



Attachment #10
Applicant Consultation Summary



MEMORANDUM

To: Christie Donnelly
Client: Brookfield Properties
From: Pooni Group
Re: Public Engagement Summary Report for 810 Agnes Street, New Westminister

Date: February 6, 2023
Project: 810 Agnes St
Project #: 21107A

The following memorandum provides a summary of the public engagement and outreach that was undertaken to date for Brookfield Properties' (Brookfield) proposal at 810 Agnes Street (site).

Background

Brookfield purchased the site from Jago Developments in December 2021 and revised the proposal from strata residential to 100% market rental and is seeking an increase to the building height and density. The proposal is now for a 33-storey residential building with 352 market rental homes and a density of 9.40 FSR. The previous commitment to deliver a park and public indoor amenity space to the City of New Westminister is being maintained.

As part of the rezoning process, Brookfield wanted to make sure they introduced themselves to the local community and connect with the groups who have been engaged in the park design. Brookfield is committed to serving New Westminister by increasing the rental housing supply, delivering a public park in reconciliation with the Chinese community, and an indoor amenity space that will support a community need.

Public Engagement & Outreach

In-person meeting

Pooni Group and Brookfield made an in-person presentation to the New Westminister Downtown Residents Association (RA) on July 6, 2022:

- Pooni Group reached out to Quentin Vandermerwe, RA President, via email to coordinate the meeting.
- The meeting was held at the Holy Trinity Parish Church and attended by approximately 15 people.
- A hardcopy presentation package was provided to all attendees (and included in Appendix A).
- The presentation introduced Brookfield, identified the policy context, summarized the proposal and changes that have been made, the project benefits, and provided a site plan, floor plans and renderings, a general timeline, and contact information for the project team.



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- Feedback was generally positive with attendees expressing the need for more housing and supporting the switch from strata to rental, and maintaining the park as part of the proposal. There were a couple of comments about the proposed building height and additional traffic that will be generated by the project.

Zoom meetings

Pooni Group and Brookfield met with the following stakeholders over Zoom:

- New Westminster HUB on May 25, 2022
 - Pooni Group reached out to Garey Carlson, Co-Chair of HUB, via email to coordinate a meeting.
 - The meeting was attended by approximately six people.
 - Pooni Group, Brookfield and IBI (project architects) made a presentation over Zoom (included as Appendix B), followed by a discussion and questions period.
 - The presentation provided an introduction to Brookfield, an overview of the proposal, focused on the project's bike infrastructure, and provided a general project timeline.
 - HUB noted that they were happy to see a focus on biking and the ground-level bike parkade. They brought up the need for electric outlets and space to accommodate e-bikes and trailers. They asked if the proposal would add to the larger cycling network - Brookfield responded by noting that one of the bike entrances will be adjacent to the future city-owned park that will be delivered as part of this project.
- Downtown New West Business Improvement Area (BIA) on November 7, 2022
 - Pooni Group reached out to Kendra Johnston, Executive Director (ED) of the BIA, via email to coordinate an introductory meeting with Brookfield.
 - Pooni Group and Brookfield made a presentation over Zoom to Ms. Johnston (included as Appendix A).
 - Ms. Johnston noted that the business community is always supportive of new residents in the area, and she supports the switch from strata to market rental. She cautioned that there may be some development fatigue in the community, especially among businesses, and encouraged us to reach out to businesses adjacent to the project site to share with them information about the proposal, construction timing, and contact information.
 - As a result of the feedback provided by Ms. Johnston, Pooni Group conducted a canvass of adjacent businesses - more details are provided below.
- New Westminster Chamber of Commerce on December 14, 2022
 - Pooni Group reached out to Angie Whitfield, the ED of the Chamber, via email to coordinate an introductory meeting with Brookfield.
 - Pooni Group and Brookfield made a presentation over Zoom to the ED (included as Appendix A).
 - Ms. Whitfield noted the need for more rental housing in the city, and that the location is suited for this type of housing given proximity to transit and shops and services.



Emails

Pooni Group provided an email update to key stakeholder groups involved in the park design on September 27, 2022 (email template and project one-pager is attached as Appendix C – the same email was sent to all four groups noted below):

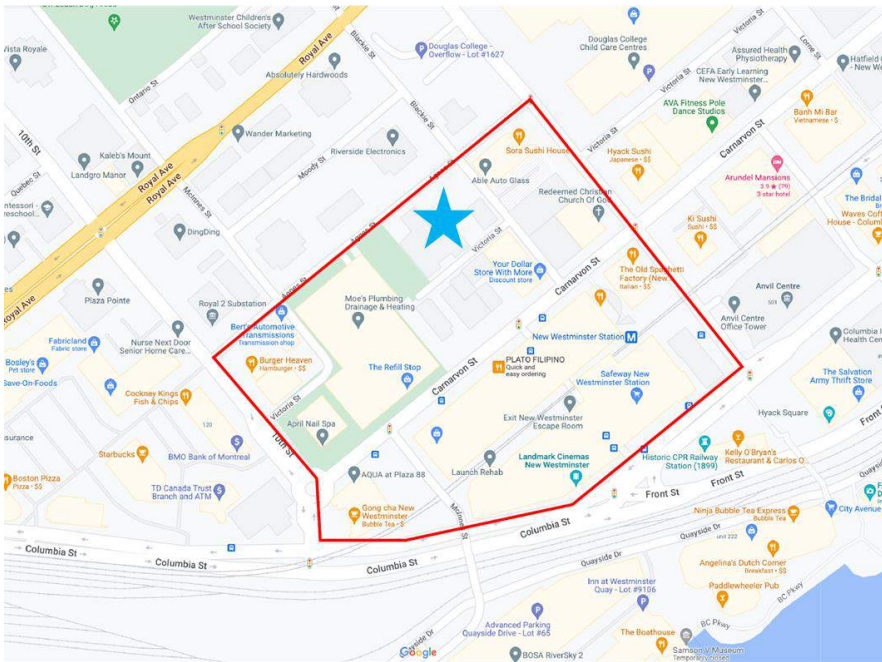
- Chinese Canadian National Council (CCNC)
- SUCCESS
- Canadians for Reconciliation Society (CRS)
- Canadians for Benevolent Association of Vancouver (CBAV)

No response was received from CCNC or SUCCESS, and the emails bounced back from CRS and CBAV. Pooni Group will attempt to reach out to these groups again prior to the City-led open house period.

Business canvass

Based on the recommendation from Ms. Johnston (BIA), Pooni Group undertook a canvass of adjacent businesses on November 28, 2022, to inform them about the development, provide high-level timing and contact information through conversation and a leave-behind project one-pager (included as Appendix D):

- Canvass area (site indicated by blue star):



- 32 businesses were canvassed between 1:30-4:30pm;
 - Had conversations with 30 businesses;
 - One business was closed; and
 - One business was too busy to talk.
- 4 indicated support, 26 were neutral, and 0 were unsupportive
- Main themes/comments that we heard include:



- Mild concerns about construction impacts on businesses, but most felt relieved/satisfied to hear that a construction mitigation plan will be prepared;
- businesses located further from the site did not feel they would be impacted by construction at this location;
- A number of comments about the need for more housing, especially rental housing in the city.



APPENDIX A – PRESENTATION FOR NW DOWNTOWN RA, BIA & CHAMBER OF COMMERCE

Brookfield Properties

November, 2022



Brookfield Asset Management

Brookfield focuses on sectors in which our in-depth operating experience gives us a competitive advantage



Real Estate

\$211B

- Office
- Multifamily
- Retail
- Logistics
- Hospitality
- Mixed-Use
- Residential
- Alternative Real Estate

Infrastructure

\$94B

- Utilities
- Transport
- Energy
- Data Infrastructure
- Sustainable Resources

Renewable Power

\$57B

- Hydroelectric
- Wind
- Solar
- Storage

Private Equity

\$72B

- Business Services
- Infrastructure Services
- Real Estate Services
- Industrials

Credit

\$148B

- Performing Credit
- Opportunistic Credit
- Private and Listed Equities
- Real Estate

Note: AUM as of December 31, 2020. Total AUM includes \$17 billion from our Public Securities Group.

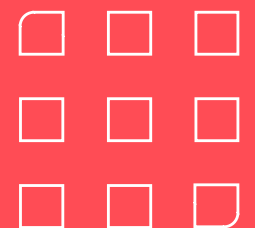
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Real estate,
reimagined.

A better company for our
people and partners.

Better communities for
our neighbors.

A better world
for us all.



