

Attachment 7
*Applicant-led Consultation
Summary and Response*

2022.11.09

Development Services + Planning – City of New Westminster
511 Royal Avenue
New Westminster, BC V3L 1H9

Applicant-Led Public Consultation Summary, as of November 9th, 2022
Proposed redevelopment of 728 First Street and 102/104 8th Avenue, New Westminster, BC.

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1. Neighbourhood Mailers

Copy of mailer:

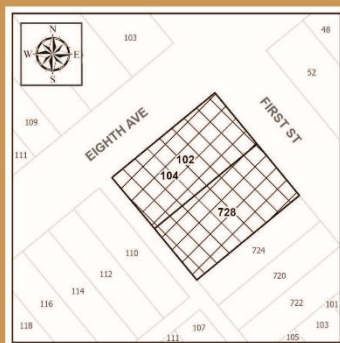
Actual size: 3.74" x 8.27"

Front:



Back:

The property owners have applied for an Official Community Plan (OCP) amendment and rezoning + development permit to allow for the construction of 10 townhouse units. The project aims to provide Glenbrooke North with much needed family housing conveniently located close to services, schools, and amenities. Each unit would have 3+ bedrooms, generous outdoor spaces and be built to high-performance building standards. The proposed project adheres to *Development Permit Townhouse and Rowhouse Design Guidelines*, provides all City-required parking on site, and is in keeping with the call for more housing options within our growing city.



Virtual Open House

The property owners and design team invite you to a virtual open house. They will be available to review the proposed project and answer any questions you may have.

Via: Zoom [Meeting ID: 854 1269 5695, Passcode: 906760]
or visit www.glenbrookerow.ca for meeting link

Date: November 1st, 2022

Time: 5:30pm – 7:30pm

Project website: www.glenbrookerow.ca

Online Survey: www.glenbrookerow.ca/survey
(Available from October 17th to November 8th, 2022)

Email: info.glenbrookerow@gmail.com

Telephone: 778-997-2014

City of New Westminster Email: devfeedback@newwestcity.ca

New Westminster Be Heard webpage: www.beheardnewwest.ca

Mailer List:

Mailing list supplied by City staff:

NAME1	MAILING ADDRESS	CIVIC ADDRESS
OCCUPANT	3-111 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	3-111 DURHAM ST
OCCUPANT	104 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X8	104 EIGHTH AVE
OCCUPANT	721 SECOND ST NEW WESTMINSTER BC	721 SECOND ST
OCCUPANT	3-709 FIRST ST NEW WESTMINSTER BC, V3L 2H4	3-709 FIRST ST
OCCUPANT	30 OVENS AVE NEW WESTMINSTER BC, V3L 1Y9	30 OVENS AVE
OCCUPANT	720 COLBORNE ST NEW WESTMINSTER BC, V3L 2E2	720 COLBORNE ST
OCCUPANT	722 COLBORNE ST NEW WESTMINSTER BC, V3L 2E2	722 COLBORNE ST
OCCUPANT	724 COLBORNE ST NEW WESTMINSTER BC, V3L 2E2	724 COLBORNE ST
OCCUPANT	728 COLBORNE ST NEW WESTMINSTER BC, V3L 2E2	728 COLBORNE ST
OCCUPANT	730 COLBORNE ST NEW WESTMINSTER BC, V3L 2E2	730 COLBORNE ST
OCCUPANT	732 COLBORNE ST NEW WESTMINSTER BC, V3L 2E2	732 COLBORNE ST
OCCUPANT	740 COLBORNE ST NEW WESTMINSTER BC, V3L 2E2	740 COLBORNE ST
OCCUPANT	36 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X7	36 EIGHTH AVE
OCCUPANT	40 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X7	40 EIGHTH AVE
OCCUPANT	44 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X7	44 EIGHTH AVE
OCCUPANT	EIGHTH AVE NEW WESTMINSTER BC,	EIGHTH AVE
OCCUPANT	48 EIGHTH AVE NEW WESTMINSTER BC V3L 1X7	48 EIGHTH AVE
OCCUPANT	52 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X7	52 EIGHTH AVE
OCCUPANT	723 FIRST ST NEW WESTMINSTER BC, V3L 2H4	723 FIRST ST
OCCUPANT	721 FIRST ST NEW WESTMINSTER BC, V3L 2H4	721 FIRST ST
OCCUPANT	719 FIRST ST NEW WESTMINSTER BC, V3L 2H4	719 FIRST ST
OCCUPANT	717 FIRST ST NEW WESTMINSTER BC, V3L 2H4	717 FIRST ST
OCCUPANT	715 FIRST ST NEW WESTMINSTER BC, V3L 2H4	715 FIRST ST
OCCUPANT	713 FIRST ST NEW WESTMINSTER BC, V3L 2H4	713 FIRST ST

OCCUPANT	711 FIRST ST NEW WESTMINSTER BC, V3L 2H4	711 FIRST ST
OCCUPANT	1-709 FIRST ST NEW WESTMINSTER BC, V3L 2H4	1-709 FIRST ST
OCCUPANT	103 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	103 DURHAM ST
OCCUPANT	101 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	101 DURHAM ST
OCCUPANT	105 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	105 DURHAM ST
OCCUPANT	722 FIRST ST NEW WESTMINSTER BC, V3L 2H6	722 FIRST ST
OCCUPANT	720 FIRST ST NEW WESTMINSTER BC, V3L 2H6	720 FIRST ST
OCCUPANT	724 FIRST ST NEW WESTMINSTER BC, V3L 2H6	724 FIRST ST
OCCUPANT	728 FIRST ST NEW WESTMINSTER BC, V3L 2H6	728 FIRST ST
OCCUPANT	102 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X8	102 EIGHTH AVE
OCCUPANT	110 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X8	110 EIGHTH AVE
OCCUPANT	112 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X8	112 EIGHTH AVE
OCCUPANT	114 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X8	114 EIGHTH AVE
OCCUPANT	116 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X8	116 EIGHTH AVE
OCCUPANT	118 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X8	118 EIGHTH AVE
OCCUPANT	122 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X8	122 EIGHTH AVE
OCCUPANT	737 SECOND ST NEW WESTMINSTER BC, V3L 2N1	737 SECOND ST
OCCUPANT	733 SECOND ST NEW WESTMINSTER BC, V3L 2N1	733 SECOND ST
OCCUPANT	731 SECOND ST NEW WESTMINSTER BC, V3L 2N1	731 SECOND ST
OCCUPANT	729 SECOND ST NEW WESTMINSTER BC, V3L 2N1	729 SECOND ST
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OCCUPANT	723 SECOND ST NEW WESTMINSTER BC, V3L 2N1	723 SECOND ST
OCCUPANT	125 DURHAM ST NEW WESTMINSTER BC, V3L 4H8	125 DURHAM ST
OCCUPANT	121 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	121 DURHAM ST
OCCUPANT	119 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	119 DURHAM ST

OCCUPANT	117 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	117 DURHAM ST
OCCUPANT	115 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	115 DURHAM ST
OCCUPANT	1-111 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	1-111 DURHAM ST
OCCUPANT	107 DURHAM ST NEW WESTMINSTER BC, V3L 1X2	107 DURHAM ST
OCCUPANT	124 DURHAM ST NEW WESTMINSTER BC, V3L 1X1	124 DURHAM ST
OCCUPANT	120 DURHAM ST, NEW WESTMINSTER BC V3L 1X1	120 DURHAM ST
OCCUPANT	118 DURHAM ST NEW WESTMINSTER BC, V3L 1X1	118 DURHAM ST
OCCUPANT	102 DURHAM ST NEW WESTMINSTER BC, V3L 1X1	102 DURHAM ST
OCCUPANT	106 DURHAM ST NEW WESTMINSTER BC, V3L 1X1	106 DURHAM ST
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OCCUPANT	116 DURHAM ST NEW WESTMINSTER BC, V3L 1X1	116 DURHAM ST
OCCUPANT	110-815 FIRST ST NEW WESTMINSTER BC, V3L 2H7	110-815 FIRST ST
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OCCUPANT	24 OVENS AVE NEW WESTMINSTER BC	24 OVENS AVE
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OCCUPANT	304-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	304-55 EIGHTH AVE
OCCUPANT	305-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	305-55 EIGHTH AVE
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OCCUPANT	307-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	307-55 EIGHTH AVE
OCCUPANT	308-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	308-55 EIGHTH AVE
OCCUPANT	309-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	309-55 EIGHTH AVE
OCCUPANT	310-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	310-55 EIGHTH AVE
OCCUPANT	311-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	311-55 EIGHTH AVE
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OCCUPANT	317-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	317-55 EIGHTH AVE
OCCUPANT	318-55 EIGHTH AVENUE NEW WESTMINSTER BC, V3L 0E8	318-55 EIGHTH AVE
OCCUPANT	319-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	319-55 EIGHTH AVE
OCCUPANT	320-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	320-55 EIGHTH AVE
OCCUPANT	321-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	321-55 EIGHTH AVE
OCCUPANT	401-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	401-55 EIGHTH AVE
OCCUPANT	402-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	402-55 EIGHTH AVE
OCCUPANT	403-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	403-55 EIGHTH AVE
OCCUPANT	404-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	404-55 EIGHTH AVE
OCCUPANT	405-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	405-55 EIGHTH AVE
OCCUPANT	406-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	406-55 EIGHTH AVE
OCCUPANT	407-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	407-55 EIGHTH AVE
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OCCUPANT	420-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	420-55 EIGHTH AVE
OCCUPANT	421-55 EIGHTH AVE NEW WESTMINSTER BC, V3L 0E8	421-55 EIGHTH AVE
OCCUPANT	818 COLBORNE ST NEW WESTMINSTER BC, V3L 0G4	818 COLBORNE ST
OCCUPANT	812 COLBORNE ST NEW WESTMINSTER BC, V3L 0G4	812 COLBORNE ST
OCCUPANT	806 COLBORNE ST NEW WESTMINSTER BC, V3L 0G4	806 COLBORNE ST
OCCUPANT	25 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X6	25 EIGHTH AVE
OCCUPANT	37 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X6	37 EIGHTH AVE
OCCUPANT	129 EIGHTH AVENUE NEW WESTMINSTER BC, V3L 1X9	129 EIGHTH AVE
OCCUPANT	125 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9	125 EIGHTH AVE
OCCUPANT	121 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9	121 EIGHTH AVE
OCCUPANT	117 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9	117 EIGHTH AVE
OCCUPANT	113 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9	113 EIGHTH AVE
OCCUPANT	111 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9	111 EIGHTH AVE
OCCUPANT	109 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9	109 EIGHTH AVE
OCCUPANT	107 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9,	107 EIGHTH AVE
OCCUPANT	105 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9	105 EIGHTH AVE
OCCUPANT	103 EIGHTH AVE NEW WESTMINSTER BC, V3L 1X9	103 EIGHTH AVE
OCCUPANT	810 FIRST ST NEW WESTMINSTER BC, V3L 2H8	810 FIRST ST
OCCUPANT	814 FIRST ST NEW WESTMINSTER BC, V3L 2H8	814 FIRST ST
OCCUPANT	108 OVENS AVE NEW WESTMINSTER BC, V3L 1Z2	108 OVENS AVE
OCCUPANT	110 OVENS AVE NEW WESTMINSTER BC, V3L 1Z2	110 OVENS AVE
OCCUPANT	114 OVENS AVE NEW WESTMINSTER BC, V3L 1Z2	114 OVENS AVE
OCCUPANT	116 OVENS AVE NEW WESTMINSTER BC, V3L 1Z2	116 OVENS AVE
OCCUPANT	120 OVENS AVE NEW WESTMINSTER BC, V3L 1Z2	120 OVENS AVE
OCCUPANT	124 OVENS AVE NEW WESTMINSTER BC, V3L 1Z2	124 OVENS AVE
CAPD DEPARTMENT	511 ROYAL AVENUE NEW WESTMINSTER BC V3L 1H9	511 ROYAL AVENUE

