

Attachment 5
Applicant-led Consultation
Summary

PUBLIC CONSULTATION REPORT FOR

1032 AND 1036 ST. ANDREWS STREET

INTRODUCTION

The proposed Public Consultation plan for the rezoning of 1032 and 1036 St Andrews Street consisted of:

1. Public Website
2. Notification Signs
3. Placing two advertisements in the NEW WESTMINSTER RECORD.
4. Dedicated phone line to receive calls on the application
5. Contact with the Brow of the Hill Residents Association
6. Information mail out to surrounding residents
7. Public Information Meeting

The purpose of this report is to provide the results of these initiatives.

PUBLIC WEBSITE

The public website for the project – infinitytownhomes.com – was launched on April 29, 2022. The project public opinion survey was live from April 29, 2022 until May 22, 2022. The project web site remains open. The web site received two completed surveys. The survey results are presented later in this report.

NOTIFICATION SIGNS

Two public notification signs were erected on the site, one on St Andrews Street and one on Bellevue Street. Pictures of the signs are provided in Appendix #1.

ADVERTISEMENTS IN THE NEW WESTMINSTER RECORD.

Advertisements were placed in the NEW WESTMINSTER RECORD in the May 5th and May 12th, 2022 editions, advising of the Public Open House and providing some information on the project. Copies of the advertisements are provided in Appendix #2.

DEDICATED PHONE LINE FOR PUBIC COMMENTS

A dedicated phone number was established to receive comments from the public. The phone number was provided on the information sign, in the newspaper advertisements and in the Public Open House invitation. No phone calls were received.

CONTACT WITH THE BROW OF THE HILL RESIDENTS ASSOCIATION

A contact for the Association was provided by the City. The contact was to the Associations web site which had a contact form. This form was completed but no response was received. We were advised that the Association was no longer active. There are no recent posts by the Association on either its web site or Facebook page.

INFORMATION MAILOUT TO SURROUNDING RESIDENTS

A list was provided by the City of the addresses of neighbours in the area. The list contained 635 addresses. Mail –O – Matic Services Ltd was contracted to complete the mail out and confirms that all notices were mailed on Tuesday April 26th, 2022 for receipt by our neighbours on Friday April 29th, 2022. The project team independently sent notifications to all members of Council, the Director of the Climate Action, Planning and Development Department and the project planner for a total of 644 notifications.

The purpose of the mail out was to provide an invitation to the Public Open House, however in addition to the invitation the project team took the opportunity to also provide perspectives of the project and provide answers to questions commonly asked about the project such as lot size, unit size, parking and zoning. A copy of the four page mail out is provided in Appendix #3

PUBLIC INFORMATION MEETING

A Public Open House was held on Saturday May 14th, 2022 from 10:30 am until 1pm. The event was held under a tent, on the front driveway of 1032 St Andrews Street. The weather was cool, nine degrees centigrade, with a shower or two but on the whole pretty good.

In attendance from the project team were Bhupinder Singh Saini, Jiwan Ranauta, Karanivir Ranauta, Ekjot Ranauta, and Jim Hurst. The City was represented by Wendee Lang, Development Planner.

The display consisted of eight mounted architectural plans showing the building location, elevations, perspectives and the project landscaping. A full set of plans were available for review. A laptop computer provided a walkthrough animation of the project.

Eight members of the public attended the Open House. Two attendees provided completed project surveys at the meeting.

In general the responses voiced at the meeting were:

- Two residents of the apartment building across the street had no comments about the project itself but were concerned about noise during construction and access to their parking.
- A local resident was concerned about the impact that this project and others like it would have on property values and rents in this affordable neighbourhood. He voiced concern for the tenants currently occupying the houses if the project was approved and they were forced to move. He was not in support of this project or any other redevelopment projects in this neighbourhood.
- One local resident informed us that she had lived in the house at 1036 St Andrews Street as a youth. She had no concern about the house being demolished and felt that the redevelopment of the site should go ahead.
- One resident of the apartment building across the street was concerned with the height of the buildings and the impact on the street. He was not in support of the project.
- One local resident reviewed the drawings and said that he had no comments for us but he would let Council know what he thought.

SURVEY RESULTS

Two project surveys were received on the project web site and two more were received at the Public Open House. In general three supported the project and one did not support the project. Due to the low number of responses, no statistical analysis is provided. All four of the surveys are attached to this report as Appendix #4 & 5.