■ **5M**

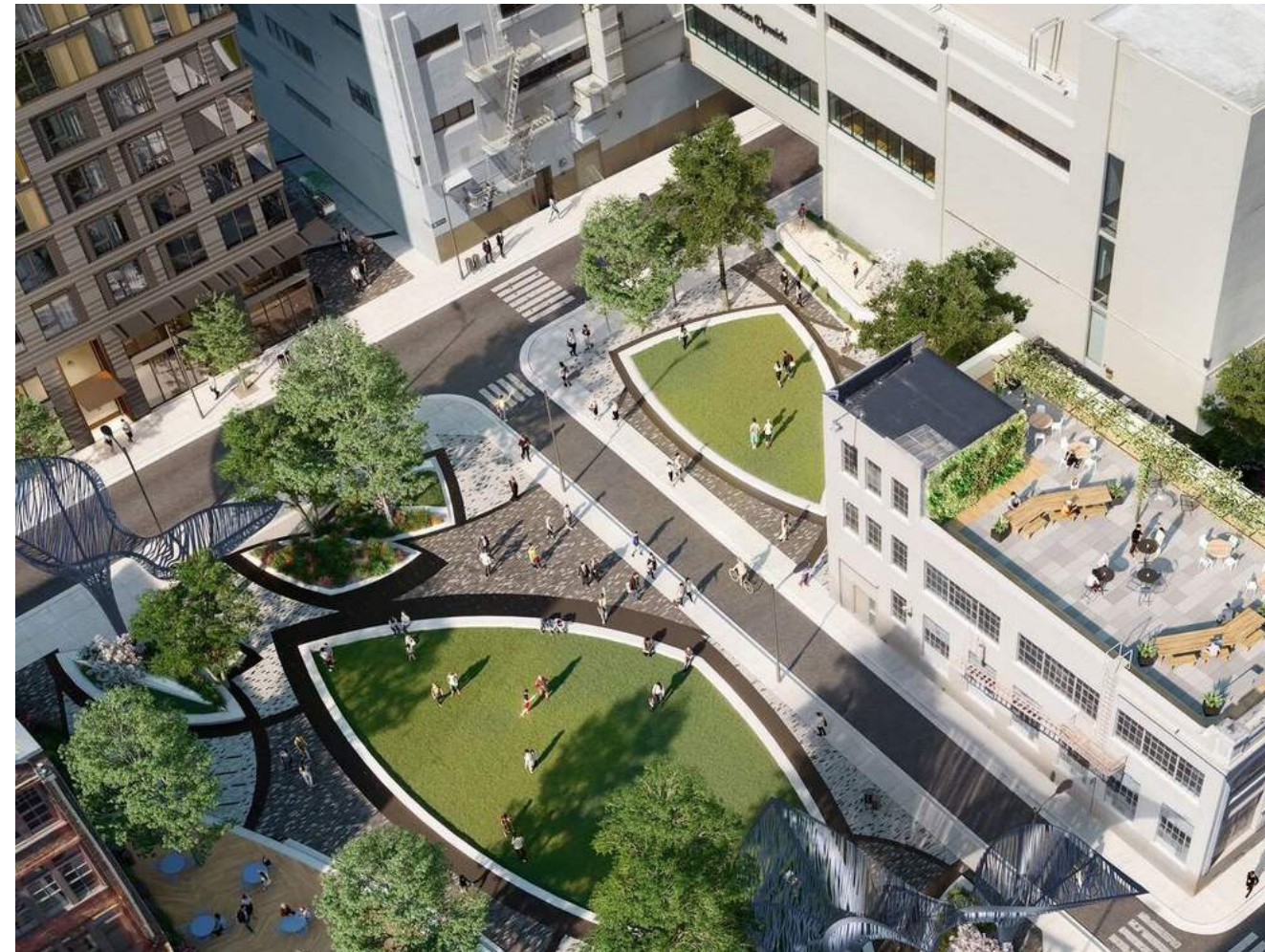
■ San Francisco, CA

4 acre Incorporating historic buildings

Residential 302 residential units

Office Space 640,000 SF

Green Space 49,000 SF



■ Pier 70

■ San Francisco, CA

28 acres Multi-phased mixed-use

Residential 1,100 - 2,150 residential units including 30% affordable housing

Commercial 1.1 - 1.7M SF

Retail Approximately 230K SF including arts and maker space

Rehabilitation 3 historic buildings

Public Space 9 acres of new parks and open space



■ 5th + Broadway

■ Nashville, TN

1.25M SF Mixed-Use Complex

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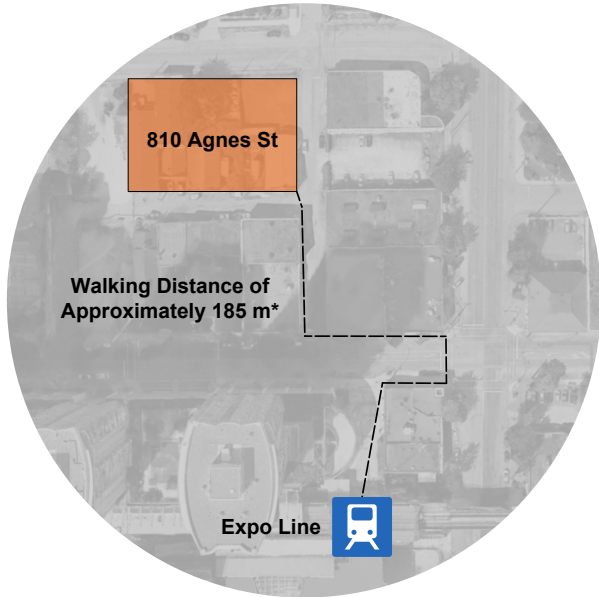
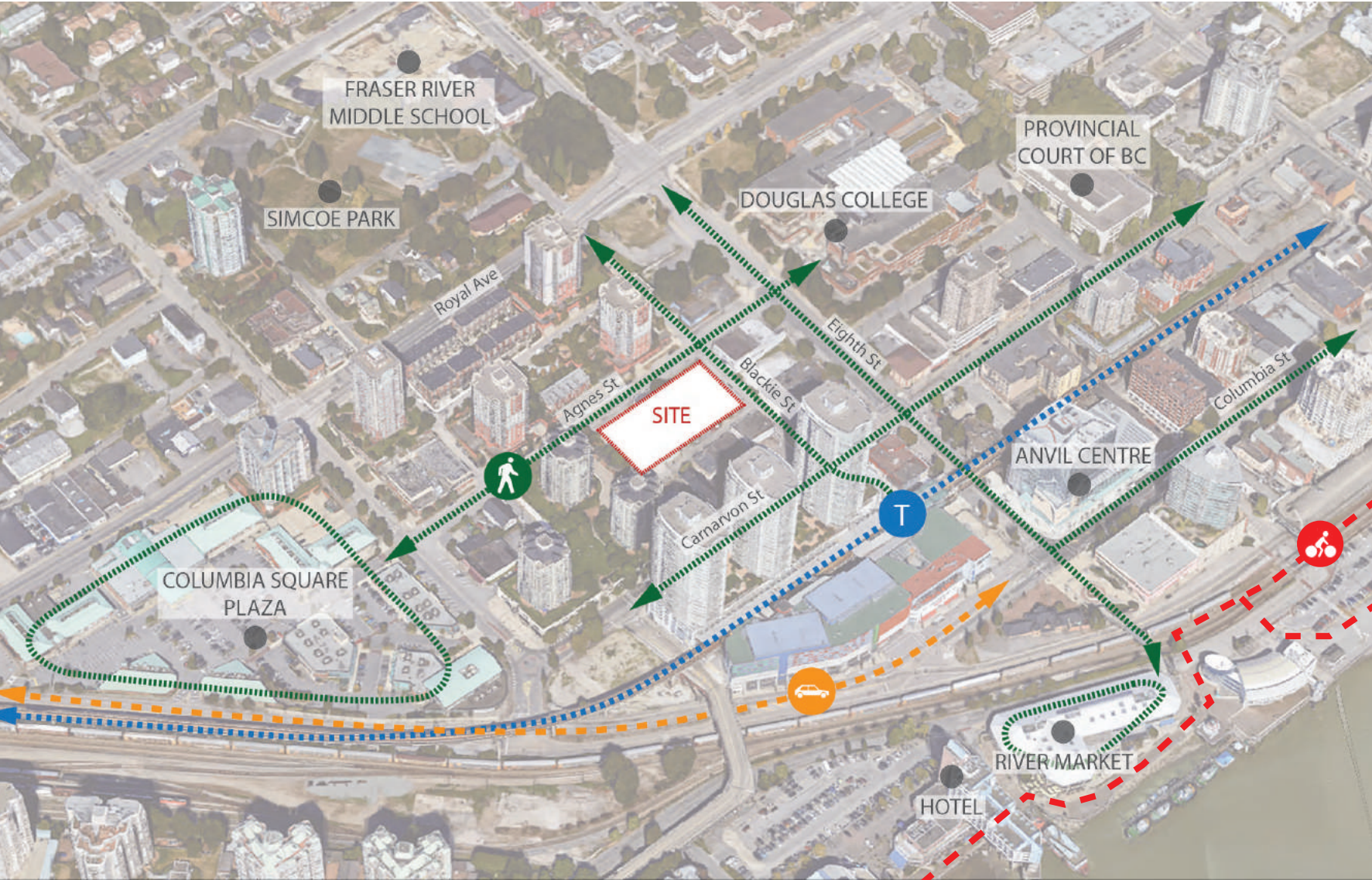
Office 342K SF with 915 parking space garage

