price point for the housing?
- What is the square footage of the units?

- 1 Townhouse will not have a built in garage, meaning they would be 1 parking stall on the property?
- What is the total number of visitor parking stalls on the property?
- Where the developer has stated the entrance/exit to the driveway, there is a firehydrant and a hydro/telus power pole. Where will they be relocated?
- Will the townhouses be for rental or for purchase?
- Is the owner retaining ownership of rentals?
- What are the yard setbacks?
- We have established the townhouses are rear loaded and front loaded.
- The garages are for single-family homes and how many cars can park in the garage?
- Will there be a Strata or a Homeowners association?
- Has the developer done a study regarding the vehicles entering and exiting in the evening (when its dark) and if and how it will impact the neighbors?

- Has a traffic study been done?
- How much increased traffic do you expect?
- Will improvements be made to road, curbs and lighting on Keary street?
- Will the driveway be a one way or a multi-lane road?
- Will traffic calming devices be used in the driveway such as speedbumps to control speed entering and exiting the driveway?
- Can a Firetruck or Emergency vehicle enter and exit without any issues?
- Type of street lighting will be used in driveway? And will this impact the neighbor?

- Will recycling be available to residents? Will it be City or Private pick up?

- Will dumpsters or rolling bins be used for refuse?
- Will refuse containers be screened or hidden?
- Will fencing be constructed for security or privacy?
- How much greenspace will be included?
- Current the two homes on the two property will contain asbestos and other hazardous waste that will need to be carefully removed from the site? Is there and will there be a plan in place?

- Does the new development require signage in the front?
- How tall will the signs be & what materials will be used?
- Are the signs internally illuminated at night?
- Has a school study been done?
- What schools will be impacted by the development?
- Will this cause overcrowding in the local schools?

To the best of my knowledge. The proposal submitted is for a total 9 townhouses to be constructed on 337 and 339 Keary. With 8 townhomes having a attached garage for parking. The 9th townhome does not have a garage and parking spot has been designated on the property. Our understanding is 1 parking spot has been designated for visitor parking?

If every home was to have 1 extra car that would be 9 extra vehicles having to park on Keary Street. This doesn't include any friends or family that will be visiting. That would also require street parking. Factor in all the neighbour's and if they have family and friends visiting, parking will definitely be a challenge.

A good solution would be build 8 Townhomes and this would allow the developer to create more parking on the property.

Thank You,

Personal Information Removed

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Wendee Lang

From: External-Post Master - Pln
Sent: Monday, April 11, 2022 3:12 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] 337/339 Keary Street development

Hello Personal Information Removed

Thank you for your email and for taking the time to send us your feedback about the proposed infill townhouse development at 337 and 339 Keary Street. All feedback received will be summarized and included in a report to Council prior to the Summer.

While the proposed vehicle parking is consistent with the City's off-street parking regulation, this project also has access to great alternative transportation options. It is walking distance to many nearby amenities like Royal Columbian Hospital, shops and services along E. Columbia Street, Sapperton Park and Skwo:wech Elementary School. It is also walking distance to Sapperton SkyTrain station and local bus service, while being located on the Crosstown Greenway (and space for bike parking would be provided for each unit). All of these transit options, in addition to the limited space available for parking, are also consistent with the City's response to the climate emergency and transitioning to more trips within the city by more sustainable methods.

Regards,

Alex Altamura | Planning Assistant
T 604-527-4532 | E aaltamura@newwestcity.ca

City of New Westminster | Climate Action, Planning and Development Department
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

From: Personal Information Removed
Sent: Thursday, April 7, 2022 10:13 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Subject: [EXTERNAL] 337/339 Keary Street development

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day, there is a request to rezone the property at 337/339 Keary St from RS-1 to CD-96 turning 2 house lots into a 9 townhome development. The issue with this development proposal is the on-street parking, each unit in the proposal has one parking stall (garage) and for the entire complex there is only one visitor stall. The way I see it most families have two cars so there would probably be nine more cars parked on the street, even more if the garages are used for storage as most are.