Report Submitted By

Jim Hurst, Project Manager,

CanWest Developments

APPENDIX #1

NOTIFICATION SIGN



APPENDIX #2

NEWSPAPER ADVERTISEMENTS

IN THE NEW WESTMINSTER RECORD

MAY 5, 2022 AND MAY 12, 2022

Community

EVENTS

Mark your calendars for these May events

Theresa McManus
tmcmamus@newwestrecord.ca

May is shaping up to be a merry month indeed in New Westminster for everyone from kids to seniors. Here are some of the events you may want to check out:

JANE'S WALKS Friday, May 6 to Sunday, May 8

The Walkers' Caucus has lined up nine in-person walks as part of this year's Jane's Walks festival – and several self-guided tours for folks who prefer that format. An evening forest walk, a beer and donuts walk, a downtown geology walk and a cruise around the Queen's Park cultural precinct are among this year's featured walks. See www.walkerscaucus.ca/janeswalk.

NEIGHBOURHOOD GARAGE SALES Saturday, May 7

The annual Queen's Park garage sale returns on Saturday, May 7 from 9 a.m. to 4 p.m. Check out page 12 of this edition for a full list of participating households published by Team Dave Vallee. The list will also be on the Team Dave Vallee Facebook page at facebook.com/teamdavevallee.

The Massey Victory Heights Residents' Association is hosting its 17th annual neighbourhood garage sale that same day from 8 a.m. to 2 p.m. For details, go to www.masseyvictoryheights.com.

HORTICULTURAL SOCIETY PLANT SALE Saturday, May 14

The New Westminster Horticultural Society's

plant sale is taking place on Saturday, May 14 from 10 a.m. to 3 p.m. (earlier if plants sell out) at St. Thomas More Collegiate. It's located just across the border at 7450 12th Ave., right off of Kingsway.

BRAID STREET FOOD EXPERIENCE Saturday, May 21 and Sunday, May 22

More than two dozen food trucks are expected to attend the two-day event that's running on May 21 and 22 from 11 a.m. to 8 p.m. at 97 Braid St. – the parking lot next to the Braid SkyTrain station.

Organizers expect about 25 food trucks and some local merchandise vendors to attend the event, which is being hosted by the Sapperton Business Association.

SET UP FOR LIFE TECHNOLOGY FESTIVAL Wednesday, May 25 to Friday, May 27

New West seniors can learn how to make better use of technology to stay connected at the SET Up for Life Technology Festival, taking place at Century House and on online.

Community members are invited to take part in a digital inclusion hub (May 26 and 27), a device drive (May 25 to 27), and the SET Up for Life Technology festival (including topics like Seniors, COVID and Technology; Learnings about Technology from the New Westminster Public Library; and Technology for Independent Living) on May 25. See www.centuryhouseassociation.com (find the *Clarion* newsletter under What's Happening).

PARADE, MAY DAY AND HYACK FESTIVAL Saturday, May 28

Hyack International Parade: Floats, marching bands, community groups and more will hit the streets of New Westminster for the 50th annual Hyack parade (returning after a two-year hiatus) on Saturday, May 28, starting at 11 a.m. The parade will begin on Eighth Avenue, between Eighth and Sixth streets, proceed down Sixth Street and head into the homestretch on Queens Avenue, ending at Queen's Park.

Hyack Festival in Tipperary Park (formerly known as the Uptown Street Fest): Previously held on Belmont Street on the day of the Hyack International Parade, this event is making the move to Tipperary Park (next

to city hall) this year. The free event will include entertainment, music and activities for folks of all ages. Attendees can also support local vendors, artisan creators and food trucks, who will be setting up at the event. It starts at 11 a.m. and runs until about 4 p.m.

Details about the Hyack International Parade and the Hyack Street Fest, as well as registration information, can be found at www.hyackfestival.com.

May Day: The community-based May Day event includes the crowning of New Westminster's May Queen, folk and maypole dances, and other festivities. It's taking place in Queen's Park Stadium on Saturday, May 28, with doors opening at 3 p.m. and the event getting underway at 3:30 p.m.

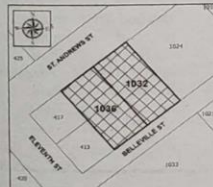
YOU ARE INVITED TO THE PUBLIC OPEN HOUSE FOR THE PROPOSED REZONING OF 1032 AND 1036 ST ANDREWS STREET

Can-West Developments has applied to the City of New Westminster for approval to build a twelve unit townhouse project at 1032 and 1036 St Andrews Street. The purpose of this letter is to invite you to attend the Public Open House for this project.