Retail 200K SF of dining, retail and entertainment + National Museum of African American Music: 56K SF



The Site

810 Agnes Street, New Westminster



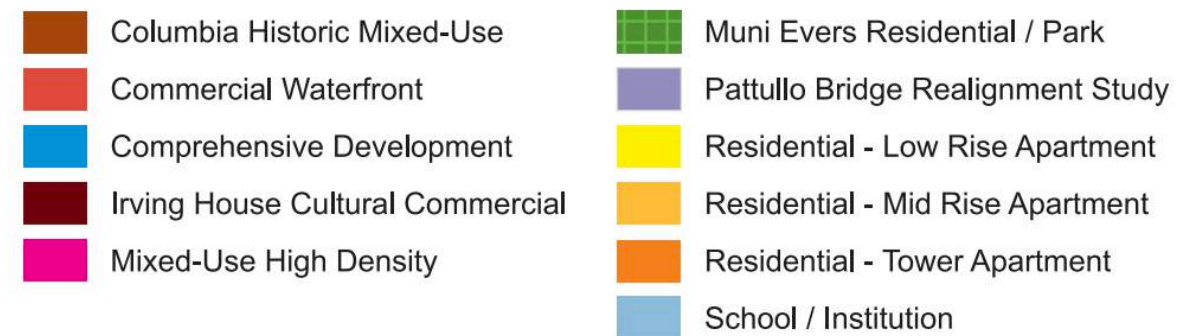
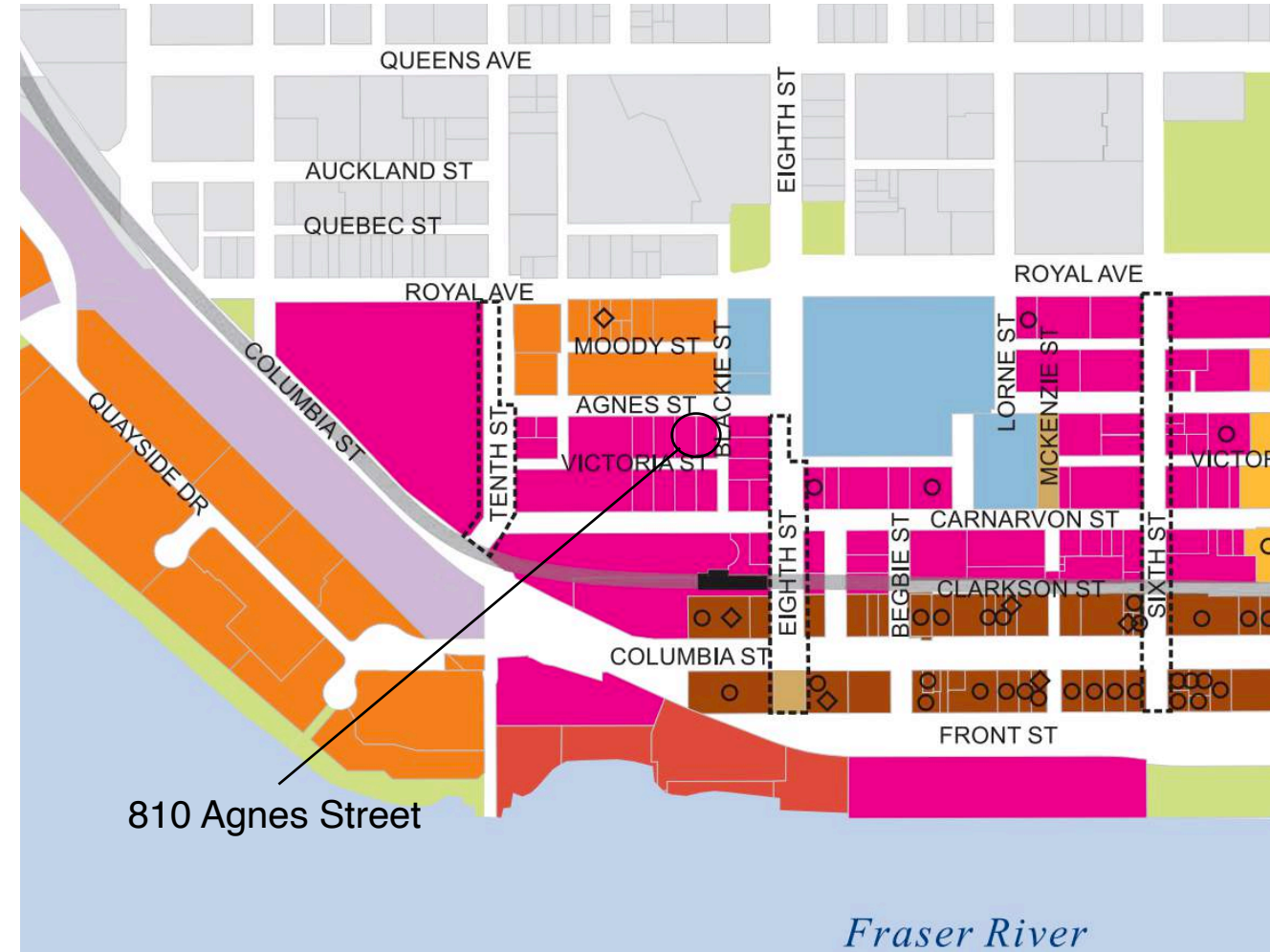
Policy Context

810 Agnes Street, New Westminster

Official Community Plan Mixed Use High Density

Current zoning Multiple Unit Residential District (High Density) (RM-6)

- Located within the Tower Precinct
- Secured Market Rental Policy
- Family-Friendly Housing Policy