I'd be all for this development if there was more off street parking and would like to hear how this will be dealt

with

Thank you,

Personal Information Removed

From: [External-Post Master - Pln](#)
To: Personal Information Removed
Subject: RE: Development at 337/339 Keary Street
Date: Tuesday, April 26, 2022 12:41:07 PM
Importance: High

Hello Personal Information Removed

Thank you for taking the time to send us your feedback about the proposed infill townhouse development at 337 and 339 Keary Street. All feedback received will be summarized and included in a report to Council, tentatively scheduled for early May. The date of this Council meeting will be confirmed in the next week or so and posted on:

- The project's Be Heard New West project webpage – past Council reports, the current project drawings, and information on past public consultation activities can also be found on this page: <https://www.beheardnewwest.ca/337-339-keary-st>
- The Council meeting page, the agenda for which is posted on the Friday before the Monday Council meetings:
https://www.newwestcity.ca/city_hall/council_agendas_meetings/council-meeting-agendas-reports-minutes

Below I've provided some information related to your questions, which I've combined for ease of reading.

Official Community Plan

One of the most important things that the City is considering with regard to this proposal is its alignment with the Official Community Plan (OCP). The OCP designates both 337 and 339 Keary Street as residential "Residential – Ground Oriented Infill Housing" which allows for a range of different types of projects, from single detached houses, to townhouses. For infill townhouse projects, the City worked closely with the community and Council during the OCP process to develop design guidelines and expectations around density and parking. The goal was to ensure these projects fit into established neighbourhoods, while also providing a family-friendly type of housing that may be more achievable to own than a single-detached house. This project is consistent with the City's expectations for this type of housing.

Project Process, Status, and Public Consultation

At this time, the property owner has submitted Rezoning and Development Permit applications for the proposed project. As the two properties, 337 and 339 Keary Street, are zoned for single detached housing, a change in zoning (rezoning) is required to allow a small townhouse development. A new zone would be created for this project, which would be considered by Council. A Development Permit is also required, which allows the City to review

the proposed design and the project's overall fit for the neighbourhood. The application is currently in its final stages and will likely be presented to Council for final consideration in May.

As part of this application, the property owner was required to host a virtual open house, online survey, and project webpage. The City also engaged with the community through the Be Heard New West project page, by email, and by gathering feedback through an online survey. While all public consultation activities for the project wrapped up earlier this month, you are welcome to write to Council to express your views on the project (see details on how to do so [here](#)). As noted above, all of the feedback received about the project will be provided in a report to Council, which is tentatively scheduled for early May and which will be posted on the Council report section City's [website](#). Until this report is published, the [Be Heard New West project page](#) contains a summary of what we've heard and the applicant's response to feedback.

Parking

The Zoning Bylaw provides the parking requirements for infill townhouse projects. The proposed number of resident and visitor vehicle spaces are to the City's standard and consistent with Zoning Bylaw requirements. This project also has great access to alternative transportation options: it is walking distance to many nearby amenities like Royal Columbian Hospital, shops and services along E. Columbia Street, Sapperton Park and Skwo:wech Elementary School. It is also walking distance to Sapperton SkyTrain station and local bus service, while being located on the Crosstown Greenway (and space for bike parking would be provided for each unit). All of these transit options, in addition to the proposed parking spaces, are also consistent with the City's response to the climate emergency and transitioning to more trips within the city by sustainable methods.

Thank you,

Wendee Lang | Planning Analyst, Climate Action, Planning and Development

C 604.240.6386 | E wlang@newwestcity.ca

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relationships with the people whose lands we are on.

-----Original Message-----

From: **Personal Information Removed**

Sent: April 13, 2022 8:11 AM

To: External-Post Master - Pln <plnpost@newwestcity.ca>

Subject: [EXTERNAL] Development at 337/339 Keary Street

This Email is in regards to the development application for 337/339 Keary Street. I am a resident on Keary Street. I have a number of questions about the development.

The OCP says for RGO zoning the Purpose is: To allow a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character. Generally forms with a higher number of units are expected to be located on larger properties. Units can be attached, detached or a combination of the two.

- 1) please send me the report that outlines how a nine unit, two deep set of townhouses is complementary to the existing neighbourhood character. There is absolutely nothing on the street, that is anything like this. So I'd like the report on this to understand how it was justified
- 2) The OCP says forms with a higher number of units are expected to be located on larger properties. 4.5 units on a single lot is not complying with that statement. Please provide me with the report or documentation that justifies a significant, not just higher but significantly higher number of units on a single family lot is allowed
- 3) please send me all of the public consultation done to date. Including the percentage of the people in the area that were involved in the consulted.
- 4) send me the status of this development application.
- 5) send me the next dates for public consultation.
- 6) send me the date this goes to council and details on how we get on the agenda for that meeting
- 7) please send me the name of the person in charge of this file.
- 8) Send me the latest studies on the number of cars per household people have in new Westminster and how you determined the number of parking stalls that were reasonable to this development.