Mailer Delivery:

Mailers were sent via Canada Post on October 12th to 259 addresses.

Photos of printed mailer and sealed envelopes can be provided upon request.

Receipt of mailing:

CANADA POSTES Lettermail
POST CANADA Poste-lettres

Mailed By Customer Number Expédié par N° du client: 9884987
JD PURI PREC*
 215-5455 152 ST
 SURREY BC V3S 5A5
 Mailed on behalf of Expédié au nom de: 9884987 JD PURI PREC*
 CIF ACMA: No / Non
 Customer Reference Référence du client: **New West**
 Co-pkgd in PM pc Conditionnement commun de la Poste-publications: No / Non
 DMC CVML: Address Accuracy Exactitude des adresses: 2022/11/15 100.0 %


C173661017

Accepting Location Lieu de dépôt 1

Paid By Customer No. N° du client/compte
 9884987
 Method of Payment Mode de paiement
 Credit Card / Carte de crédit
 Contract No. N° de la convention

Transmitted/Transmis: 2022/10/07 19:19 EDT

Deposit Summary / Sommaire du dépôt



4004 90C17 36610 175VV AZ1CA 1012

Service Description / Description du service	Pieces / Articles	Weight / Piece / Poids / article
Standard Letters / Lettres standard	259	4.00 g 1.036 kg

Location / Bureau: SCOTTSDALE PO 0490
 7101A 120TH ST
 DELTA BC V4E 2A0
Deposit Date / Date du dépôt: 2022/10/12
(The Induction Date may be different. / La date de dépôt pourrait être différente.)

Containers / Conteneurs
 (Customer estimate / Evaluation du client)
 No data available
 Aucune donnée disponible

Entire Mailing / Envoi complet

Product / Produit	Cost Centre / Référence centre de coûts	Reference / Référence	Mailing Id / N° Dépôt	Deposit Date / Date du dépôt	Pieces / Articles	Weight/Piece / Poids/article	\$ / Piece / \$ / article	Metered Rate / Affr. Mach	Options Code \$ / Code d'options \$	Total Cost (\$) / Total des frais (\$)
00020					259	4.00 g 1.04 kg	\$0.92000			\$238.28
TOTAL										\$238.28
Sub-total Before Taxes / Total partiel avant les taxes										\$238.28
GST/TPS \$11.91 HST/TVH \$0.00 PST/TVP \$0.00										\$11.91
Total Amount Due to CPC / Montant total dû à la SCP										\$250.19

COR LOC %: _____ FSM MTGOP %: _____ Apply Applier: [] Yes Oui [] No Non

Received by Initials / Employee No.: _____
 Reçu par Initiales / N° de l'employé: _____

Authorized Customer Signature / Signature autorisée du client:
 X _____

CPC GST # N° SCP TPS 119321495

This document must accompany your mailing to the Accepting Location.
Ce document doit accompagner votre envoi au bureau de dépôt.

ESTO/OÉEL v2209.0.647
SOM / DD 1/1 Page 1 of/de 1

2. Newspaper Ads

Printed Ad size: quarter page 4.854" x 6"

First ad: October 20th, 2022:

8 THURSDAY, October 20, 2022 • New West Record



Proposed 10 unit townhouse project
102/104 Eighth Avenue and 728 First Street, New Westminster

The property owners have applied for an Official Community Plan (OCP) amendment and rezoning + development permit to allow for the construction of ten townhouse units. The project aims to provide Glenbrooke North with much needed family housing conveniently located close to services, schools, and amenities. Each unit would have 3+ bedrooms, generous outdoor spaces and be built to high-performance building and energy standards. The proposed project adheres to *Development Permit Townhouse and Rowhouse Design Guidelines*, provides all City-required parking on site, and is in keeping with the call for more housing options within our growing city.

Virtual Open House
The property owners and design team invite you to a virtual open house. They will be available to review the proposed project and answer your questions.

Via: Zoom Meeting [ID: 854 1269 5695, Passcode: 906760] or visit www.glenbrookerow.ca

Date: **November 1st, 2022**
Time: 5:30pm – 7:30pm

Project website: www.glenbrookerow.ca
Online Survey: www.glenbrookerow.ca/survey (Available Oct. 17th to Nov. 8th, 2022)
Email: info.glenbrookerow@gmail.com
Telephone: 778-997-2014

City of New Westminster Email: dovfeedback@newwestcity.ca
New Westminster Be Heard webpage: www.beheardnewwest.ca

Glenbrooke Row

City

Russell tops the polls as Community First retains control of school board

Julie MacLellan
jmaclellan@newwestrecord.ca

Community First New West remains in firm control of the New Westminster school board, as all six of its candidates finished victorious Saturday night.

Incumbent Maya Russell was the top vote-getter of the night. In fact, her 8,785 votes were more than any other single candidate earned in any of the three races for mayor, council and school board.

Her fellow Community First incumbents, Dee Beattie and Gurveen Dhalwal, earned the fourth- and sixth-highest vote counts, respectively.

Community First newcomer Marc Andres had the second-highest vote total of the night, while fellow newcomer Cheryl Sluis was in fifth.

The final Community First candidate, New Westminster poet laureate Elliott Slinn, was in a seesaw battle with the New West Progressives' Kathleen Carlsen for the seventh and final spot on the board but, in the end, emerged with a 338-vote margin of victory.


The only non-Community First candidate to win a seat was incumbent Danielle Connelly, running for a second term with the New West Progressives.

Results

ELECTED
Maya Russell 8,785
Marc Andres 8,720
Danielle Connelly 8,703
Dee Beattie 8,526
Cheryl Sluis 8,160
Gurveen Dhalwal 7,953
Elliott Slinn 7,756

NOT ELECTED
Kathleen Carlsen 7,418
Too Dobe 7,181

- Source: election-night preliminary results from City of New Westminster



Maya Russell
top vote-getter

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NEW WESTMINSTER

Jillian Soh
RAUD, RSP

WorkSafe BC and other Provincial WCB Networks, WAC, MSDPR, and FNIA/NRIB accepted.
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NEW WEST CHAMBER 2022 *Platinum Awards* WESTCOAST WINNER

CELEBRATE EXCELLENCE IN THE NEW WESTMINSTER BUSINESS COMMUNITY!

Thursday, November 24th, 2022
Anvil Centre Theatre (777 Columbia St)
6pm - 11:30pm
BLACK TIE OPTIONAL

\$130 for Members || \$150 for Non-Members
*BUNDLE DISCOUNTS AVAILABLE

[Tickets on sale now!](#)



Letters

INBOX

What New West's bike lane critics are forgetting

Editor: I just need to point out the utter lack of perspective which has caused some people to become enraged about the new bike lane on Sixth. This bike lane takes up one-and-a-half blocks, or about 450 metres of road space. There are literally hundreds of kilometres of road space dedicated to drivers in this city, and the outrage over having to share a tiny fraction of it is wildly disproportionate.

The arguments these folks put forth are completely without merit. No consultation? There were two rounds, to say nothing of the election we just had. No one uses them? As of today they are not even completed. Nowhere to park? There is still parking on the west side, as well as plenty of off-street parking in the area. Dangerous? The fact that the bump-outs and curbs make people pay attention and drive more slowly actually makes the road safer.

The other thing I need to point out is that this cycle has been repeated in literally every city in the world where these types of lanes go in. Lane goes in, people get outraged, the apocalypse doesn't come to pass, and people

move on with their lives, albeit a bit more safely for people outside of cars. The same thing will be true of New West.

Christian Sampaleanu

Johnstone's win was not a 'clear mandate'

Editor: Too often politicians politicize election outcomes. Unfortunately, mayor-elect Patrick Johnstone falls into this trap by seemingly misconstruing the electorate's wholehearted endorsement of his pre-election platform.

While Johnstone won the election, which was good for him, with his receiving only 41.9 per cent of the votes, he did not even receive a majority of the votes cast.

Digging a bit further, the 15,923 total votes cast only represents 27.3 per cent of New West's eligible voters.

For Mr. Johnstone, whom I hope for the future of New West does well, the total votes cast for him only represents 11.4 per cent of New West's total eligible voters, which is a far cry from espousing his agenda is a "clear mandate" (as quoted in *The Province*, Oct. 16).

Ian Callaway, New Westminster

THE NEW WESTMINSTER RECORD WELCOMES LETTERS TO THE EDITOR. We edit for taste, legality and length. Please include a contact phone number. Send letters to: **The Editor, #201A-3430 Brighton Ave., Burnaby, B.C., V5A 3H4**, email to: editorial@newwestrecord.ca. (no attachments please) or fax to: 604-439-2694. Letters to the editor and columns may be reproduced on the New West Record website, www.newwestrecord.ca.



2022 Platinum Awards
WEST COAST WINTER

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BUSINESS COMMUNITY!**

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*BUNDLE DISCOUNTS AVAILABLE

Tickets on sale now!