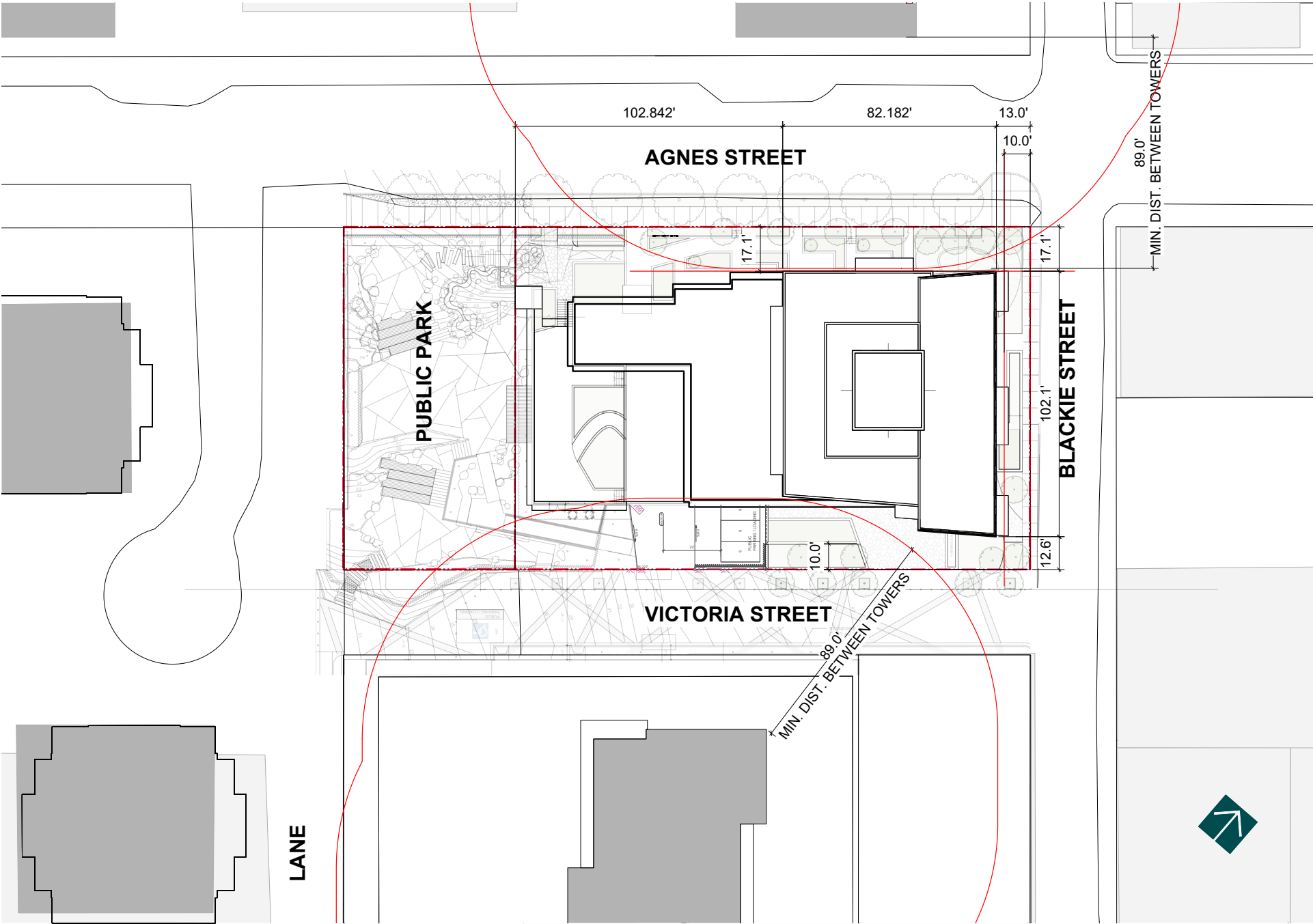
Proposed Changes

810 Agnes Street, New Westminster

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Density of 7.2 FSR	Increased to 7.96 FSR	Density of 9.4 FSR
Public space & interior amenity space to be owned by the City	Public space & interior amenity space to be owned by the City	Public space & interior amenity space to be owned by the City

Site Plan

810 Agnes Street, New Westminster



■ Rendering

■ 810 Agnes Street, New Westminster



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| F PARKING ENTRY | |

■ Rendering

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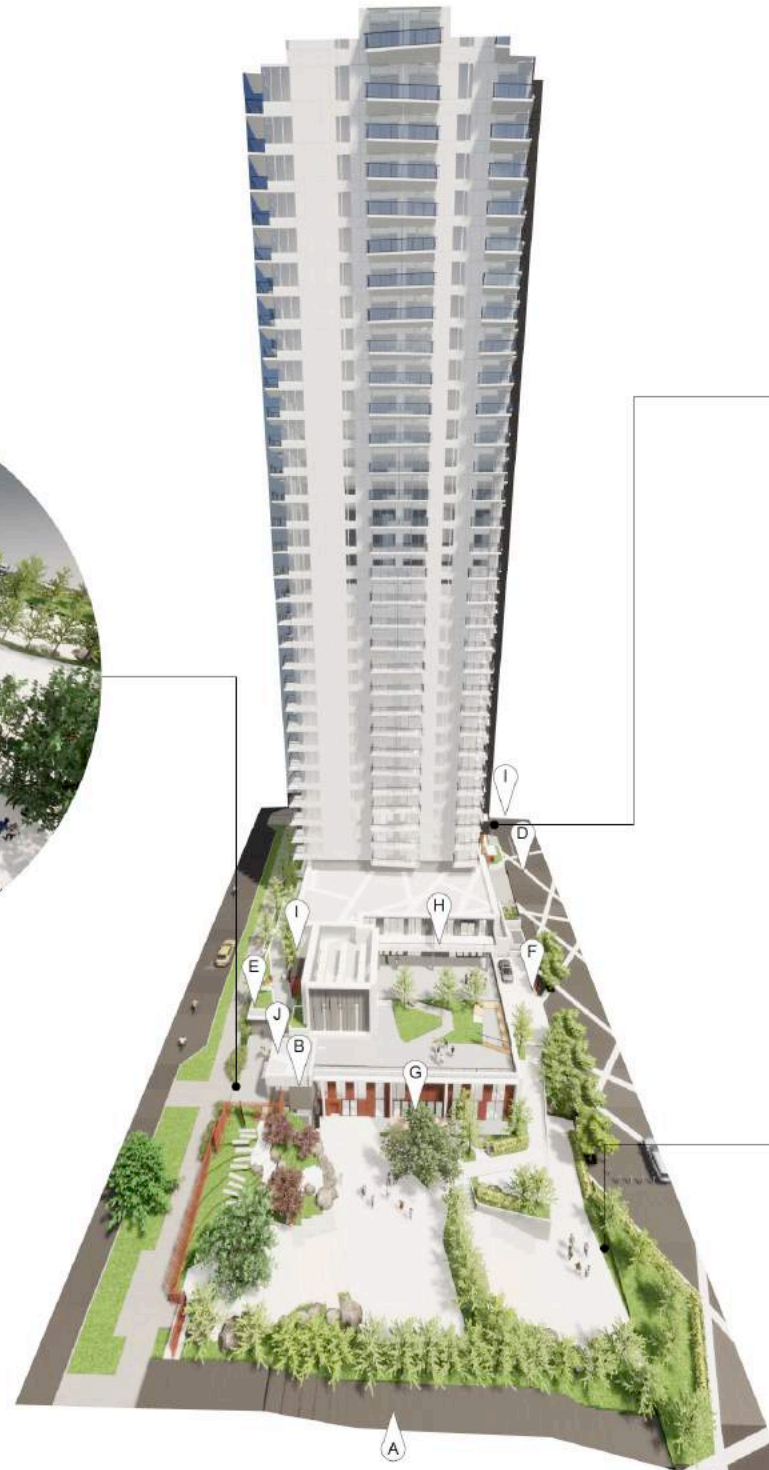


■ Rendering

■ 810 Agnes Street, New Westminster



ENTRY PLAZA



BIKE LOBBY
(BLACKIE / VICTORIA)



