

Attachment 8
City-led Consultation
Summary

Project Report

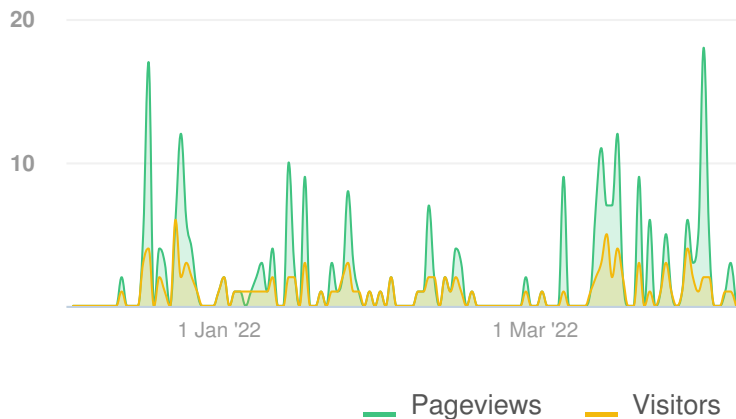
29 October 2020 - 03 April 2022

Be Heard New West City

817 St. Andrews Street



Visitors Summary



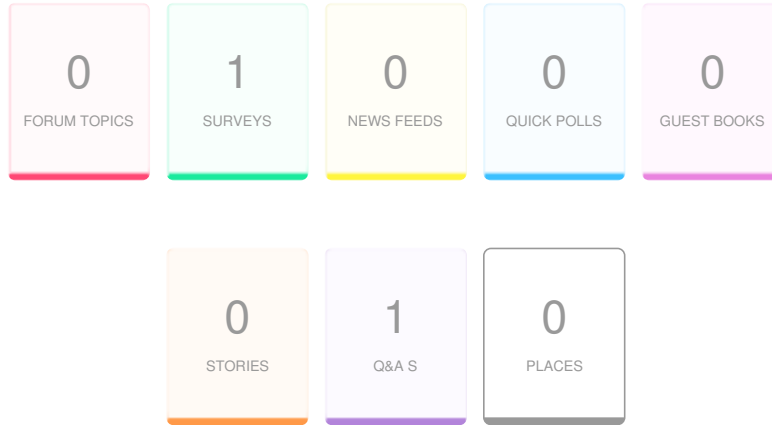
Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
140	6	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
6	32	96

— Pageviews — Visitors

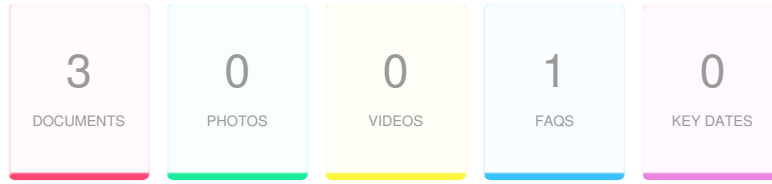
Aware Participants	96	Engaged Participants	6
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	96	Contributed on Forums	0 0 0
Informed Participants	32	Participated in Surveys	2 1 0
Informed Actions Performed	Participants	Contributed 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	23	Contributed to Stories	0 0 0
Visited the Key Dates page	0	Asked Questions	1 2 0
Visited an FAQ list Page	10	Placed Pins on Places	0 0 0
Visited Instagram Page	0	Contributed to Ideas	0 0 0
Visited Multiple Project Pages	27		
Contributed to a tool (engaged)	6		

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 817 St. Andrews Street	Published	5	1	2	0
Survey Tool	817 St. Andrews Street Comment Form	Archived	8	2	1	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	deleted document from	11	16
Document	817 St Andrews - Revised Drawing Set - March 2022.pdf	10	12
Document	817 St. Andrews Street - Council Report - December 13, 2021.pdf	4	4
Document	817 St Andrews St. Drawing set 2022.pdf	3	3
Faqs	faqs	10	12

QANDA

Ask a Question about 817 St. Andrews Street

Visitors 5	Contributors 3	CONTRIBUTIONS 3
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agnesstreetphantom

16 December 21

Can the carports be single car garages instead? If not, will the bike storage have room to store multiple bikes, including an e-cargo bike?



Publicly Answered

The City has encouraged the applicant to proceed with carports, rather than garages, as a way to open up the site and have it feel less crowded by structures additional to the proposed triplex. This is a strategy used to help infill projects such as this one, sensitively fit into existing neighbourhoods. As the project is still in an early design stage, the configuration of the bike storage has not been finalized. However, the City has encouraged the applicant to provide sufficient bike storage for each unit as per the requirements of the Zoning Bylaw. Exploring bike storage that can accommodate e-cargo bikes is something that will be suggested to the applicant.

QANDA

Ask a Question about 817 St. Andrews Street

Q

PreserveBrowHeritage

02 January 22

There has been no attempt to add any character features in the design. Given that you permitted the demolition of a heritage home to allow for this development and that this neighbourhood has many heritage homes, modern design should not be permitted. You are destroying the character of the neighbourhood.