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Tickets & Info: www.seniorslivingexpo.ca



Proposed 10 unit townhouse project
102/104 Eighth Avenue and 728 First Street, New Westminster

The property owners have applied for an Official Community Plan (OCP) amendment and rezoning + development permit to allow for the construction of ten townhouse units. The project aims to provide Glenbrooke North with much needed family housing conveniently located close to services, schools, and amenities. Each unit would have 3+ bedrooms, generous outdoor spaces and be built to high-performance building and energy standards. The proposed project adheres to Development Permit, Townhouse and Rowhouse Design Guidelines, provides all City-required parking on site, and is in keeping with the call for more housing options within our growing city.

Virtual Open House

The property owners and design team invite you to a virtual open house. They will be available to review the proposed project and answer your questions.

Via: Zoom Meeting [ID: 854 1269 5695, Passcode: 906760] or visit www.glenbrookerow.ca

Date: November 1st, 2022
Time: 5:30pm - 7:30pm



Project website: www.glenbrookerow.ca
Online Survey: www.glenbrookerow.ca/survey (Available Oct 17th to Nov 8th, 2022)
Email: info.glenbrookerow@gmail.com
Telephone: 778-997-2014

City of New Westminster Email: dev/feedback@newwestcity.ca
New Westminster Be Heard webpage: www.beheardnewwest.ca

Glenbrooke Row

3. Glenbrooke North Resident's Association Correspondence



Personal Information Removed <info.glenbrookerow@gmail.com>

GNRA: GlenBrooke North Residents Association RE: 728 First Street & 102-104 Eighth Avenue: 10 Unit Townhome Project

Glenbrooke North Resident's Association <glenbrookenorthra@gmail.com>
To: ^{Personal Information Rem}info.glenbrookerow@gmail.com>

Tue, Oct 25, 2022 at 3:49 PM

Hi ^{Personal Information Removed} I'm sorry for the late reply.
We have not been an active Residents Association for several months so I don't check the GNRA Gmail account very often.
I signed in today because I was going to send an email out to GN residents about your project. I was reading the local paper yesterday and I saw the project announcement. I have taken my information from your website but if you have other information, please send it to me at marya@glenbrookenorth.ca which will be routed to the email I look at every day, and I will pass it along.
Marya

On Thu, Oct 13, 2022 at 4:31 PM ^{Personal Information Rem}info.glenbrookerow@gmail.com> wrote:

Hello again Marya,

I am just following up on the email below. I hope to hear back from you soon.

Thanks,

^{Personal Informati}

----- Forwarded message -----

From ^{Personal Information Remov}info.glenbrookerow@gmail.com>

Date: Fri, Oct 7, 2022 at 3:59 PM

Subject: GNRA: GlenBrooke North Residents Association RE: 728 First Street & 102-104 Eighth Avenue: 10 Unit Townhome Project

To: <glenbrookenorthra@gmail.com>

Cc: <g@gdparchitecture.ca>

Hello Marya,

Nice to e-meet you, Nikki, Charlie, Ellen, Doug, Angela, Don and Kathy (Please excuse me if I missed anybody).

I am in the process of submitting for rezoning and OCP amendment for a 10 unit townhome project at 728 First Street and 102-104 Eighth Avenue. At the moment, we have ready a notification postcard and newspaper posting and will forward more information as soon as it's ready.

Please confirm if this is the correct email to share that information with you.

In the meantime, if you have any questions or concerns, feel free to call me anytime at the number below.

Thank you.

Regards,

Personal Information Removed



Randy Kaler <info.glenbrookerow@gmail.com>

**GNRA: GlenBrooke North Residents Association RE: 728 First Street & 102-104
Eighth Avenue: 10 Unit Townhome Project**

Personal Information Removed <info.glenbrookerow@gmail.com>

Wed, Nov 9, 2022 at 4:09 PM

To: Glenbrooke North Resident's Association <glenbrookenorthra@gmail.com>, marya@glenbrookenorth.ca

Hello Marya,

Thank you so much for your participation at the Virtual Open house and subsequent emails to the GNRA membership.

We received your survey feedback as well as more feedback from residents of Glenbrooke North.

Please don't hesitate to reach out if you have any questions or concerns.

Regards,

Personal Information Removed

4. Project Website

Website home page (www.glenbrookerow.ca):

Glenbrooke Row

Proposed 10 unit townhouse project
109th Eighth Avenue and 729 First Street, New Westminster

Open House
Hours: 12pm - 6pm, 2022-09-22

Virtual Open House Survey Link

Glenbrooke Row

The property owners have applied for an Official Community Plan (OCP) amendment and rezoning + development permit to allow for the construction of ten townhouse units. The project aims to provide Glenbrooke North with much needed family housing conveniently located close to services, schools, and amenities. Each unit would have 3+ bedrooms, generous outdoor spaces and be built to high-performance building and energy standards. The proposed project adheres to Development Permit: Rowhouse and Rowhouse Design Guidelines, provides all City-required parking on site, and is in keeping with the call for more housing options within our growing city.

Learn More

FAQs

Read FAQs

Survey

Share your thoughts

View architectural and landscape items submitted for City review:

Architectural Landscape

Glenbrooke Row

Proposed 10 unit townhouse project
109th Eighth Avenue and 729 First Street, New Westminster

Contact Us
info.glenbrookerow@gmail.com
778-801-0114

Glenbrooke Row

Website Survey page (www.glenbrookerow.ca/survey/):



Survey

Do you live in New Westminister?

Yes
 No
 Not

If yes, what neighbourhood do you live in?

Glenbrooke North
 Queen's Park
 Newmy Victory Heights
 McKillop Superblock
 Atwood Park
 Blow of the Hill
 West Hill
 Connaught Heights
 Evercross
 Glenbrook South

What aspects of the project do you like?

Adding additional density to neighbourhood
 Project location
 Building size and height
 High performance building
 Design Elements
 Other

What aspects of the project do you not like?

Adding additional density to neighbourhood
 Project location
 Building size and height
 High performance building
 Design Elements
 Nothing I like the project
 Other

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes
 No preference
 No, please specify a reason

Are you in general in support of this project?

Yes
 Not
 No preference

Do you have any other comments about the project?

Name *

Last Name

Address (optional)

Street Address Line 2

City State/Province

Postal Code

Email *

Phone Number *

Please make a call if your number

*mandatory field. We may reach out to obtain clarification of written responses.

Jotform Thank you for using Jotform [Create your own form](#)

Glenbrooke Row
Approved 15-unit townhouse project
14271 Larch Avenue SW
V3V 2S8 (South West Vancouver)

Contact Us
info.glenbrookerow@gmail.com
779-91-2111

Glenbrooke Row

Website Survey page (www.glenbrookerow.ca/faqs/):



FAQs

Why is this an appropriate site for a townhouse development? —

- The Glenbrooke North neighbourhood, like all neighbourhoods in New Westminster, is in desperate need for more housing options, including family-oriented townhouse development.
- Location is within a short walk to Royal Square Mall, Queen's park, and all 3 levels of schools (Herbert Spencer Elementary, Ecole Glenbrook Middle School and New Westminster Secondary School), and other community amenities such as Temesara Aquatic Community Centre.
- Location is along a bus route, and is close to the Central Valley Greenway
- As opposed to neighbourhood focal roads, Collector roads, such as Eighth Avenue, are appropriate locations for additional density to be added to existing single-family neighbourhoods.

Is this a proposed strata or rental development? —

Strata development

How many buildings are proposed? How many units are proposed? —

Two buildings are proposed, each with 5 units. A total of ten units are proposed.

Has the impact on privacy for neighbouring properties been considered? —

Yes. The siting and massing of the buildings have been carefully thought out to minimize overlook and shading to the neighbouring properties. Generous landscaping is also proposed along the Inractor site property line.

Tell me about the architectural expression —

The proposed project is in keeping with the New Westminster Official Community Plan – Townhouse and Rowhouse Development Permit guidelines, which aims to foster simple and contemporary building forms. A balance is sought between simple overall building forms and more detailed articulation which allows the individual units to be differentiated on the building's exterior. Allowable building heights were a driving force behind the integration of flat roof forms. The whole project proposes a restrained material range along with a traditional palette of colours.

Will the units be permitted to have secondary suites? —

No. No secondary suites will be permitted.

What are the sizes of the units being proposed? —

Units range from 1706 sq ft to 1834 sq ft.

How many bedrooms are proposed in each unit? —

A minimum of 3 bedrooms.

Does this proposal meet City parking requirements? —

Yes, the project satisfies the requirements of the City parking bylaw, providing one stall per unit and one additional loading/visitor stall. All stalls will be covered and have EV charging units.

Does this proposal include the removal of any trees or hedges? —

Yes, the proposal includes the removal of some existing trees and hedges, due to poor condition and/or incompatibility with building locations.

How many replacement trees are required and proposed? —

City bylaws require the project to include 10 replacement trees, however, this proposal exceeds that requirement by proposing 23 new trees.

Glenbrooke Row

Proposed 10 unit townhouse project
183/104 Eighth Avenue and
728 First Street, New Westminster

Contact Us

info@glenbrookerow@gmail.com
778-991-2014

Glenbrooke Row

Website Survey page (www.glenbrookerow.ca/virtual-open-house/):



Virtual Open House



The property owners and design team invite you to a virtual open house. They will be available to review the proposed project and answer any questions you may have.

📍 Where: Zoom [Meeting ID: 854 1269 5695, Passcode: 906760]

📅 When: November 1st, 2022

🕒 Time: 5:30pm - 7:30pm

[Join Zoom](#)

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Glenbrooke Row

Proposed 10 unit townhouse project
1502-25th Avenue and
7th and 8th, New Westminister

Contact Us

info@glenbrookerow@gmail.com
778-997-0214



5. Online Survey

The online survey was open from October 17th to November 8th, 2022. Seventy-one (71) responses were received.

Individual Survey Responses:

Monday, October 17, 2022

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

-
-
-

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?


Do you have any other comments about the project?

Name

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Create your own automated PDFs with Jotform PDF Editor- [It's free](#) 

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

McBride Sapperton

What aspects of the project do you like:

Adding additional density to neighbourhood

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Moody Park

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

What aspects of the project do you not like?

It looks like the sound-barrier trees and hedge will have to go. They're not pretty, but they're mature trees. It takes 10-20 years for a new tree not to be a carbon emitter.