Thank you

Personal Information Removed

Sent from my iPad

DATE: Friday, April 29th, 2022

**TO: WENDEE LANG
CITY OF NEW WESTMINSTER
Planning Analyst, Climate Action, Planning & Development**

CC ATTENTION: MAYOR JONATHAN COTÉ AND COUNCIL

**RE: CD-96 COMPREHENSIVE DEVELOPMENT (337-339 KEARY ST)
APPLICATION (PROJECT NAME: SAPPERTON LIVING)**

Good morning, Wendee Lang.

Thank you for your unexpected email response on March 11th, 2022. Unexpected because your response was to an unfinished and unedited draft about the **337 & 339 KEARY STREET CD-96 COMPREHENSIVE DEVELOPMENT APPLICATION** that I accidentally emailed to the City's Planning Department on February 27th, 2022. After realizing the erroneous transmission, I immediately followed up with an email that clearly states:

" I accidentally sent you an email that I didn't finish typing and editing.

Please erase and disregard that email.

I will be sending you an official email about that 337 & 339 Keary Street Residential Proposal in the next few days. Sorry for the inconvenience and thank you."

Please consider THIS EMAIL AS MY OFFICIAL RECORD REGARDING THIS MATTER for the CITY OF NEW WESTMINSTER'S HONOURABLE MAYOR JONATHAN X COTÉ AND COUNCIL to consider before making a decision on this application.

First off, I would like to say that **I am for the FUTURE REDEVELOPMENT OF 337 & 339 KEARY STREET UNDER THE COMMUNITY PLAN TRADITIONAL TO THE MAJORITY OF THE CURRENT NEIGHBOURHOOD STRUCTURES FOLLOWING THE SAME FRONT YARD SETBACK DISTANCE** being EITHER...

...building a duplex with their own private driveways with parking garages on each lot...

... OR building single homes with their own private driveway and a rear carriage home on each lot.

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As such, I am NOT IN FAVOUR OF THIS CD-96 COMPREHENSIVE DEVELOPMENT APPLICATION to construct a 9 Townhome Complex on 337 & 339 KEARY STREET for the following two reasons you commented on:

VEHICLE STREET PARKING:

The City Planning Department **CANNOT GUARANTEE** that residents in each of these proposed townhomes on this Application will not have more than one vehicle. That's based on **INCORRECT assumptions and/or UNREALISTIC studies because currently almost every household on Keary Street has either two or more vehicles.** It's a complete fallacy to think current and future residents living in this fine neighbourhood either work in the area or are able to take transit to work. For myself, it's an average 45-60 minute drive to work and due to the nature of my employ, transit is absolutely not an option for me. ANOTHER CASE IN POINT, just within the last month, one new family who just moved into the Keary Street neighbourhood has a **TOTAL OF 5 VEHICLES FOR JUST ONE HOUSEHOLD!!!**

QUESTION FOR MAYOR COTÉ AND COUNCIL:

Does the CITY ACTUALLY believe each of these 9 Townhomes will only have one vehicle per Townhome as proposed in this APPLICATION?

POTENTIAL ILLEGAL SECONDARY SUITES:

During the last half of the APPLICANT'S FEBRUARY 7th, 2022 OPEN HOUSE ZOOM MEETING, the APPLICANT'S DEVELOPER erroneously suggested that the ground floor spare room with the hall washroom **COULD BE CONVERTED INTO AN IN-LAW SUITE.** She was told by the APPLICANT'S ARCHITECT, that "she was not suppose to say that".

QUESTION FOR MAYOR COTÉ AND COUNCIL:

If this Application gets final approval, how can the CITY PREVENT AND GUARANTEE the potential future conversion of these Townhome Ground Floor Spare Rooms with an adjacent washrooms into an ILLEGAL SUITES?

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LASTLY & AGAIN FOR THE RECORD, I am extremely keen for 337 & 339 Keary Street to be developed under a COMMUNITY PLAN that reflects the current surrounding structures in place (ie. Duplexes OR Single Home with rear Carriage on each lot).

LIKEWISE AND AGAIN FOR THE RECORD, I DO NOT AGREE WITH THIS REZONING APPLICATION FOR 9 TOWNHOMES ON 337 & 339 KEARY STREET. THERE'S GENUINE CONCERN IN THE NEIGHBOURHOOD REGARDING THIS APPLICATION.

Lastly, please send me the all information as to when and where to attend the City Council meeting on this 337 & 339 Keary Street Development Application.

Thank you and have a nice weekend.

Sincerely,
Paulo Neves

Personal Information Removed