This application proposes twelve family oriented, ground oriented townhouse units. All units are three bedrooms and range in size from 1,064 to 1,310 square feet. The project is proposed as a Strata development.

The purpose of the Open House is provide an opportunity to review our proposal in detail, ask questions of the project team and provide feedback on the proposal to the applicant and the City of New Westminster.

LEARN MORE ABOUT THE PROJECT AND COMPLETE OUR ONLINE SURVEY AT: infinitytownhomes.ca



HOW TO PARTICIPATE

The project team will be holding a Public Open House on Saturday May 14th, 2022 from 10:30 am until 1 pm outside under the tent on the front driveway of 1032 St Andrews St.

You can also complete our online survey at www.infinitytownhomes.ca.

If you questions on the project and cannot attend the meeting, please contact the project team at the project web site or by calling 604 441 1910.

If you have questions for City Staff, please contact devfeedback@newwestcity.ca or call 604 527 4532.

ABBA Cadabra

A TRIBUTE TO THE MUSIC OF

ABBA

MASSEY THEATRE - NEW WESTMINSTER

**FRIDAY
MAY 27, 2022**

SHOW:
7:30pm

MOON COIN
productions

iloveABBA.com

604-521-5050
masseytheatre.com/events

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City

Fontaine joins council race with New West Progressive

Theresa McManus
tmcmamus@newwestrecord.ca

Daniel Fontaine is hoping second time's a charm.

Fontaine, who helped organize the New West Progressives electors group before the last civic election, is making his second run for a seat on city council in the coming Oct. 15 civic election. In 2018, he ran under the NWP banner and placed seventh in the race for the six seats on council.

"I love public service. I love New Westminster. I love the community, and I am putting my hat back in the ring because I think I have a lot to contribute," he said.

On election night 2018, Fontaine told the *Record* he had no interest in returning to politics as the

campaign had been very negative.

"Time has an interesting way of allowing you to put perspective into everything. I think if you asked any politician on election night or the day after they have lost they are probably not going to have a huge penchant to wanting to jump into the fray," he told the *Record* this week. "I have watched the council in the past four years and I have watched what has transpired in terms of our community through the pandemic, etc. And to be quite frank, I have had a lot of encouragement from the community and from friends and family to throw my hat back in ring

again given how close came last time."

Fontaine said there a lot of community members who feel the city needs new leadership and different perspectives.



Daniel Fontaine
council candidate

elected, he said he will advocate for affordable housing, work addressing the city's "infrastructure deficit" and focus on taking care of the city's main day-to-day bread-and-butter infrastructure, such as the condition of sidewalks, roads and boardwalks.

Fontaine joins mayoral candidate Ken Armstrong and council candidate Paul Minhas, Jiayi Li-Carthy and Rick Folks on the New West Progressive slate so far.



STEVE KASPER
RE/MAX ALL POINTS REALTY

604-526-2888

stevekasper@remax.net • www.stevekasper.com



#1605-612 Fifth Ave

\$569,900.00

NEW LISTING!



The Largest 1 bedroom and den Condo with outstanding Views from this Lovely 1100 sq ft suite with 2 balconies. Super clean and Super Nice Layout for two people to enjoy! Excellent Strata and Wonderful Amenities. Enjoy the spacious layout Outdoor swimming pool, and Gym. This Home Won't Last, Best Spot in New West

SAPPERTON NEIGHBORHOOD
GARAGE SALE SATURDAY JUNE 4TH

Contact me stevekasper@remax.net

If you want your home on the list.