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Good "midding middle" housing here.

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Downtown

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Please build more of these! They are great addition and complement mere towers everywhere. I love them! I wish we had more of these in New West (most are in Queensborough only). Thanks!

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Big units! That's great. It's another housing option and we need variety.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

McBride Sapperton

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Buildings size and height

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Glad to see more density on 8th - as a main corridor it seems like an obvious choice

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Brow of the Hill

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Queensborough

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Love the EV charging, off street parking and trees.

Is this project using heat pumps to prepare for the inevitable heat domes?

Also need to add solar panels to the roof to make this building closer to net zero (in terms of electrical consumption, especially with all the EV stalls. It's easier for the developer to implement than for strata.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Queen's Park

What aspects of the project do you like:

Project location

Buildings size and height

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Connaught Heights

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

This is a great location for families. We need more of these types of projects near schools and amenities.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Brow of the Hill

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Any opportunity for density with 3 bedrooms is a huge win for New Westminster. We have 1-2 bedroom apts and big single family houses, but not enough in the middle - 3-4 bedroom townhouses.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

This is exactly the type of housing NW is desperately needing.

I do worry that the homes will be unaffordable for many families - but that is a bigger issue and is beyond the scope of this project.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Downtown

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

What aspects of the project do you not like?

Design Elements

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Downtown

What aspects of the project do you like:

Adding additional density to neighbourhood

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

This is a great example of building the missing middle. We need to look at how we can replicate this elsewhere in the city

Name

Address (optional)

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Massey Victory Heights

What aspects of the project do you like:

Project location

Buildings size and height

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Downtown

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 17, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Connaught Heights

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

What aspects of the project do you not like?

Design Elements

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

What aspects of the project do you not like?

Wish the development could have been larger - eg 4 sft->20 this. Also wish it could have been rotated to have park and lane rather than busy street - but I see how this orientation helps with parking

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

I disagree with the comment that other parts of SFH neighbourhoods are not suitable for TH developments. They are.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, October 18, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

McBride Sapperton

What aspects of the project do you like:

Adding additional density to neighbourhood

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, October 18, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Queen's Park

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, October 18, 2022

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Queen's Park

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

I'm happy to see mid-density projects like this being built in New Westminster, and hope to see more family friendly housing choices near transit and community amenities.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, October 18, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Downtown

What aspects of the project do you like:

Project location

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Queen's Park

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

More of this and low rise buildings with larger suites. Suites where a family of four could live comfortably. Make more of them accessible so that people with disabilities have a variety of housing choice.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Thursday, October 20, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Downtown

What aspects of the project do you like:

Adding additional density to neighbourhood

Buildings size and height

What aspects of the project do you not like?

High performance building

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Friday, October 21, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

Do you have any other comments about the project?

The project is ugly. You need to redesign

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Friday, October 21, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you not like?

Design Elements

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

No

Do you have any other comments about the project?

I think developers should consider designing properties to stay true to the heritage style of New Westminster and not an ugly modern design eye sore.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Saturday, October 22, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

High performance building

What aspects of the project do you not like?

Design Elements

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, October 25, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

It's nice to see the City of New Westminster being pro-active about addressing the housing shortage.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

3+ bedrooms are desperately needed
This is a great location, close to schools, parks, transit and shops

I fully support this project where it is and more like it.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

This project looks amazing! This type of house is desperately needed in this neighbourhood. There are too many instances of gate-keeping by existing home owners in this neighbourhood against housing types like this and it manifests as a general disdain for renters. This project is exactly what is needed to make this neighbourhood sustainable and more livable. Please, to the developer and to City Council, build it as soon as possible.

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

More housing

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, October 25, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

McBride Sapperton

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, October 25, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

What aspects of the project do you not like?

Design Elements

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Do you have any other comments about the project?

Very hurtful to hear NW City employees referring to our heritage homes/heritage aesthetic as undeserving of protection. Seeing new homes going up that clash and give no consideration to existing aesthetics is terribly frustrating. Please try to make these new homes fit with the neighbourhood and I will gladly support their approval.

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Wednesday, October 26, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

McBride Sapperton

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

I think it is a great location for a development of this scale. Easy access to all school levels, amenities, the green way and transit. It will help the city with entry level housing that is family friendly.

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Thursday, October 27, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, October 18, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Thursday, October 27, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Friday, October 28, 2022

Survey

Do you live in New Westminster?

No

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

No

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

I like that another housing type is being offered rather than just single family and laneway houses. This neighbourhood needs more options for families.

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Moody Park

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

We need housing choices. This family friendly housing project is perfect for New Westminster's growing population.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

That all units will be a minimum of 3 bedrooms. 3BR and more that are not Single Family Homes is desperately needed.

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

This is a terrific example of what needs to happen throughout New Westminster. The "missing middle" is real and it may be difficult for those who bought their single family homes years ago when it was affordable to understand how life changing these projects are. Instead of 3 expensive SFH, 10 families now have the option of home ownership in our beautiful city.

Name

Personal Information Removed

Address (optional)

Email

Personal Information Removed

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, October 31, 2022

Survey

Do you live in New Westminster?

No

if yes, what neighbourhood do you live in?

Downtown

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

No preference

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?

Do you have any other comments about the project?

Name

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?

Do you have any other comments about the project?

Name

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

I don't like building density where we are not building infrastructure to support.

What aspects of the project do you not like?

Adding additional density to neighbourhood

Adding density to housing, adds additional cars, to an already extremely busy road and neighbourhood. There has to be a plan to increase infrastructure to support. People speed down First Street to avoid the absolute gong show that is traffic in the afternoons.

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

How many additional cars are you putting into an already congested area?

Are you in general, in support of this project?

No

Do you have any other comments about the project?

I am all for density, if is planned and designed correctly, yet we continue to add units to our neighbourhoods, without adding additional infrastructure to support for the additional cars, and increased traffic. These are old roads. This area is a gong show in the afternoons, with school, commuters (both local and through the city, not residents of new west), traffic driving to get to the Patulla bridge (adding lanes to the bridge, is also going to create chaos in an already ridiculously busy area..)

Name

Personal Information Removed

Address (optional)

Email

Phone Number

Personal Information Removed

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?

Do you have any other comments about the project?

Name

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Queen's Park

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

What aspects of the project do you not like?

Buildings size and height

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?

Name Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?

Do you have any other comments about the project?

Name

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Thursday, November 3, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

This development won't be a short term answer to affordability (new builds never are) but it will be if we look ahead 10-20 years when this housing will be a cheaper, family friendly alternative to a single family home.

We need more of this kind of housing and it's too bad we didn't build way more of it years ago.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you not like?

Adding additional density to neighbourhood
Project location
Buildings size and height

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Density of project

Are you in general, in support of this project?

No

Do you have any other comments about the project?

Is this affordable housing-because that is what young families need-not to be squeezed in a complex on a very busy road in a neighborhood that is fast becoming too densely populate. One parking stall per unit and only one visitor/loading stall-who are you kidding that this is anywhere near enough parking for a project contains ten 3 +bedroom units.

Name Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Project location

Buildings size and height

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?

Name

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

The single row of homes that face 8th only.(ie only 1/2 the development)

What aspects of the project do you not like?

The second row of homes behind those facing 8th encroach on the detached homes , opening the door to further density into neighbourhood.

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

See above answers.

Are you in general, in support of this project?

No

Do you have any other comments about the project?

While it could be argued that this development is similar to the one across 8th, it differs in that the road north of 8th is not a residential street, the road south of 8th (durham) is single family detached homes. The second row of housing in this proposal would tower over these homes, and start the spread and squeeze on a small neighbours (only 4 blocks deep between 8th and 6th).
In addition to the above concern, the glenbrook neighbourhood already struggles with traffic issues that have not seen benefit from the traffic measures put in place to date. This development would add to this problem significantly, jeopardizing the crosstown greenway, and nearby school safety. It is not realistic to believe that 8th avenue will absorb the added traffic as it already pushes its overload to 7th. Nor is it realistic to suggest that transit will remedy this either.

Name

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Address (optional)

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Moody Park

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?

Name

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

if yes, what neighbourhood do you live in?

What aspects of the project do you like:

What aspects of the project do you not like?

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Are you in general, in support of this project?

Do you have any other comments about the project?

Name

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Connaught Heights

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Being a local builder i think more density is needed in our busy corridors to address the high demand of space to live.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

is not within OCP planning guidelines. Will open the door to further change zoning to allow townhouses along First Street.

Are you in general, in support of this project?

No

Do you have any other comments about the project?

When OCP was completed 95% of home owners on First Street voted against townhouse zoning and wanted zoning that allowed for single family dwelling with secondary suites and/or laneway homes. The vote reflected the desire to keep the character of neighbourhood while allowing for some added density. Since that time, two laneway homes have been built on this one block of First Street. The developers have emphasized the need for housing for young families. There is also an ongoing need for multi-generational housing through the development of secondary suites and laneway housing. The pandemic has shown the need for families to be able to support our aging population at home rather than in facilities.

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Massey Victory Heights

What aspects of the project do you like:

Design Elements

What aspects of the project do you not like?

See comments below

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

- with respect to the 8th Ave., Street elevation, I find the portion of the carport being exposed to 8th Avenue does nothing to compliment or add to the overall street elevation

The exposed end of the carport and current plant scheme is not sufficient at this time and perhaps the designer can revisit landscape treatment and/ or form of the carport that would conceal the side of the parking area from 8th to integrate and compliment the overall street scape with the neighbours along 8th avenue

- the short sidewalk directly adjacent the Accessible parking spot seems somewhat redundant considering the proximity of the city sidewalk just to the north Perhaps designer can revisit its placement or if required at all ? If this is not needed it could assist in additional landscaping or Area when developing the side of the carport to create a better elevational solution as seen from 8th ave

- I'm of the opinion that the massing of the project is fairly respectful of the adjacent homes. However with respect to building B, unit 6's and unit 7's backyard I would suggest

the landscape architect looks at adding some additional trees. that would create a better privacy barrier to the backyard of the existing home. This could be a columnar deciduous type ((this would be in addition to the Evergreen already shown) that will provide shade in the summer but in the winter the branches would still provide a sense of privacy during the winter to the backyard of existing resident

- In the frequently asked question (FAQ) section per this link is states this design is in conformance with the OCP guidelines for ground oriented townhomes, which I agree with, however, it's not in conformance with the current OCP map that designates this block still as a single-family residential That should be made very clear in any information going out to the residence of this neighbourhood As it represents a change to the extent of densification along eighth And the vision as set out in that OCP that's the result of a series of community meetings back in 2015/16

But on this point, in my opinion I think the designer has taken due consideration to understand the scale and context of the existing homes in this area and this project. has been respectful of that in the current design being proposed here.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Queen's Park

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

High performance building

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

It makes good sense to increase density on arterial streets w transit, shopping and schools nearby. The project meets the city's goals of more density and variety of housing. The design is attractive and meets city parking and design guidelines.