A

Privately Answered

Thank you for feedback regarding the proposed design of this project. Triplex applications such as this are reviewed against the Duplex, Triplex, and Quadruplex: Interim Development Review Policy. This policy outlines the design expectations for this form of development; however, a specific architectural approach is not required. As part of the form and character review of the proposed design, the existing architectural character of the street, and how the new building would fit into the existing context, is considered. This particular block contains a range of architectural styles, with buildings on both sides of the street built between 1929 and 1969. The applicants have proposed a design and building materials that are intended to fit in with the diverse nature of the block. Elements such as the size, shape, and placement of buildings have also been considered to help ensure that the new building successfully fits within the neighbourhood. The setbacks and height of the proposed triplex have been designed to help create a transition between the single family house to the west of the property and the three-storey apartment building to the east. The proposed height of the project is considerably less than what is permitted under the existing zoning, a design decision intended to respect the existing house to the west.

QANDA

Ask a Question about 817 St. Andrews Street

Q

AmyS

21 January 22

Can they design it to at least fit in with the heritage neighbourhood of New Westminster? The plain/boxed look detracts from other heritage homes in the area and they are removing a heritage home as well.

A

Publicly Answered

Thank you for feedback regarding the proposed design of this project. Triplex applications such as this are reviewed against the Duplex, Triplex, and Quadruplex: Interim Development Review Policy. This policy outlines the design expectations for these types of residential buildings; however, a specific architectural approach is not required. When staff review the designs of these types of buildings, they consider the existing architectural styles of the street, and how the new building would fit into the existing context. This particular block contains a range of architectural styles, with buildings on both sides of the street built between 1929 and 1969. The applicants have proposed a design and building materials that are intended to fit in with the diverse nature of the block. Elements such as the size, shape, and placement of the building is also reviewed to help ensure the new building successfully fits within the neighbourhood. The proposed setbacks and height of this building help create a transition between the single family house to the west of the property and the three-storey apartment building to the east. The proposed height of the project is considerably less than what is permitted under the existing zoning. This design decision is intended to respect the house to the west. While the above describes how staff review the proposed design of applications such as this one, this project is still in its early stages. This means that further revisions to the proposal may occur after the public consultation period. The expectation from staff is that the revised proposal would respond to the community's feedback.

ENGAGEMENT TOOL: SURVEY TOOL

817 St. Andrews Street Comment Form

Visitors 8	Contributors 3	CONTRIBUTIONS 3
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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.