APPENDIX #3

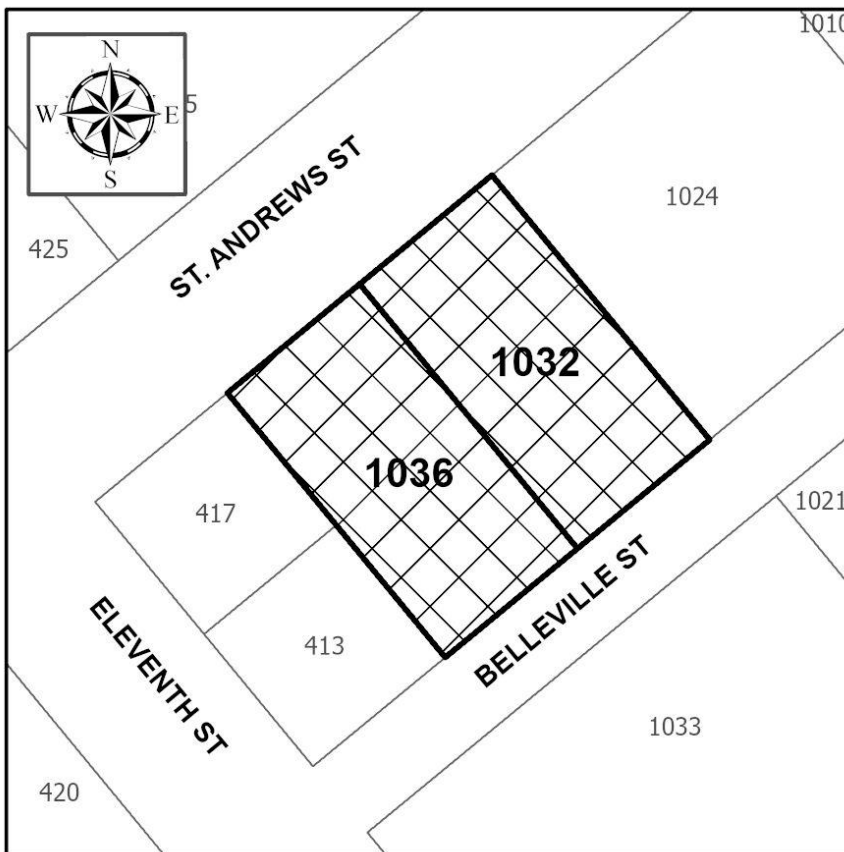
OPEN HOUSE INVITATION

HELLO RESIDENTS IN THE AREA AROUND
1032 AND 1036 ST ANDREWS STREET

YOU ARE INVITED TO ATTEND THE PUBLIC OPEN HOUSE
FOR THE PROPOSED REZONING OF 1032 AND 1036 ST
ANDREWS STREET

WHEN: SATURDAY MAY 14TH FROM 10:30 A.M. UNTIL 1 P.M.

WHERE: UNDER THE TENT ON THE FRONT DRIVEWAY OF
1032 ST ANDREWS ST.





St. Andrew's Street View



Belleville Street View

Can-West Developments has applied to the City of New Westminster for approval to build a twelve unit townhouse project at 1032 and 1036 St Andrews Street. The purpose of this letter is to invite you to attend the Public Open House for this project.

The purpose of the Open House is provide information on our project and the City process for consideration of the application. There will be an opportunity to ask questions of the project team and the provide feedback on the proposal to the applicant and the City of New Westminster.

HOW DO I MAKE MY VIEWS ON THIS PROJECT KNOWN TO CITY COUNCIL?

Attached to this letter is a copy of the feedback form and community survey that will also be available at our Public Open House. In addition, you are invited to complete our online survey by May 21 or provide feedback on the project consultation website at:

www.infinitytownhouses.ca

And at the City of New Westminster's web site in the section of the site named – "BE HEARD NEW WEST" which is located at:

<https://www.beheardnewwest.ca/>

You can also write to Council at:

City Of New Westminster
511 Royal Avenue
New Westminster, B.C.
V3L 1H9
Attn: Clerks Office

You may also phone the Developer at 604 441 1910.

FREQUENTLY ASKED QUESTIONS ABOUT OUR PROJECT.

1. *What is the current zoning of 1032 and 1036 St Andrews Street and what would that zoning allow?*

Both properties are zoned Single Detached Dwelling Districts (RS-1). That zoning would allow each property to construct a 4,300 square foot house with a secondary suite and a laneway house.

2. *What is the Official Community Plan vision for these two properties?*

In the Official Community Plan, the site is designated as **(RGO) Residential - Ground Oriented Infill Housing**. The purpose of this designation is to allow the consideration of a mix of ground oriented infill housing forms which are complementary to the existing neighbourhood character.

3. *What is the size of the development site when the two properties are consolidated?*

The development site would have a frontage of 132 feet on both St. Andrews Street and Belleville Street and a depth of 131.9 feet. The site area would be 17,416.5 square feet.

4. *How many units are being proposed? What size are the units? Is this a strata or rental development?*

This application proposes twelve family oriented, ground oriented townhouse units. All units are three bedrooms and range in size from 1,064 to 1,310 square feet. The project is proposed as a Strata development.