Name

Personal Information Removed

Address (optional)

Email

Phone Number

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Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Buildings size and height

Design Elements

What aspects of the project do you not like?

Adding additional density to neighbourhood

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

No preference

Are you in general, in support of this project?

No preference

Do you have any other comments about the project?

I don't think that New West cares what neighbours want in the end because the city is intent on increasing density everywhere, in neighbourhoods where it can negatively affect property values. On busy thoroughfares, like 8th Avenue, it is tolerable but in general, the city will allow these types of buildings to go almost anywhere because it serves their mandate. Why don't we plan things properly rather than wait for developers to plan for the City???

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Monday, November 7, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Buildings size and height

Design Elements

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Glad to see new development in that run down space.

Name

Personal Information Removed

Address (optional)

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Survey

Do you live in New Westminster?

Yes

If yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

Buildings size and height

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

I am in support of this project. The prospective building design is fabulous and a nice addition to this street. My home is just a few doors over and I would be happy to have this building in my neighborhood. The city of New Westminster needs more people, especially young families. Our malls and small businesses need people. Our cafes and shops should be open late at night, so that locals can walk in their neighborhood with their children and their pets and feel safe. A large component to making this happen is to populate New Westminster with people who want to make this their home, settle here - invest here! Let's build more beautiful homes, make this a place people want to live in so that our businesses can survive, so that we can shop in our own community, attract visitors and be economically sound.

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, November 8, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Moody Park

What aspects of the project do you like:

Project location

What aspects of the project do you not like?

High performance building

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Do you have any other comments about the project?

Excited for this building! Great for clients who want to be close to a good school and amenities. What price point will this be at?

Name

Personal Information Removed

Email

Phone Number

***-mandatory field. We may reach out to obtain clarification of written responses.**

Tuesday, November 8, 2022

Survey

Do you live in New Westminster?

Yes

if yes, what neighbourhood do you live in?

Glenbrooke North

What aspects of the project do you like:

Adding additional density to neighbourhood

Project location

What aspects of the project do you not like?

Nothing. I like the project

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

Yes

Are you in general, in support of this project?

Yes

Name

Personal Information Removed

Email

Phone Number

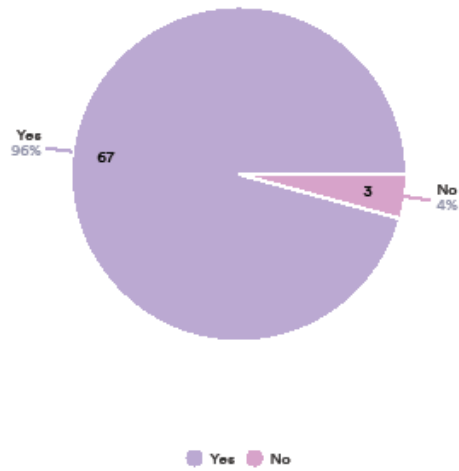
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Survey Response Data Summary:

Survey

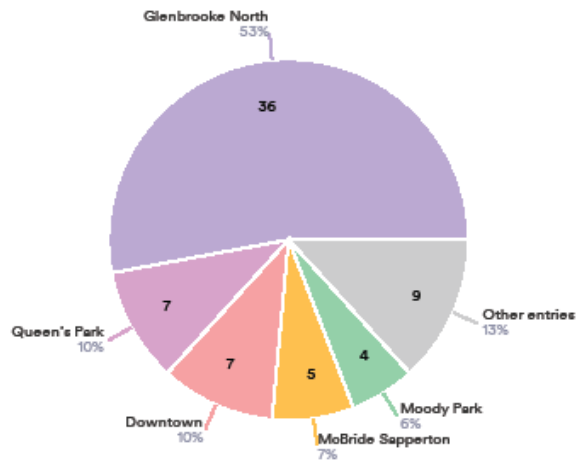
Do you live in New Westminster?

70 Responses



if yes, what neighbourhood do you live in?

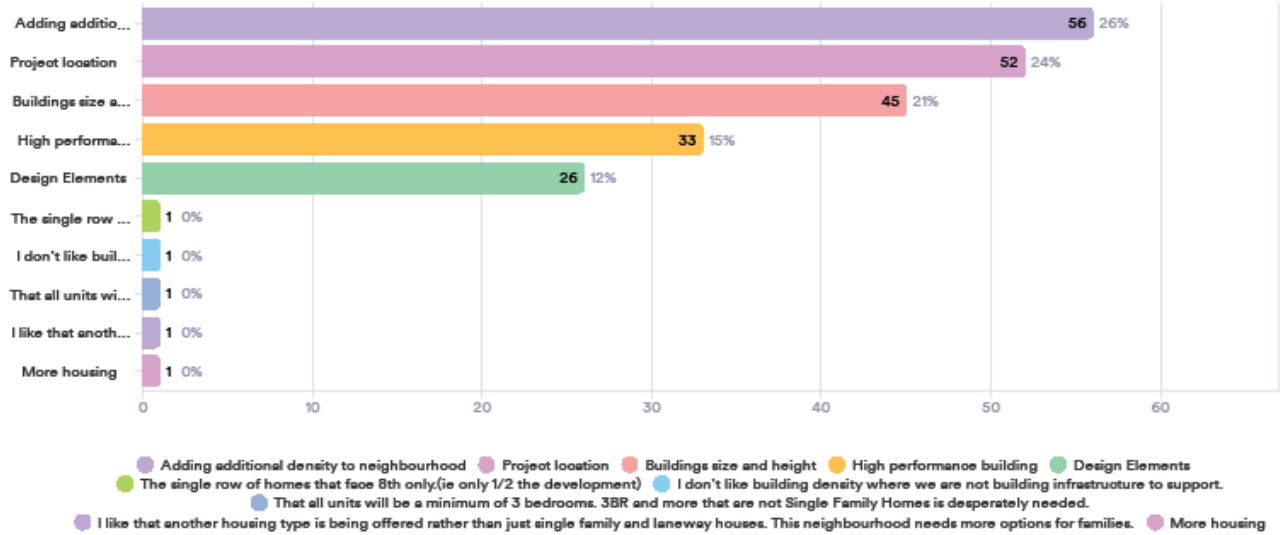
68 Responses- 2 Empty



Survey

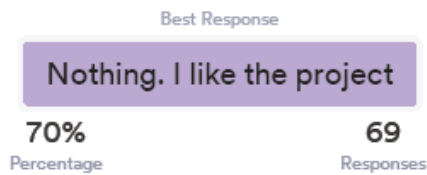
What aspects of the project do you like:

217 Responses- 4 Empty



What aspects of the project do you not like?

69 Responses- 4 Empty



Data	Response	%
Nothing. I like the project	48	70%
Design Elements	7	10%
Adding additional density to n...	3	4%
Buildings size and height	2	3%
High performance building	2	3%
Project location	1	1%
See comments below	1	1%
Wish they garages	1	1%
The second row of homes be...	1	1%
Adding density to housing, ad...	1	1%
Wish the development could ...	1	1%
It looks like the sound-barrier t...	1	1%

Survey

Do you think this is an appropriate location for a family-friendly housing development (3+ bedrooms per unit)?

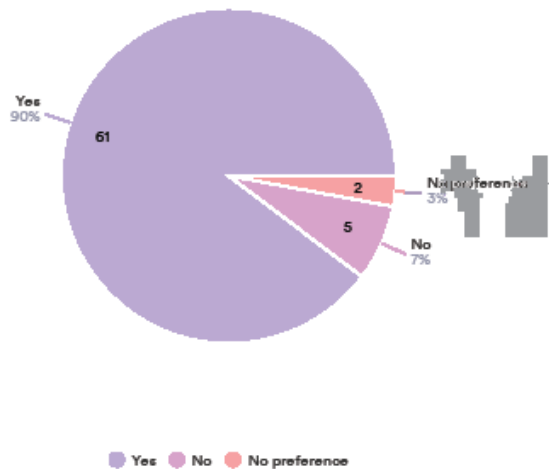
69 Responses- 1 Empty



Data	Response	%
Yes	62	90%
No preference	2	3%
is not within OCP planning gui...	1	1%
See above answers.	1	1%
Density of project	1	1%
3 + bedrooms / unit is that incl...	1	1%
How many additional cars are ...	1	1%

Are you in general, in support of this project?

68 Responses- 2 Empty



6. Virtual Open House

A virtual public open house was held on Zoom on November 1st, 2022.