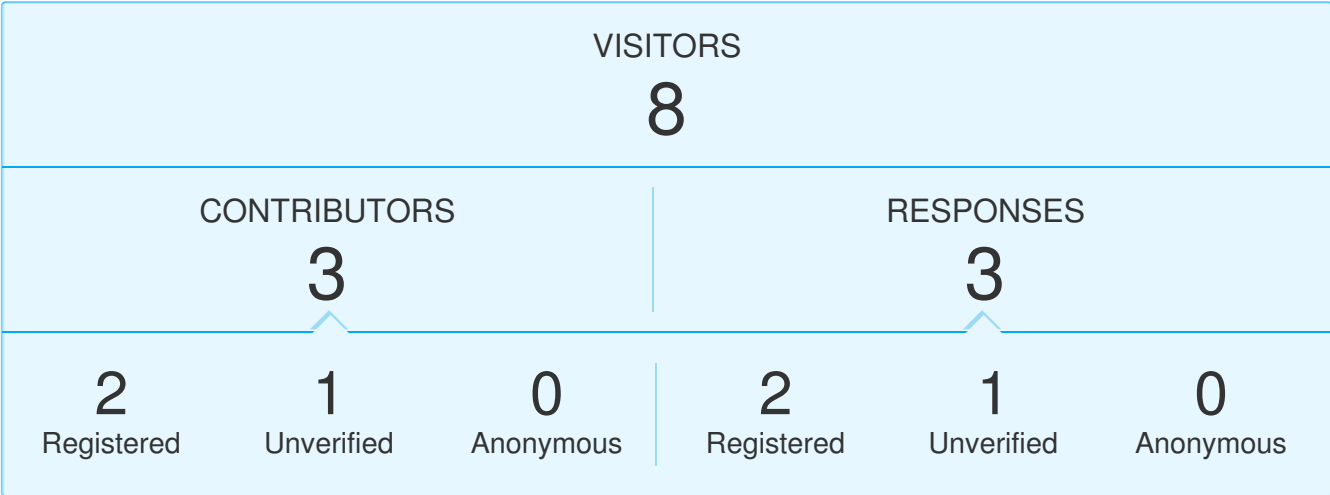
Survey Responses

29 October 2020 - 03 April 2022

817 St. Andrews Street Comment Form

Be Heard New West City

Project: 817 St. Andrews Street





Respondent No: 1

Login: Registered

Responded At: Mar 16, 2022 11:25:13 am

Last Seen: Mar 16, 2022 18:25:14 pm

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

I am concerned about parking in the neighbourhood. With the amendment of zoning to allow the Lotus building to be taller on 4 avenue, there has been parking issues on my street ever since. Every time the city allows a change in zoning, the area is more congested. The street parking in front of my house is taken up by people who don't live on my street. I have a driveway that has space for one car and we are a 2 car household. I work long hours and often have to park 2 or 3 blocks away from my own house due to people in neighbouring multi family buildings parking in front of my house. Personal information removed street) Although you mention a carport for charging an electric vehicle, it is unlikely that it will be enough parking. To afford these properties, it will likely be 2 working people per unit. That is 6 cars. Is there parking for 6 cars that will not impact street parking? I can see **Personal information removed** to the lot on St. Andrews and there is already no free space on the street to park and it is 11 in the morning.

Q2. Optional: Please share your postal code.

not answered



Respondent No: 2

Login: Registered

Responded At: Mar 24, 2022 18:27:27 pm

Last Seen: Mar 25, 2022 01:27:27 am

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

There is waaaaay too much building for the size of the lot. The back unit has zero green space - not even enough to put a chair outside - and faces 3 parking space. It is also at the end of a blind end alley, i.e., no front and back entrance and no street! As a matter of fact, if you walk down Ninth Street, it is not even obvious that there's an alley there, let alone a street on to which that back unit will face! These units are 3-bedroom, so I'm assuming there will be children residing here. There is no place to play! The density is way too high! 3 parking spaces is not adequate. I know you're saying there is lots of parking - but people who live in "the tower" across the street don't want to pay the \$25 (I believe) extra per month for parking, so use the street. Therefore, there is never any parking on the street already. I believe this is a money grab for the developer. they've picked up the property for under a million and will sell the pieces for \$1.6m each! I wonder whose pocket they've greased if this development is allowed. Shame on you! Below, I've been asked to sign in, but don't know why I need to, so I'm ignoring the request. My postal code is V3M3W1 and I live within a block of this burned-out drug house.

Q2. Optional: Please share your postal code.

not answered



Respondent No: 3

Login: Unverified

Responded At: Mar 29, 2022 04:38:14 am

Last Seen: Mar 29, 2022 04:38:14 am

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

Personal information removed

I am against the proposed triplex at 817 saint Andrews based on the density.

Building a single house would be more in character of the existing houses in the area. A duplex could be tolerated if the area is destined to go that route for density. Unit 2 carport should not be permitted based on the fact that the car would have to be backed into the stall so as to have easy egress when exiting. How many driver's would back all the way from 9th street to get to the stall in total darkness at night? The only solution would be to move the carport over to where the unit 3 yard would go.

Now, if this carport design is approved as proposed , I can see unit 3 would just park their vehicle in the alley and not even use the carport. Another option is unit 3 would tear out the yard and park their vehicle there as it would be easier to park and in essence have 2 parking spots for themselves. Adding an aluminum awning would be their solution between the other carport. So the carport should be redesigned to move unit 3 carport **Personal information removed** . Being an open carport **Personal informat**

Personal information removed what type of firewall is there? I would also like to see the heat pump of unit 3 put on ground level. It appears to be on the roof deck. The noise would disturb **Personal information removed** the apartment. What is the noise bylaw based on decibels from a heat pump in New Westminster? Some can put out 80 db. easy. That is too noisy, I have personally helped a friend get his neighbour's noisy unit replaced at at the offending neighbour's cost because of this. Can you specify to the developer that a low noise heat pump be installed? As stated I would like to see a single family dwelling be built instead of a triplex. Thank you **Personal information removed**

Q2. Optional: Please share your postal code.

New Westminster, BC, V3M1V9

Wendee Lang

From: Wendee Lang
Sent: Monday, April 4, 2022 4:23 PM
To: Wendee Lang
Subject: RE: [EXTERNAL] 817 St. Andrews Street

From: External-Dev Feedback <devfeedback@newwestcity.ca>
Sent: Monday, March 21, 2022 4:29 PM
To: Personal information removed
Subject: RE: [EXTERNAL] 817 St. Andrews Street

Thank you ^{Personal inform} for sending in your comments in support for the proposed project at 817 St. Andrews St. All feedback received about the proposed project will be summarized and included in a report to Council as part of their consideration.

For more information and to keep up to date about the project please visit <https://www.beheardnewwest.ca/817-st-andrews-st>

Lisa Wambaa
T 604.636.3552 | C 604.240.6394 | E lwambaa@newwestcity.ca

From: Personal information removed
Sent: Monday, March 21, 2022 10:27 AM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] 817 St. Andrews Street

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.

I'm all for some redevelopment of that block. Hopefully, we'll get some decent neighbours this time that actually want to build into our lovely community.

Personal information removed

Jesus answered, "I am the way, and the truth, and the life. No one comes to the Father, except through Me. If you really know Me, you will know My Father, as well. From now on, you do know Him, and have seen Him."