5. *Can the basements be rented as separate units?*

No. The Strata title agreement will prevent the rental of the basement areas as separate units.

6. *How many parking spaces have been provided for residents and visitors?*

The City requires twelve parking spaces for residents and two parking spaces for visitors. The project would provide twelve parking spaces for residents and one parking space for visitors.

7. *Has the privacy of the adjacent residents been considered? How?*

The project architect has worked with the City to minimize overlook from the townhouse project to the adjacent buildings to the east, west and across Bellville and St Andrews Streets. Detailed drawings will be available to view at our online consultation site and at the Public Meeting.

APPENDIX #4

TWO SCOMPLETED SURVEY RESPONSES

RECEIVED ON OUR WEBSITE

Q1

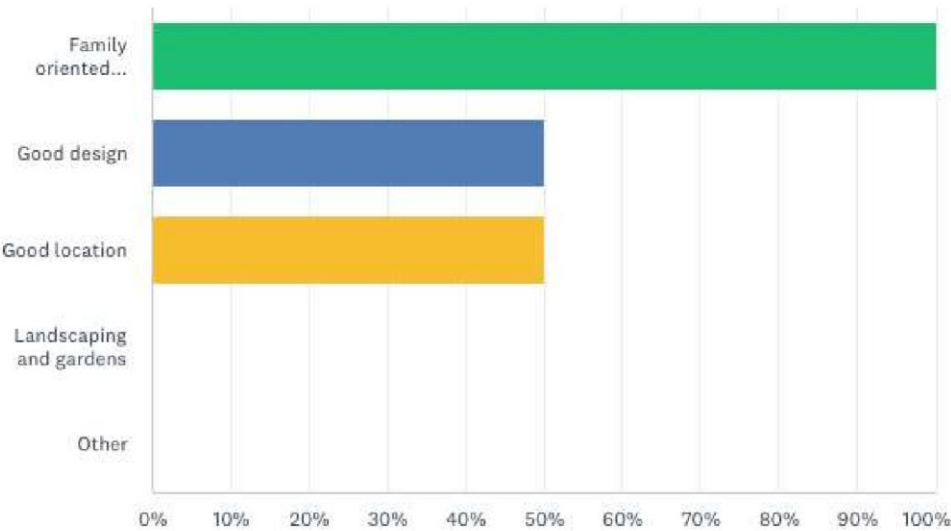


Customize

Save as

Please tell us what you like about the project.

Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Family oriented project	100.00% 2
▼ Good design	50.00% 1
▼ Good location	50.00% 1
▼ Landscaping and gardens	0.00% 0
▼ Other	0.00% 0
Total Respondents: 2	

Comments (0)

Q2

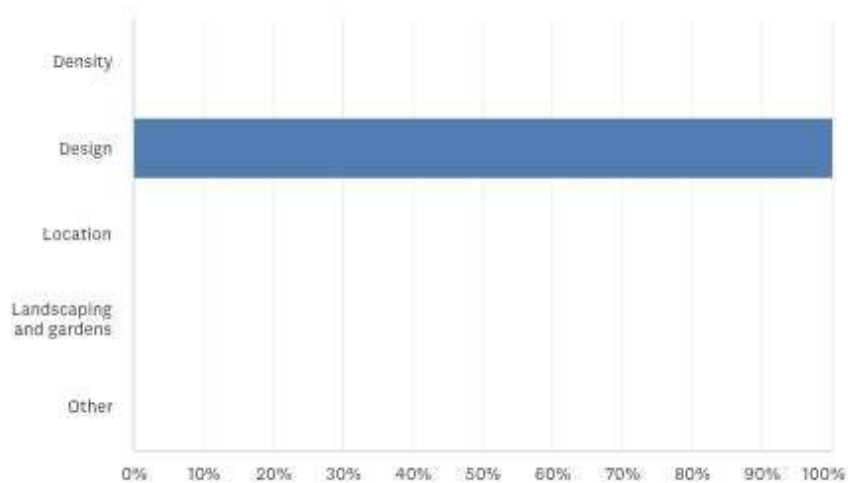


Customize

Save as ▼

Please tell us what you do not like about the project.