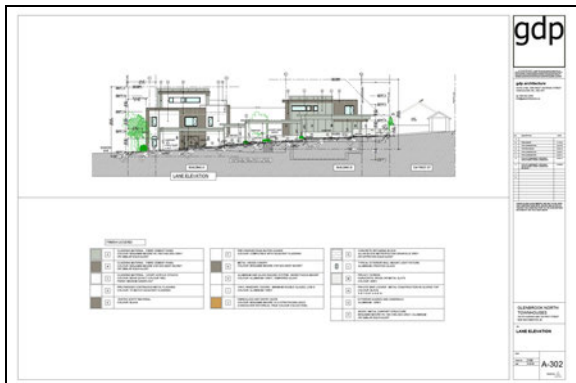
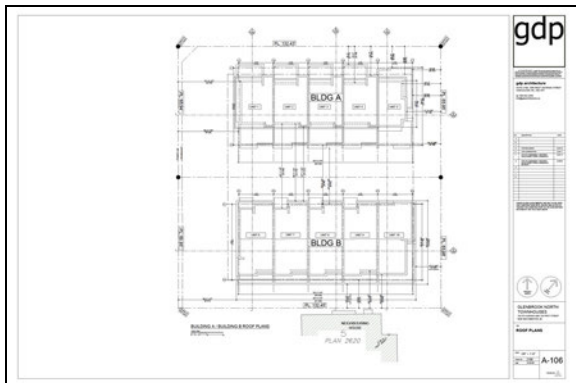
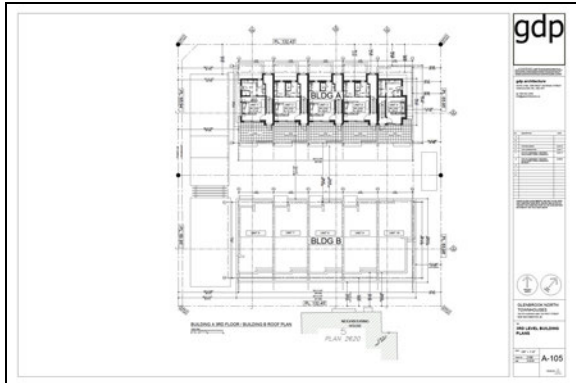
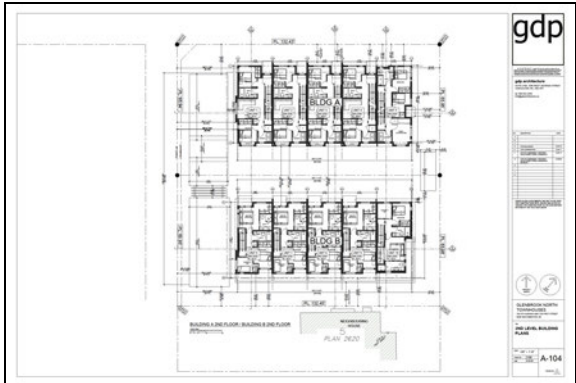
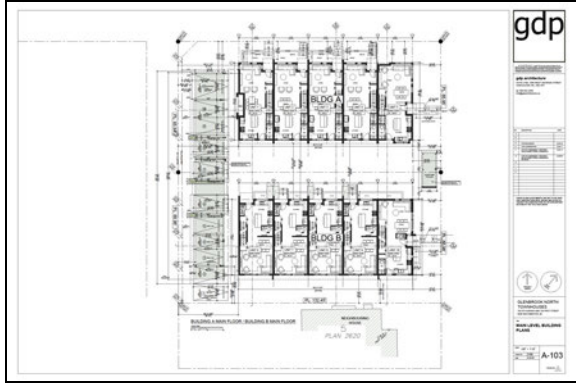
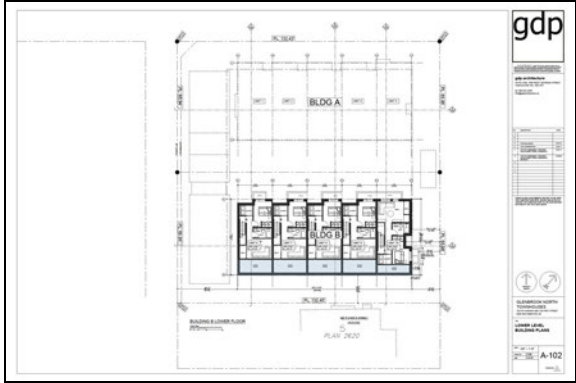
The applicants, Jaideep Puri and Ranjodh Kaler, and the project architect, Tara Gronlund from gdp architecture, were in attendance. The project architect presented an overview of the project and the applicants, City Planner Wendee Lang, and the architect were available for questions and discussion for the full course of the open house.

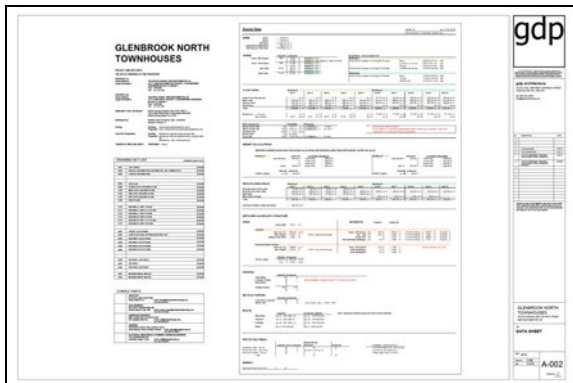
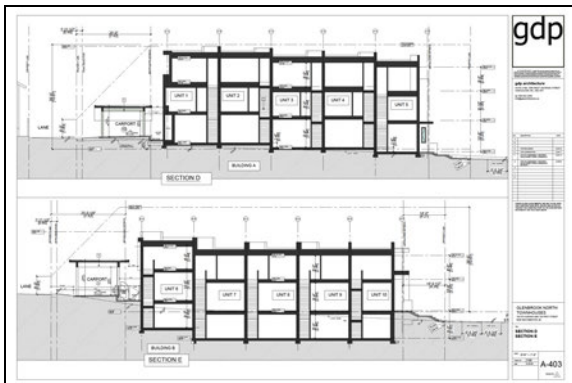
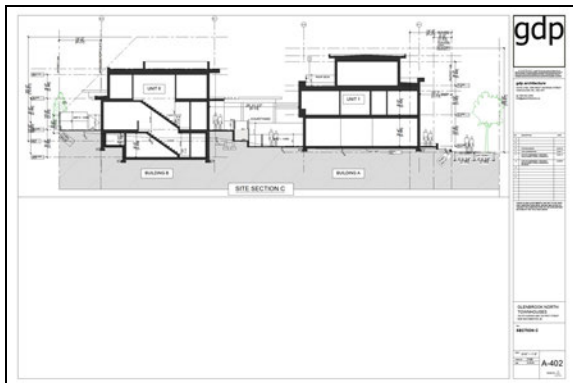
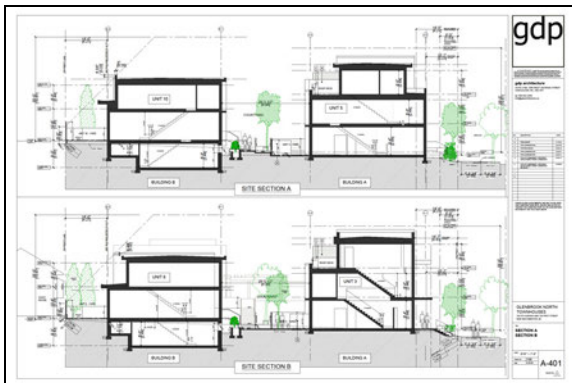
Presentation Items:

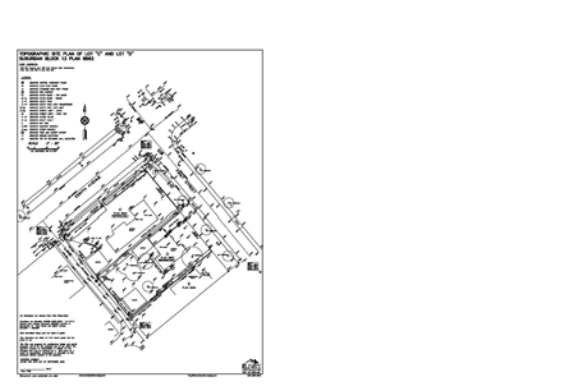
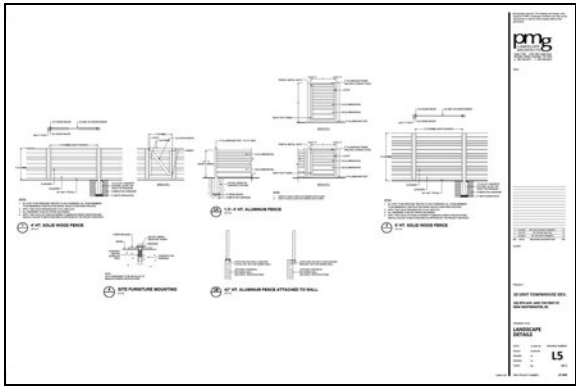
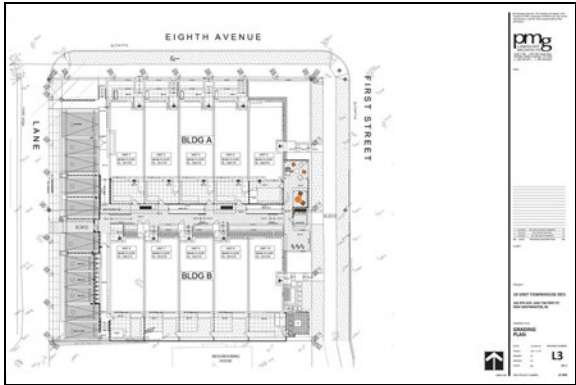
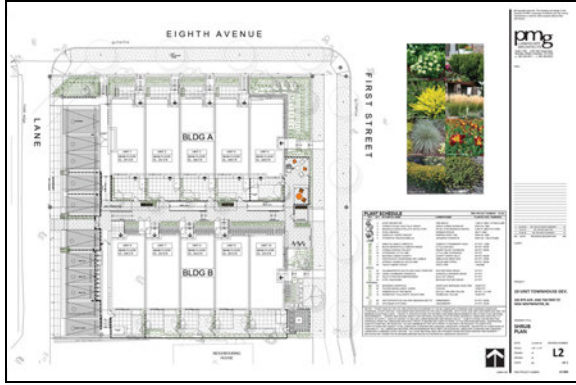
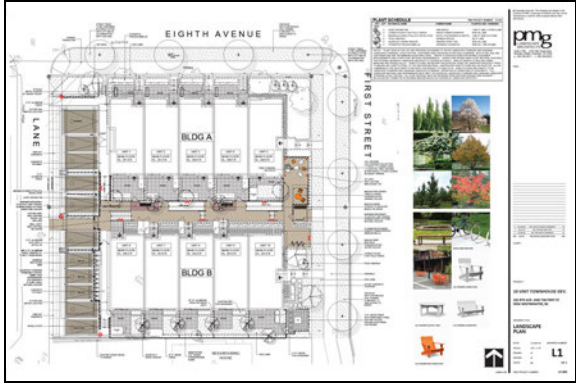
Slides available for discussion (not all slides were presented in introductory presentation or discussed):











Public Open House – meeting minutes:

- 5:35pm: Introduction and presentation given by Tara Gronlund
- 5:54pm: Sid Johnson asked a question regarding the disabled accessible stall and how one would access the site from it. Tara went over the layout and elevations explained the accessibility.
- Sid voiced that he does not like the elevation of the carport at the corner of Eighth and the lane.
- 6:02pm: Marya asked a question about the price of the units. JD Puri answered the question and explained that as the project is still in the early stage pricing has not yet been determined.
- 6:05pm: Charlie Hunter asked a question as to why only 10 units are being proposed. Tara explained that the maximum number of parking stalls that can be fit on the site under the bylaws are 10. Wendee also explained that this is the type of project that fits with the city's vision of density.
- 6:09pm: Sid Johnson had a question regarding the OCP amendment. Wendee explained that an OCP amendment is needed as part of the project's proposal
- Sid asked a question regarding the FSR and if a variance was given. Wendee and Tara explained that the project is being built under step code 4 and that the extra FSR is to allow for step code 4 requirements and not for additional square footage of the units. Wendee explained that this has been done for other projects of similar nature.
- 6:18pm: Charlie Hunter voiced his support for the project.
- 6:21pm: Sid Johnson voiced that he supports the project and that he likes the elevations of the project along Eighth Ave with the exception of the car port.
- 6:23pm: Marya voiced her support of the project and that she likes the location of the project
- 6:41pm: Kata voiced her concern about underground parking of the project. Tara explained that there is no underground parking.
- Kata voiced her concern about congestion of parking along First Ave. Also concerned about the added density, says that there is already too much congestion on the street and specifically mentioned the multi-generational "East Indian" family at the end of First Ave having 5 cars on the street. She stated her belief that most families have at least two vehicles. Wendee explained that the project meets the city's bylaw requirements for parking.
- Kata then voiced her concern that the added density will add to increased student enrollment and that there are already too many kids for the schools to

handle. Wendee explained that since this proposal also includes an OCP amendment the School Board has been notified about the proposed project and that city staff are currently awaiting their response.