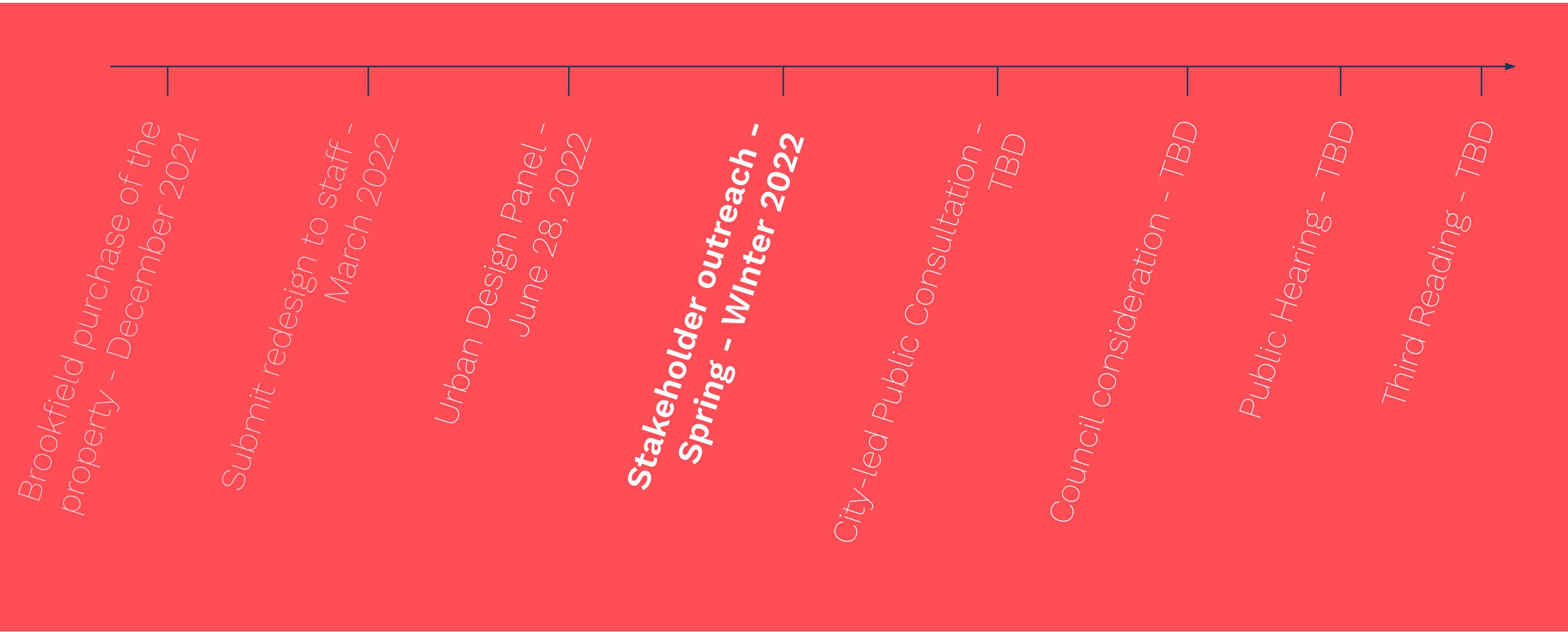
LOWER PARK ENTRANCE

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Next Steps

- 810 Agnes Street, New Westminster



■ Brookfield ■ Properties

Thank you for joining us.

Brookfield Properties Development
Ryan Moon

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e: ryan.moon@brookfieldpropertiesdevelopment.com

Pooni Group
Chi Chi Cai

t: 604.731.9053 ext 112
e: chichi@poonigroup.com



APPENDIX B – PRESENTATION DECK FOR HUB

Brookfield Properties

May 2022

Brookfield Asset Management

Brookfield focuses on sectors in which our in-depth operating experience gives us a competitive advantage