Answered: 1 Skipped: 1



ANSWER CHOICES	RESPONSES
▼ Density	0.00% 0
▼ Design	100.00% 1
▼ Location	0.00% 0
▼ Landscaping and gardens	0.00% 0
▼ Other	0.00% 0

Total Respondents: 1

[Comments \(2\)](#)

RESPONSES (2) WORD CLOUD TAGS (0)



Sentiments: OFF



Add tags ▼

Filter by tag ▼

Search responses



Showing 2 responses



It is to high , build it lower

5/7/2022 7:34 PM

[View respondent's answers](#)

[Add tags ▼](#)



I like everything about this project

4/28/2022 4:17 PM

[View respondent's answers](#)

[Add tags ▼](#)

Q3



Save as ▼

This project provides one parking space per unit and one visitor parking space that can also be used as a loading space. Do you think that this is an adequate amount of parking for the project?

Answered: 2 Skipped: 0

RESPONSES (2)

WORD CLOUD

TAGS (0)



Sentiments: OFF



Filter: by tag ▼

Search responses



Showing 2 responses



Yes

5/7/2022 7:34 PM

[View respondent's answers](#)[Add tags ▼](#)

Yes

4/28/2022 4:17 PM

[View respondent's answers](#)[Add tags ▼](#)

6/13/22, 5:07 PM

Screen Shot 2022-05-25 at 10.21.40 PM.png

Q4



Save as ▼

Do you have any specific comments on the site and/or building design?

Answered: 2 Skipped: 0

RESPONSES (2)

WORD CLOUD

TAGS (0)



Sentiments: OFF



Filter: by tag ▼

Search responses



Showing 2 responses



8 units would be ok , 12 is crowded

5/7/2022 7:34 PM

[View respondent's answers](#)

[Add tags ▼](#)



There needs to be more developments like this.

4/28/2022 4:17 PM

[View respondent's answers](#)

[Add tags ▼](#)

6/13/22, 5:06 PM

Screen Shot 2022-05-25 at 10.22.00 PM.png

Q5

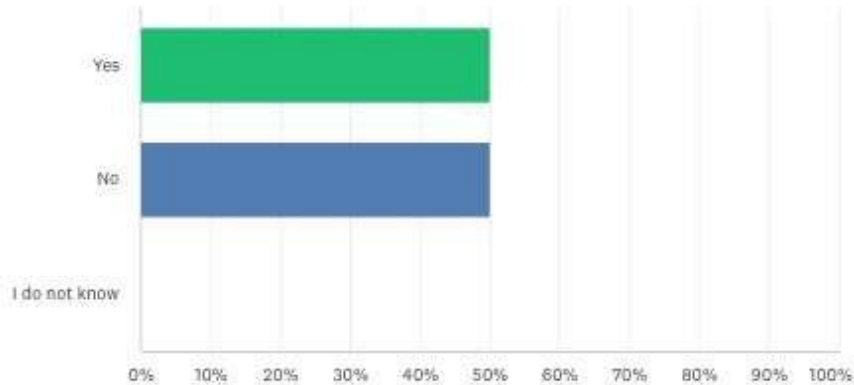


Customize

Save as ▼

In general do you support this project?

Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Yes	50.00%	1
▼ No	50.00%	1
▼ I do not know	0.00%	0
TOTAL		2

Comments (2)

RESPONSES (2) WORD CLOUD TAGS (0)



Sentiments: OFF



Add tags ▼

Filter by tag ▼

Search responses



Showing 2 responses:



To many people in this space

5/7/2022 7:34 PM

[View respondent's answers](#)

[Add tags ▼](#)



This is part of the missing middle. We need WAY more of these projects.

4/28/2022 4:17 PM

[View respondent's answers](#)

[Add tags ▼](#)

6/13/22, 5:06 PM

Screen Shot 2022-05-25 at 10.22.09 PM.png

Q6



Do you have any other comments that you would like to share?

Answered: 2 Skipped: 0

RESPONSES (2)

WORD CLOUD

TAGS (0)

Sentiments: OFF

☐





Filter: by tag ▼

Showing 2 responses:

☐

I like the houses that are there . Stop cramming more people into small spaces

5/7/2022 7:34 PM

[View respondent's answers](#)

[Add tags ▼](#)

☐

No

4/28/2022 4:17 PM

[View respondent's answers](#)

[Add tags ▼](#)