Kata had a concern that the height of the proposed building would block sunlight to her home: Tara went over the elevations and explained that the height is actually lower than the neighboring property to the south and that it would have no impact.

Kata ended her conversation by saying that she is happy to see the two older homes on the site removed and that it would clean up the street and asked whether permit parking could be explored for First Ave.

7:07pm: Michelle voiced her support of the project and that she likes the added density and the design of the project.

7:30pm: Meeting ended.

Public Open House – Zoom chat record:

17:31:01 From JD Puri to Everyone:

Hello all,

This message will be repeated as new participants join the open house. Hopefully everyone had a safe and happy Halloween. We appreciate you all taking the time to join us this evening. We welcome any questions. Please use the “Raise Hand” function in Zoom or type your question into the chat, whatever is more comfortable for you. The project address is 728 First Street and 102-104 Eighth Avenue and it is for 10 townhomes. Our project architect Tara Gronlund will specify the details. Thanks!

17:33:23 From JD Puri to Everyone:

Hello all,

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17:48:58 From JD to Everyone:

Welcome to Tony Osborn,

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17:54:06 From JD to Everyone:

Welcome everyone!

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18:02:21 From Marya to Everyone:

What is the selling price of units in Building A and Building B?

18:05:54 From Marya to Everyone:

I hadn't realized that construction was so far off.

18:07:31 From JD to Everyone:

thanks Marya - it all depends on how long the approvals take. This is just an estimate but Wendee and the City would be the best people to answer the timeline question.

18:19:14 From JD to Everyone:

Thank you for your comments Sid - For specifics, 259 homes in the radius specified by Wendee were notified by letter mail. The mail included details of this evening's open house and the survey/website

18:20:46 From Marya to Everyone:

I sent out an email to GN residents to 300+ so I am sad to see so few participated. I will send out another email reminding residents about the survey deadline. Secretary GNRA

18:21:36 From JD to Everyone:

Thank you Marya - We were happy to hear back from you and I did receive the GNRA email as well as I am a member

18:51:05 From JD to Everyone:

Welcome Michelle,

This message will be repeated as new participants join the open house. Hopefully everyone had a safe and happy Halloween. We appreciate you all taking the time to join us this evening. We welcome any questions. Please use the "Raise Hand" function in Zoom or type your question into the chat, whatever is more comfortable for you. The project address is 728 First Street and 102-104 Eighth Avenue and it is for 10 townhomes. Our project architect Tara Gronlund will specify the details. Thanks!

19:16:22 From Michelle Yueh to Tara Gronlund Architect(Direct Message):

Thank you very much for the opportunity to join. [REDACTED]

[REDACTED] Have a good night and look forward to the new development in the neighbourhood.

Public Open House – Zoom attendee record:

Name (Original Name)	Join Time	Leave Time	Duration (Minutes)	Guest	In Waiting Room
Tara Gronlund Architect	11/01/2022 05:02:53 PM	11/01/2022 07:35:47 PM	153	No	No
JD (JD Puri)	11/01/2022 05:15:32 PM	11/01/2022 07:35:30 PM	140	No	No
Galaxy S22 Ultra	11/01/2022 05:18:00 PM	11/01/2022 05:18:06 PM	1	Yes	Yes
Galaxy S22 Ultra	11/01/2022 05:18:07 PM	11/01/2022 07:35:19 PM	138	Yes	No
Wendee Lang - Development Planner	11/01/2022 05:21:41 PM	11/01/2022 05:21:48 PM	1	Yes	Yes
Wendee Lang - Development Planner	11/01/2022 05:21:48 PM	11/01/2022 07:35:17 PM	134	Yes	No
Randy Kaler	11/01/2022 05:23:09 PM	11/01/2022 05:23:14 PM	1	Yes	Yes
Randy Kaler	11/01/2022 05:23:14 PM	11/01/2022 07:35:18 PM	133	Yes	No
Imelda's iPhone	11/01/2022 05:23:22 PM	11/01/2022 05:31:43 PM	9	Yes	Yes
Sid Johnson	11/01/2022 05:26:44 PM	11/01/2022 05:31:56 PM	6	Yes	Yes
Marya	11/01/2022 05:27:00 PM	11/01/2022 05:31:54 PM	5	Yes	Yes
Imelda's iPhone	11/01/2022 05:31:44 PM	11/01/2022 06:23:55 PM	53	Yes	No
Marya	11/01/2022 05:31:54 PM	11/01/2022 06:23:10 PM	52	Yes	No
Sid Johnson	11/01/2022 05:31:57 PM	11/01/2022 06:21:25 PM	50	Yes	No
chunter	11/01/2022 05:32:58 PM	11/01/2022 05:33:04 PM	1	Yes	Yes
chunter	11/01/2022 05:33:05 PM	11/01/2022 06:21:12 PM	49	Yes	No
Tony Osborn	11/01/2022 05:46:24 PM	11/01/2022 05:48:39 PM	3	Yes	Yes
Tony Osborn	11/01/2022 05:48:39 PM	11/01/2022 06:25:19 PM	37	Yes	No
mciel	11/01/2022 05:52:56 PM	11/01/2022 05:53:36 PM	1	Yes	Yes
mciel	11/01/2022 05:53:36 PM	11/01/2022 06:23:41 PM	31	Yes	No
katarzynadzieciolowska	11/01/2022 06:39:10 PM	11/01/2022 06:39:36 PM	1	Yes	Yes
katarzynadzieciolowska	11/01/2022 06:39:36 PM	11/01/2022 07:06:31 PM	27	Yes	No
Michelle Yueh	11/01/2022 06:50:25 PM	11/01/2022 06:50:42 PM	1	Yes	Yes
Michelle Yueh	11/01/2022 06:50:42 PM	11/01/2022 07:16:31 PM	26	Yes	No

7. **Email inquiries**

The project email address, info.glenbrookerow@gmail.com , did not receive any inquiries from October 17th to November 8th, 2022.

8. **Telephone inquiries**

The applicant supplied telephone number, 778-997-2014, did not receive any inquiries from October 17th to November 8th, 2022.

2023.01.16

Development Services + Planning – City of New Westminster
511 Royal Avenue
New Westminster, BC V3L 1H9

Applicant responses to:

- 1) **Applicant-Led Public Consultation: online survey from October 17th to November 8th, 2022 and Public Open House held November 1st, 2022**
- 2) **New Westminster Design Panel meeting, held November 23rd, 2022**

While the majority of the commentary received regarding this proposed project has been positive, the online survey, public open house and the New Westminster Design Panel presentation have resulted in some questions and/or issues being raised.

Items: are shown in black

Applicant Responses: are shown in blue

1) Online survey / Public Open House

Questions:

1. From one respondent: Is this project using heat pumps?

Answer:

Yes.

2. Solar panels were suggested by one respondent.

Answer:

The proposed project will supply rough-in for solar power in accordance with any applicable requirements of the BC Building Code 2018. Flat roofs, like are proposed here, are well suited for solar panel retrofits.

3. From one respondent: Do the units have basement suites?

Answer:

No.

Issues:

4. A concern was raised by one respondent that Building B will 'tower' over the neighbouring house at 724 First Street.
Response:
No changes are proposed in relation to this issue. The ridge line of the existing neighbouring house at 724 First Street is actually higher than the proposed roofline for Units 7-10 in Building B. Unit 6 in Building B does have a higher roofline, but is located near the rear of the building, not adjacent to the house at 724 First Street. Landscaping mitigation measures are proposed along the property line to enhance privacy between the proposed development and 724 First Street.
5. One respondent voiced concerns regarding the landscaping along the South property line. They questioned whether the planting proposed was a substantial enough of a barrier between the proposed development and the neighbour at 724 First Street.
Response:
An additional tree was added to the rear yard of Unit 9. The proposed locations of trees in the rear yard of Units 7-9 have also been adjusted to enhance privacy along the property line.
6. One respondent voiced concerns about the visual appeal of the carports from 8th Avenue.
Response:
Changes have been made to address this concern. The planting along 8th Avenue in front of the carport has been made more substantial in height to create a more significant visual barrier.
7. One respondent commented that they thought the sidewalk along the North end of stall 11 was redundant since it was close to the city sidewalk and if was not there would offer landscaping opportunities.
Response:
Yes, if the sidewalk was eliminated some additional landscaping could be provided. However, the retention of the sidewalk is important to maintain a flat accessible path from the parking stalls to the accessible paths throughout the site. It is the only access point from the rear of the property that allows for access to the interior of the site without the need to negotiate stairs.
8. One respondent stated that they wished there were fully accessible suites.
Response:
While the applicant recognises the need for accessible suites in the city, that is not an achievable condition with the chosen side-by-side townhouse typology. The design guidelines for infill townhouse and rowhouse in the Official Community Plan result in a side-by-side form being the most appropriate form to meet the ground-oriented, attached, family-friendly development aims. The applicant hopes that this development will add to housing diversity of the neighbourhood as the side-by-side townhouse form is not found in great numbers within the neighbourhood.
9. Three respondents raised concerns regarding the contemporary nature of the architecture proposed.
Response:
No changes are proposed in relation to this issue:
 - *New Westminster Official Community Plan - Townhouse and Rowhouse Development Permit guidelines*, calls for 'simple and contemporary building forms'. This proposal meets those requirements.
 - With the requirement to adhere to the height restrictions of the *RT—Infill Townhouse and Rowhouse Residential* zone, a flat roof form was the only feasible way of achieving the desired density for Building A. While other roof forms were explored by the architect, given the particulars of the site, any three-storey building form with a feasible gabled or sloped roof would have resulted in the building height being non-compliant with the by-law.