Real Estate

\$211B

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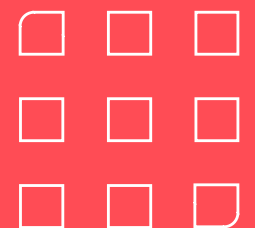
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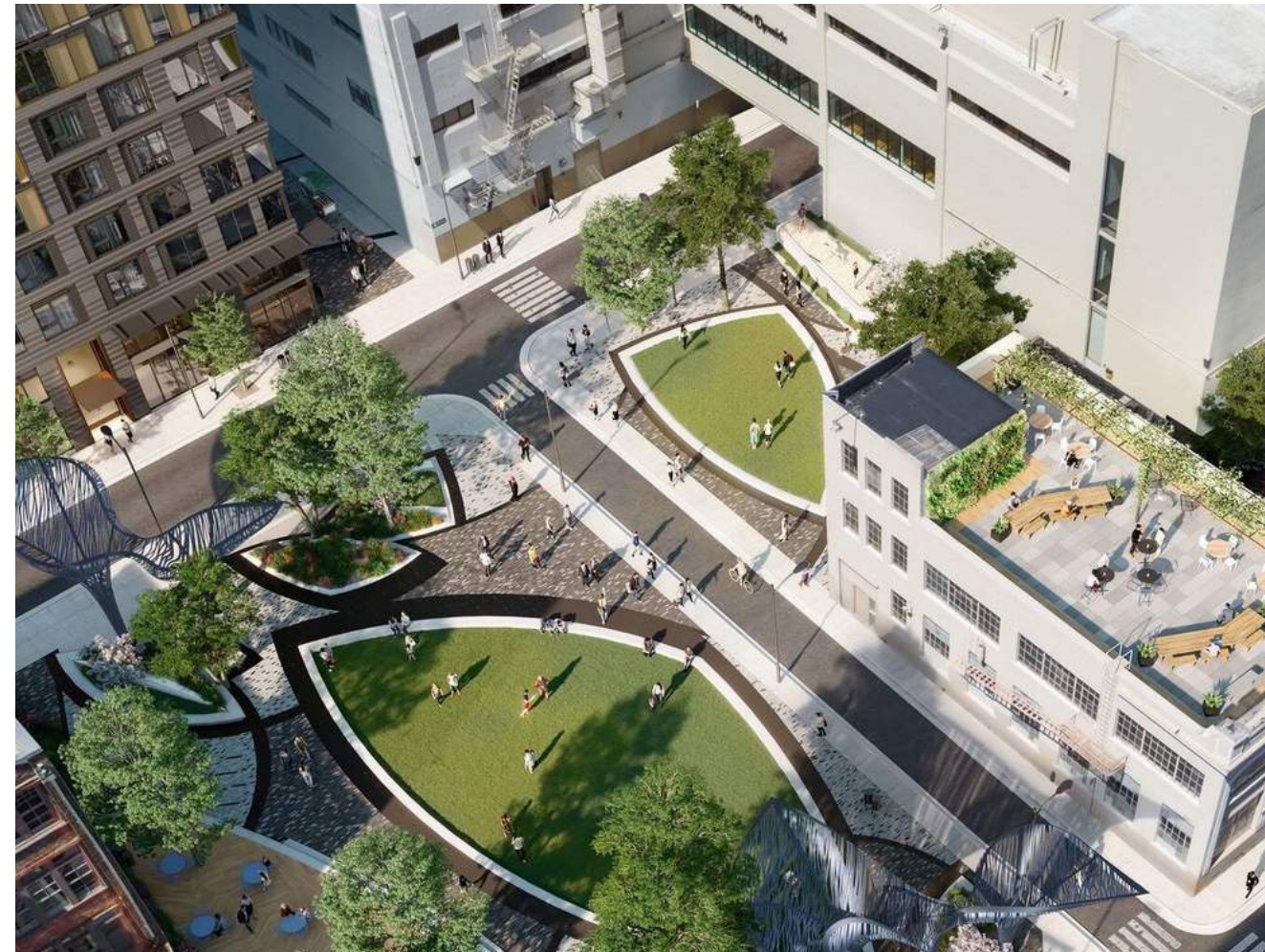
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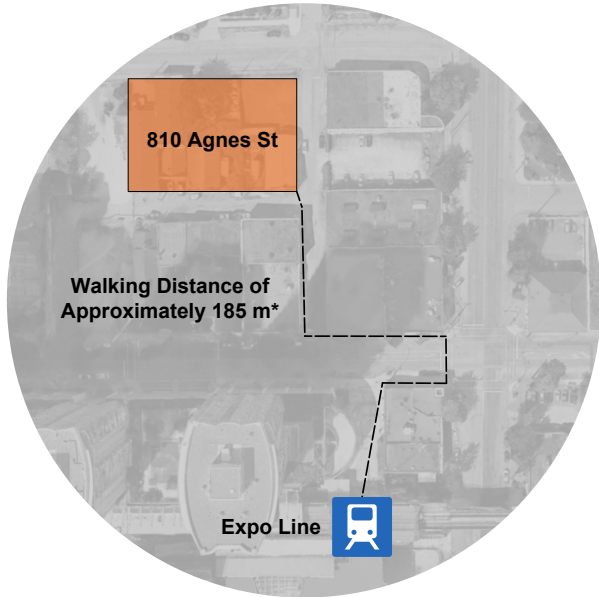
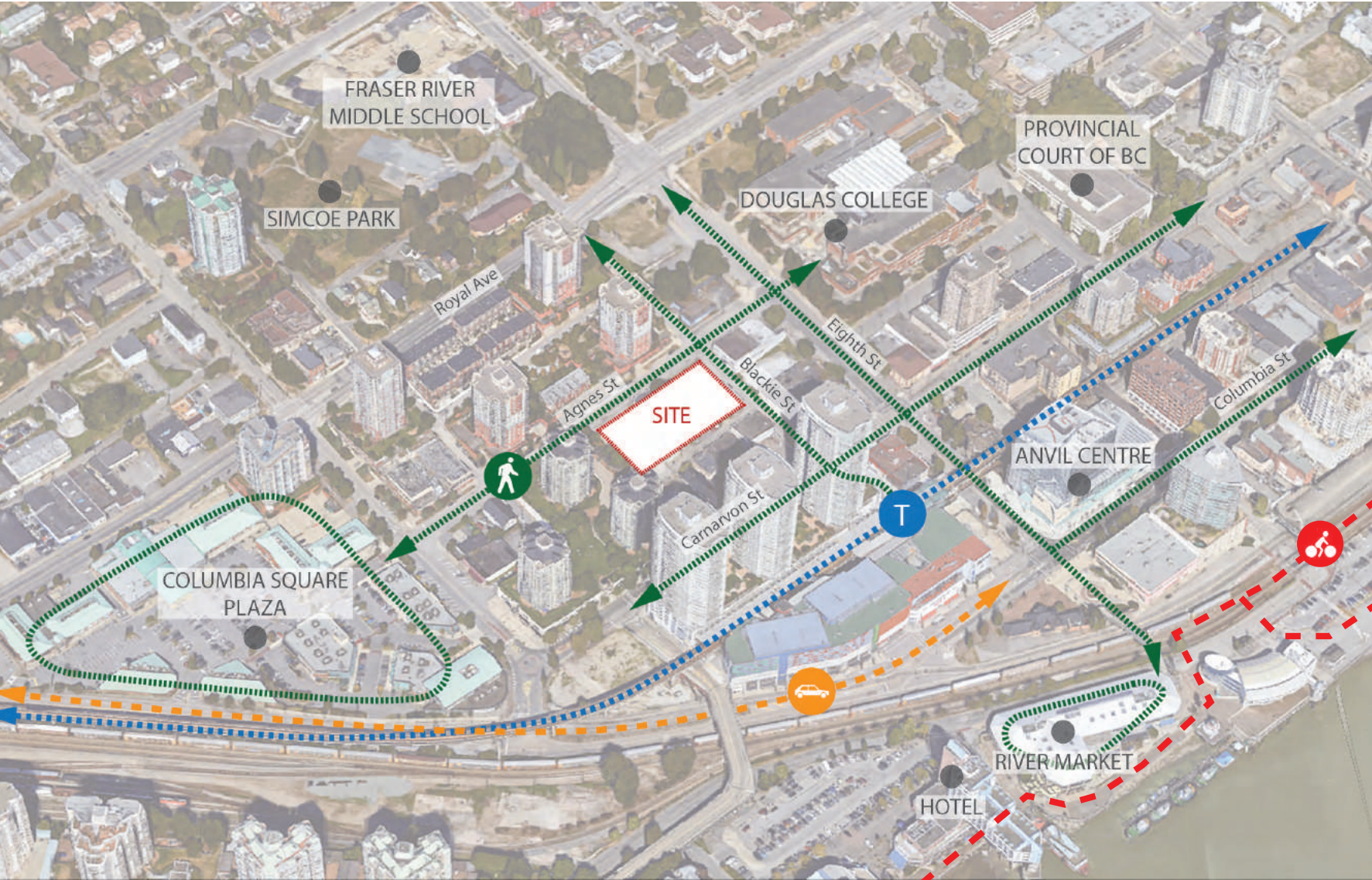
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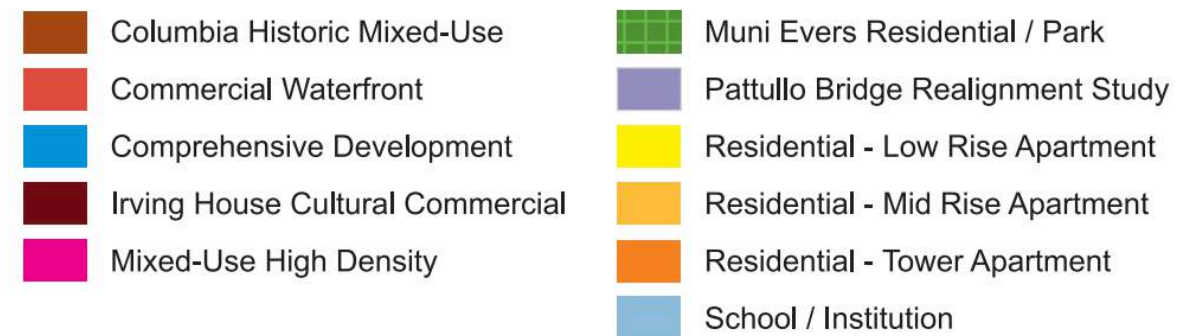
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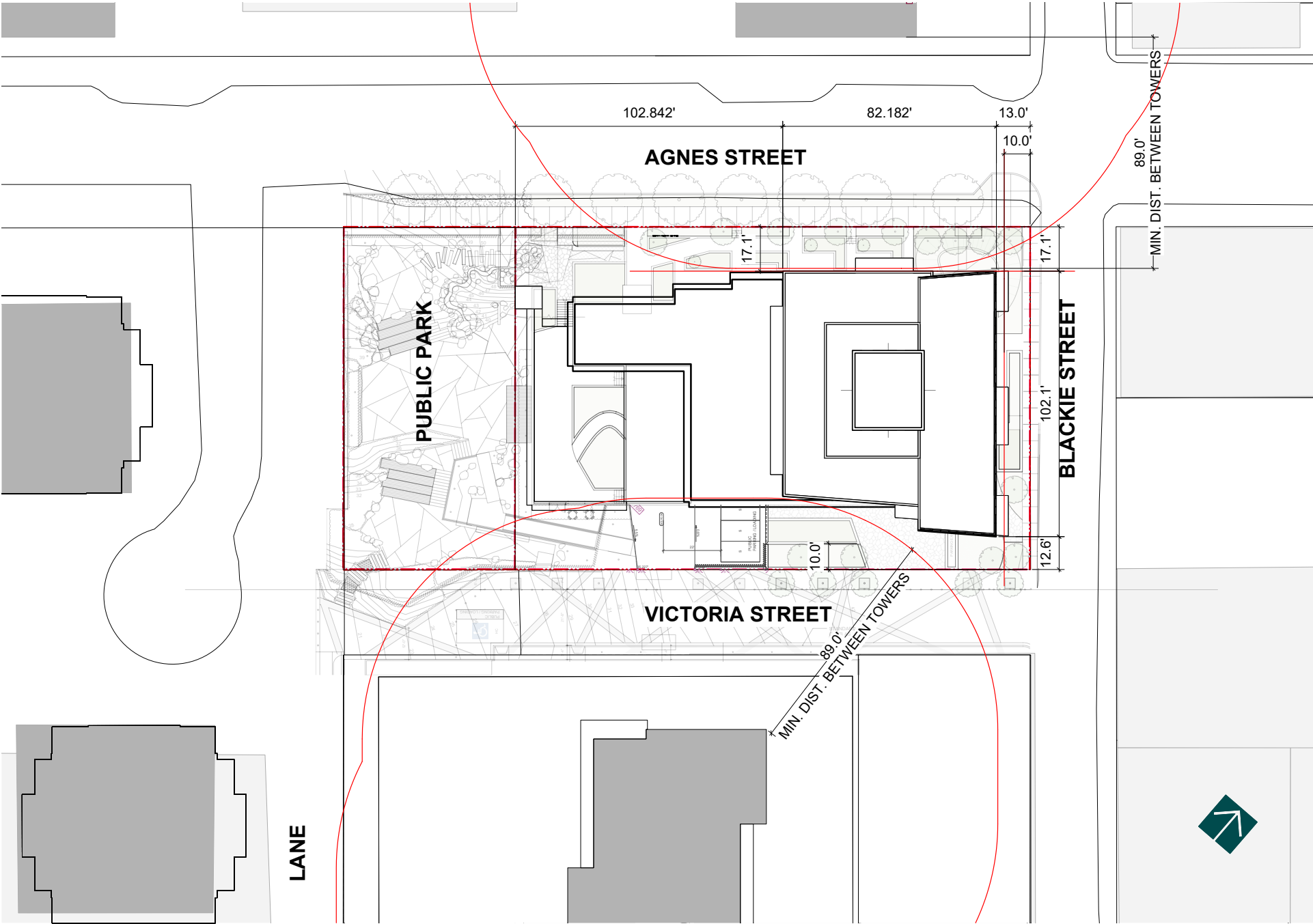
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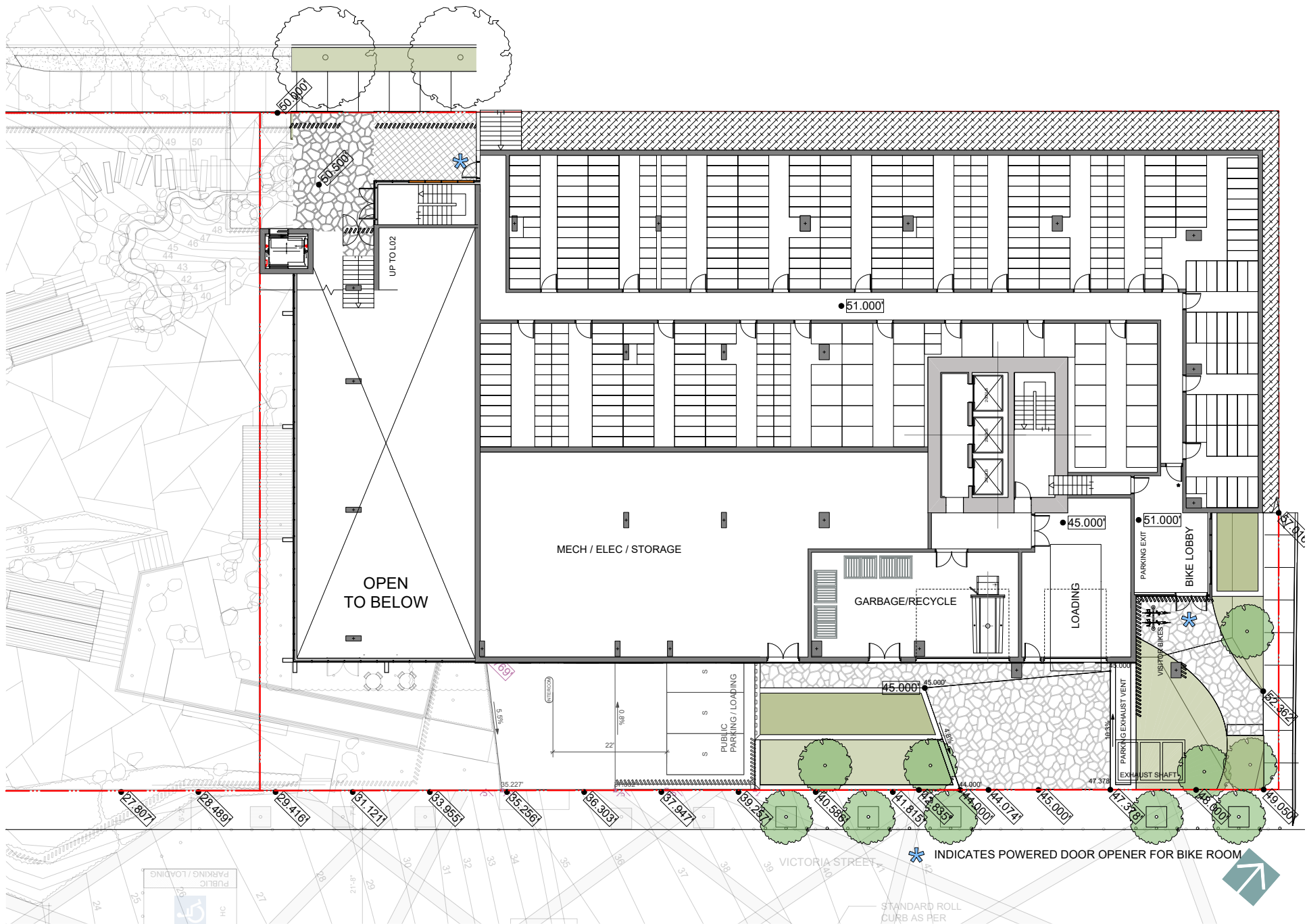
Site Plan