- There are no regulations requiring 'heritage style' or forms. While the developers were not opposed to utilizing traditional gable roof forms, the particulars of the project plans and zoning requirements did not lend itself to those forms.
- The site location, being a transitional location from a single-family residential neighbourhood to a collector road street-front lends itself to be an appropriate location for architectural forms that do not mimic those forms in the adjacent single-family neighbourhood, but are more contemporary and urban in nature.
- Architectural forms found in single-family neighbourhoods are not necessarily the most appropriate forms for rowhouse/townhouse buildings. Forms being proposed are in keeping with projects found throughout the metro region. The buildings are designed to be simple and restrained using detailing and forms that are appropriate for the year 2022/23.

10. Three respondents raised concerns regarding the additional traffic that this development would bring to the neighbourhood.

Response:

No changes are proposed in relation to this issue:

- The parking proposed for this project meets the parking bylaw requirements of the City of New Westminster.
- This project would bring with it notable off-site upgrades:
 - a new, relocated sidewalk along First Street to create a curb-side boulevard 2.0m wide.
 - Removal of the driveway off First Street at 728 First Street.
 - a new sidewalk along 8th avenue and the removal of planting that currently often infringes onto the sidewalk area.
 - a new 0.6m (1.96') lane dedication along the rear property line, making the useable lane width wider than its current condition.
 - a corner truncation at the lane that will enhance visibility for both pedestrian and vehicle traffic coming/going/crossing the lane.
 - Integration of a speed hump in the lane
 - Upgrade the existing traffic signal at First Street and Eighth Avenue to a bike/pedestrian activated half signal.

11. Two respondents voiced an opinion that one stall per unit and one visitor stall is not enough on-site parking.

Response:

No changes are proposed in relation to this issue. The parking proposed for this project meets the bylaw requirements of the City of New Westminster.

12. There were approximately three respondents voiced opposition to a project that would add density to the neighbourhood.

Response:

No changes are proposed in relation to this issue. The applicant believes that this is the perfect location for adding additional density to the city. The proposal can not be altered to address these concerns.

13. There was one respondent suggesting that the site in an inappropriate location for family housing.

Response:

No changes are proposed in relation to this issue. The applicant believes that this is the perfect location for family housing, being centrally located along a transit route and within walking distance of schools, community amenities and neighbourhood services.

14. Two respondents voiced that they would like to have seen more suites, and higher density.

Response:

10 units was the most feasible number achievable given many project aims and constraints including balancing the desire for generous family friendly housing in a townhouse form, the

allowable FSR of this type of development, and the need for parking directly accessible from the lane.

15. One respondent voice a preference for garages instead of carports.

Response:

No changes are proposed in relation to this issue. Garages are not permitted under the *New Westminster Official Community Plan - Townhouse and Rowhouse Development Permit guideline*.

16. There was one respondent with concerns regarding building density where supporting infrastructure may not be capable of supporting the additional loads (roads / schools).

Response:

No changes are proposed in relation to this issue since they are outside the scope that can be addressed by this proposed project. These concerns fall within the realm of municipal responsibility.

17. a. Two respondents voiced that this proposal does not adhere to the current Official Community Plan for land use on these properties.

Response:

Yes, the respondents are correct. That is why this application included an application for an OCP amendment.

- b. One of those respondents stated that “95% of home owners on First Street voted against townhouse zoning” during the last OCP public consultation.

Response:

The applicants actually have a more nuanced accounting of the public consultation process leading up to the OCP amendments enacted in 2017.

Applicant’s account of OCP public consultation process in 2017:

The owner of 728 First Street was made aware of a petition generated by other First Street owners that focused on First Street residents and their opposition to any land use other than ‘Single Family Detached’. For ease of reference, we will refer to this as the "FIRST STREET PETITION". This petition confused the differences between Land-use and zoning designations.

The owner of 728 First Street believed that of the 50 properties that were proposed to be change to RT ((Residential Townhome) designation at the time, it only made sense for 25 of them to actually be designated for townhomes. Those 25 were the homes on Eighth avenue or the homes bordering 8th avenue such as 728 First street itself (a unique parcel compared to the rest of the smaller lots on First street). Therefore, the owner of 728 First street started his own petition that actually explained to residents the differences between the land-use designations RGO (Residential Ground-Oriented Infill), RT (Residential Townhome) and RD (Residential Detached and Semi-Detached) designations in the OCP. For ease of reference, let's call this the "THOROUGH PETITION." Subsequently, many of the owners who signed the FIRST STREET PETITION, actually signed the THOROUGH PETITION once they understood the differences. The “THOROUGH PETITION” resulted in the majority of the owners of the 25 properties

outlined below in red supporting a land use designation of RGO for their property.



The applicants can supply documentation of the above if necessary.

Unfortunately, a 3rd petition ultimately led the City to leave the land use designation for the area unchanged. The 3rd petition can be referred to as "THE CONFUSING PETITION" for ease of reference. This petition only focused on 6 properties that were on 8th avenue directly across from the mixed-use building located at 85 Eighth avenue. This petition was led by one particular owner who felt that those particular properties should be densified to the scale of the 4 storey building across the street. This is called THE CONFUSING PETITION because the combined land size of these 6 properties does not even come close to the much bigger size across the street resulting in this designation not being feasibly implemented. That owner subsequently sold his property.

This 3rd petition appeared to confuse the Council and City staff and because the RT designation for the 50 homes (25 on eighth avenue and 25 along first street) was introduced so late in the OCP consultation process, the City decided to leave things as they were.

This history illustrates that there were varying neighbourhood opinions regarding the appropriate OCP designations for the subject properties and the Glenbrook North area in general during the last OCP public consultation process in 2017. Since that time, the appetite for densification of city neighbourhoods, for family friendly housing, and for diversity of housing choices has increased considerably.

The subject site was to be part of an area of further exploration under the Infill Housing *Phase One Monitoring Program* in 2022. This illustrates the recognized need by city staff to re-assess the land use designations for this area to ensure that they are in sync with current city aims. It is our understanding that the work has been delayed due to staffing, pandemic and other issues, not due to lack of need or political appetite. Given this, City staff encouraged the applicants to pursue an application that challenged the existing land-use designation for the properties, but that was in keeping with the aims of the OCP housing strategy. The 2017 OCP recognized the need to provide housing for the "missing-middle" and the need to address proposed projects based on the specifics of the individual proposal. The applicants welcome the opportunity to propose this project with staff support. They want to bring positive change to the neighbourhood and hope that City Council supports their attempt to do their part to bring much needed housing diversity to New Westminster.

2) New Westminster Design Panel

Among the feedback and comments from the Design Panel, a number of items were discussed that the applicant has now addressed or would like to explain further:

1. One of the panel members thought that on Building A street elevation, there were different 'treatments' for the windows on light vs dark cladding material, and they would be better suited to be the same.

Response:

It is unclear exactly what this was in reference to since all windows are the same colour and style with similar 'treatment'.

2. While comments regarding this were mixed, there was a suggestion to revisit the First Street elevation to allow better protection and articulation.

Response:

Several changes were made to the First Street facades:

First Street elevation of Buildings B:

- One window has been altered.
- Several additional control joints have been added to the stucco clad areas to add to the visual articulation.

First Street elevation of Building A:

- Three panels between windows have been changed to a different colour
- Panel reveal joints are now shown darker so as to better reflect the level of visual texture on the façade

The entry doors for Units 5 and 10 along First Street have the same level of weather protection as all entries located on other elevations, so no changes are being proposed.

3. Generally the panel expressed support of the proposed exterior colour scheme, but there was comment that perhaps the colour palette could be pushed more.

Response:

There are no changes in response to this concern. The simple restrained palette was deliberate so that the development will be as unobtrusive as possible within the adjacent single-family neighborhood. There seemed to be some confusion regarding the stucco colour. See item (4).

4. In terms of the elevation of building A, units 5 and 4, one panel member really liked how the black edging creates a white box and they seem to really speak to each other. The panel member asked if that could be explored on the other side of the building, like adding a black strip or reversing the dark L on the second unit in from the right so they speak to each other a bit more add a bit of playfulness.

Response:

This was explored but did not result in a pleasing composition given the stepping of the building elevations down the slope. The Project Architect was ultimately not in agreement with making any changes.

5. Consider the maintenance and longevity of the fiber cement and stucco cladding materials:

Response:

Fibre cement and stucco both have low maintenance costs and generous lifespan. See item (3) under "Responses to memo received from Wendee Lang, Development planner, dated November 25th, 2022" for maintenance information.

6. The material palette is fine, just question if stucco is the right material. Having an articulated break might help some of those elements brought up earlier re: playfulness. Maybe use less stucco.

Response:

- While the stucco, for visual clarity appeared very light in the elevations, it is proposed to be beige. The elevations have been updated to show a darker beige colour, more representative of the actual colour.
- The beige stucco, more prone than the fibre cement cladding to show weathering over time was proposed on wall areas that were primarily protected by roof overhangs. In order to further address the concerns raised, exterior wall areas without overhangs that were stucco have now been changed to fiber cement. These areas are located on Building A, West and South elevations.

7. The parking structure in the renderings appears white—which in this weather is not the greatest. Maybe reconsider that.

Response:

The parking structure is not white. The proposed colour is Benjamin Moore Chelsea Gray or equivalent. Refer to A-302. The proposed colour is both visually unobtrusive and will weather well.

8. Follow up with the lighting considerations, test it out with some sort of lighting program, if it's down-lighting or mid-lighting be sure to show the courtyard works in that way. Some of the units on the south units of Building B, there are entrances there, and at same time backing onto private rear of Building A.

Response:

Additional lighting has been noted on L1 in the Landscape set and on A-103.