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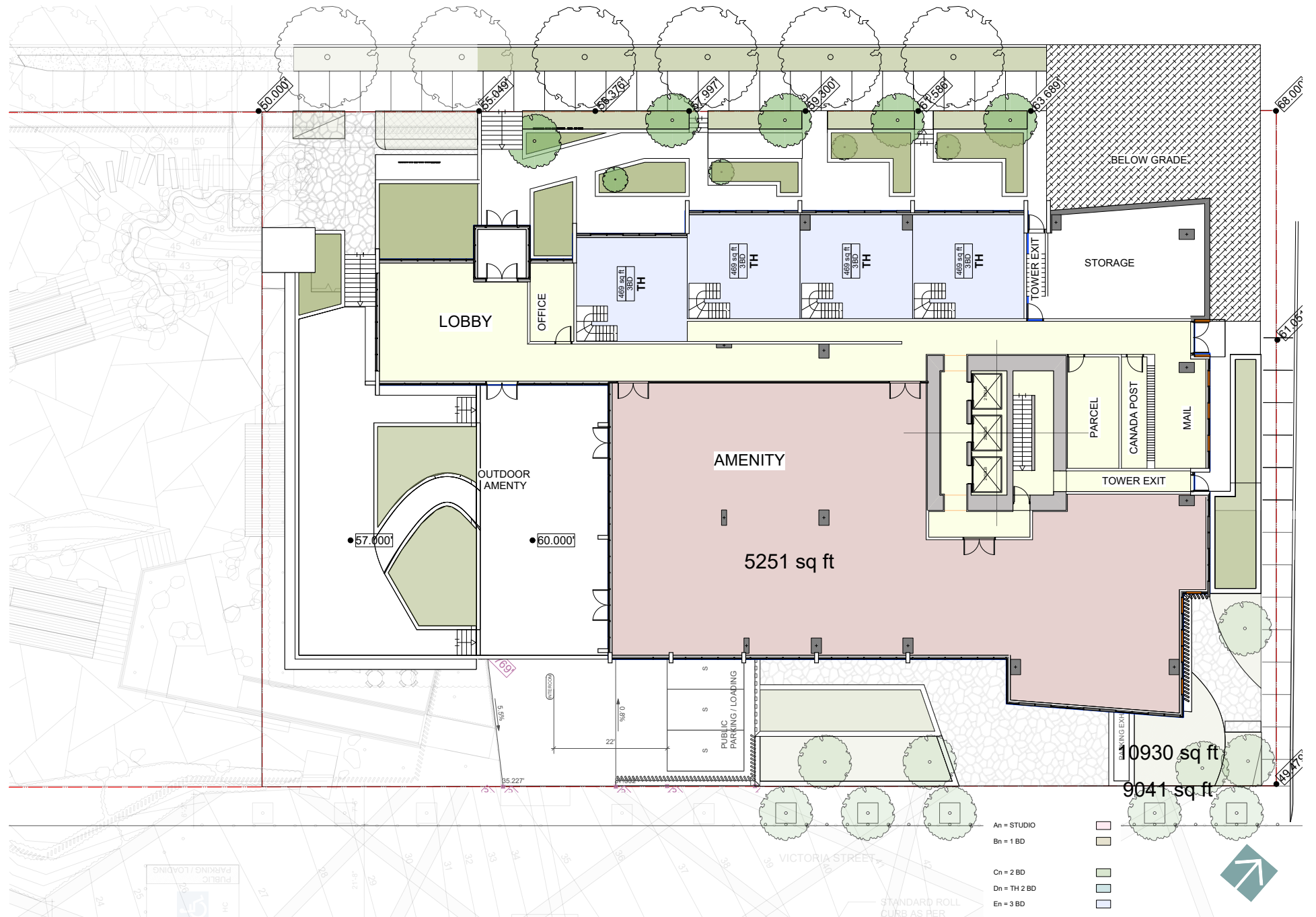
Level 1 Floor Plan

810 Agnes Street, New Westminster



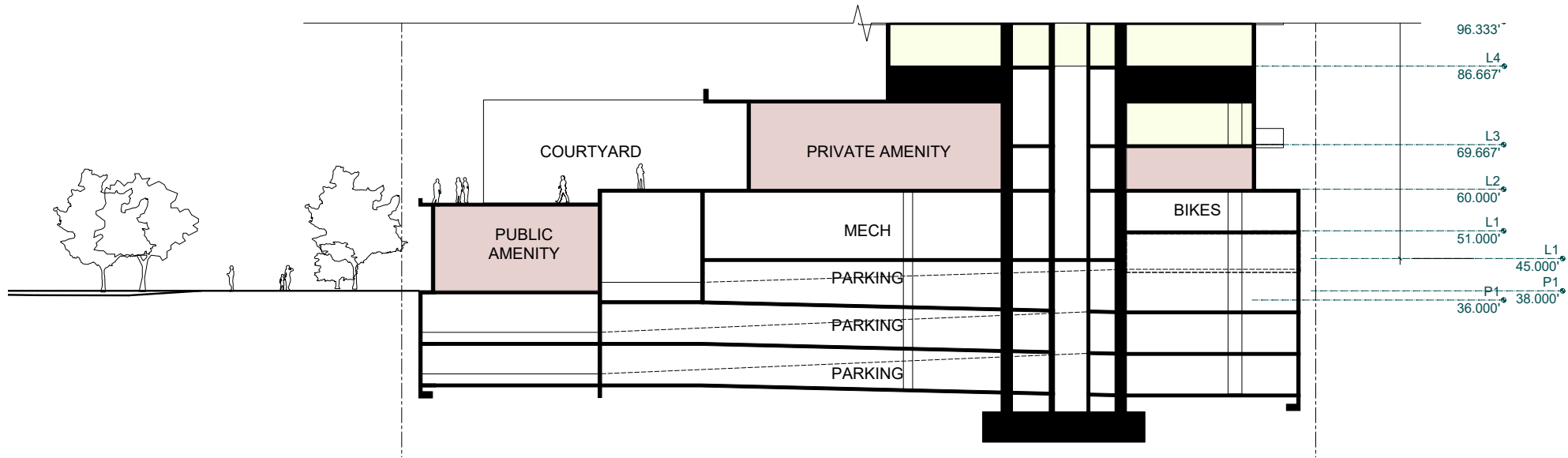
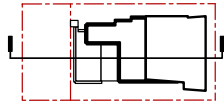
Level 2 Floor Plan

810 Agnes Street, New Westminster



Section

810 Agnes Street, New Westminster



■ Rendering

■ 810 Agnes Street, New Westminster



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■ 810 Agnes Street, New Westminster



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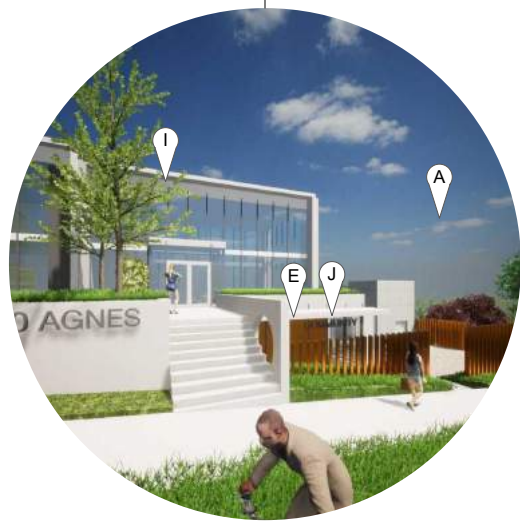
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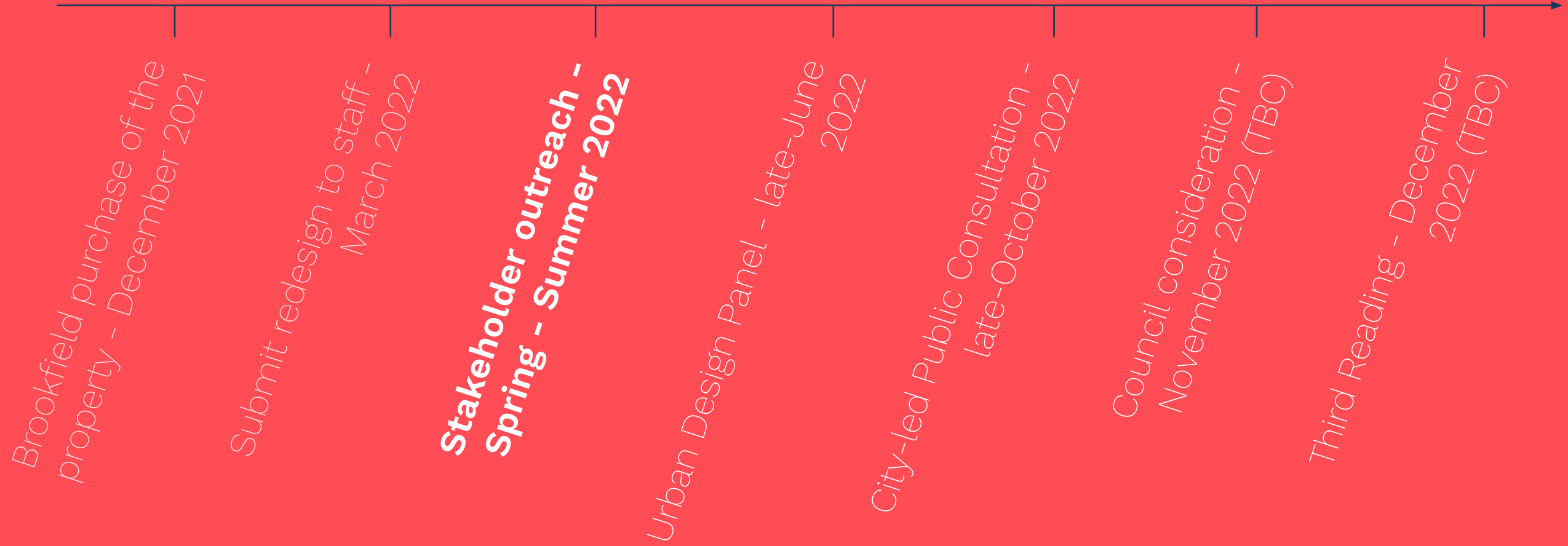
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■ Brookfield ■ Properties

Thank you for joining us.

Brookfield Properties
Christie Donnelly

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Pooni Group
Chi Chi Cai

t: 604.731.9053 ext 112
e: chichi@poonigroup.com



APPENDIX C – EMAIL TEMPLATE & PROJECT ONE PAGER



Chi Chi Cai

810 Agnes St & proposed public park update

1 message

Chi Chi Cai

Tue, Sep 27, 2022 at 3:29 PM

To:

Cc: Sophie Perndl

Hi There,

As one of the stakeholders previously engaged about the design of the public park space planned at 824 Agnes Street we are writing with an update to you. We understand that the Chinese Canadian National Council participated in meetings and workshops with the City of New Westminster in 2017-2018 on the design of this park.

The construction of the park is tied to the development site located at 810 Agnes Street, which was previously owned by Jago Developments. This property was sold to Brookfield Properties in December 2021 who have been working with the City of New Westminster on a revised rezoning application. We are writing today to inform you about this revised application.

The revised proposal includes a change in residential tenure from strata condominiums to rental housing, a slight increase in building height to 32-storeys, and an increase in the unit count to 327. **The proposal still retains the public park and interior public amenity space - both of which will be given to the City as public space.** Attached is a project overview that provides more information on the revised proposal. The overall design direction for the park remains unchanged from the previous proposal.

Brookfield recognizes the importance of this park space to not only the Chinese community, but all of New Westminster. They are committed to working with City staff and Hapa Collaborative who have been the landscape architects engaged on the park design from the beginning, on realizing the vision and guidance provided by stakeholders, and delivering a park that can be enjoyed by all.

The City of New Westminster will be undertaking a public engagement process/online open house later this fall and we can share the link to that with you once it becomes available. In the meantime, please do not hesitate to reach out if you have any questions.

Best,

Chi Chi Cai M.PI, MCIP, RPP (she/her)

pooni group.

Senior Planner

200-1055 W Hastings Street

www.poonigroup.com

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810 Agnes - One-Pager 2022-04-25.pdf




2565K

810 AGNES STREET, NEW WESTMINSTER

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WE ARE PROPOSING THE FOLLOWING CHANGES TO THE EXISTING IN-STREAM APPLICATION

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	Public space & interior amenity space to be owned by the City	Public space & interior amenity space to be owned by the City	Public space & interior amenity space to be owned by the City

OUR PROPOSAL WILL BRING



Over 300 units of
secured market rental
homes



New public park and
public indoor amenity
space



Bike infrastructure
including over 400 stalls,
bike parkade accessible
from street-level, and
connections to the new
park space

A mix of unit types
ranging from studios to
three-bedroom homes



Adaptable units that
respond to changing
needs

If you have questions or comments, please contact
Chi Chi Cai, Pooni Group at 604.731.9053
ext. 122 or chichi@poonigroup.com






APPENDIX D – PROJECT ONE-PAGER FOR BUSINESS CANVASS

810 AGNES STREET, NEW WESTMINSTER

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OUR PROPOSAL WILL BRING



Over 350 units of
secured market
rental homes



New public park and
public indoor amenity
space



Bike infrastructure
including over 400
stalls, bike parkade
accessible from
street-level, and
connections to the
new park space

A mix of unit types
ranging from studios to
three-bedroom homes



If you have questions or comments, please contact
Chi Chi Cai, Pooni Group at 604.731.9053
ext. 122 or chichi@poonigroup.com

For project timing and construction-related
questions, please contact **Ryan Moon**, Brookfield
Properties at 403.231.8903 or
Ryan.Moon@brookfieldpropertiesdevelopment.com



Adaptable units that
respond to
changing needs