Q7

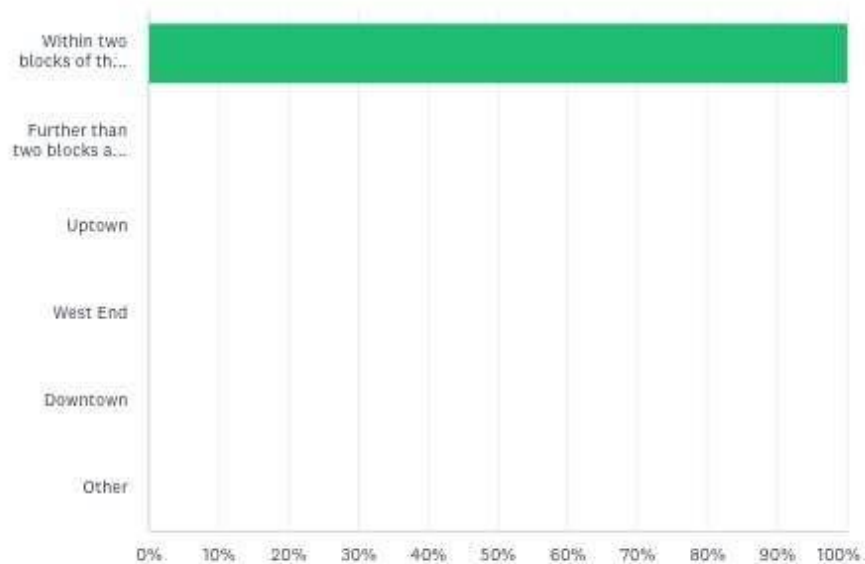


Customize

Save as ▼

The twelve unit townhouse project proposed in this application is located in the Brow of the Hill neighbourhood. Which neighbourhood do you live in?

Answered: 2 Skipped: 0



ANSWER CHOICES ▼	RESPONSES ▼	
▼ Within two blocks of the project - in the Brow of the Hill neighbourhood	100.00%	2
▼ Further than two blocks away but still in the Brow of the Hill neighbourhood	0.00%	0
▼ Uptown	0.00%	0
▼ West End	0.00%	0
▼ Downtown	0.00%	0
▼ Other	0.00%	0
TOTAL		2

Comments (0)

APPENDIX #5

TWO COMPLETED SURVEY RESPONSES

RECEIVED AT OUR PUBLIC MEETING

PROJECT SURVEY FOR 1032 – 1036 SAINT ANDREWS STREET

Question 1

Please tell us what you like about the project.

- a. Family oriented project ☒
- b. Good design ☒
- c. Good location ☒ off Hwy. sec #2
- d. Landscaping and gardens ☒
- e. Other _____

Please tell us why _____

Question 2

Please tell us what you do not like about the project.

- a. Density ☒
- b. Design ☒
- c. Location ☒
- d. Landscaping and gardens _____
- e. Other _____

Please tell us why *I'd prefer fewer units. I'm not in favour of tearing down single family homes & ripping out old established trees to make way for crowded townhouses. Steps in centre of walkway*

Question 3 *make it impossible for wheelchairs / scooters to drive all the way through from St Andrews to Belleville.*

This project provides one parking space per unit and one visitor parking space that can also be used as a loading space. Do you think that this is an adequate amount of parking for the project?

It's better than some other projects.

No - more visitor & handicapped spots would be better. One spot per unit is good. Can that spot be used for visitor parking if owners don't have cars?

Question 4

Do you have any specific comments on the site and/or building design?

Question 5

In general do you support this project?

- a. Yes
- b. No
- c. I do not know.

Please let us know why: Somewhat, but not entirely - see #2

Question 6

Do you have any other comments that you would like to share?

Generally, the project seems quite well planned & offers reasonable accessibility given the topography of the area

Again, I don't like high density building, especially in family neighbourhoods, at the expense of lovely old houses & established trees/landscaping.

Question 7

The twelve unit townhouse project proposed in this application is located in the Brow of the Hill neighbourhood. Which neighbourhood do you live in?

- ☒ a. Within two blocks of the project – in the Brow of the Hill neighbourhood
- b. Further than two blocks away but still in the Brow of the Hill neighbourhood
- c. Uptown
- d. West End
- e. Downtown
- f. Other

Thank you for your comments.

Project Team

www.infinitytownhomes.ca

PROJECT SURVEY FOR 1032 – 1036 SAINT ANDREWS STREET

Question 1

Please tell us what you like about the project.

- a. Family oriented project ✓
- b. Good design _____
- c. Good location ✓
- d. Landscaping and gardens ✓
- e. Other _____

Please tell us why Higher density in urban areas makes sense.

Question 2

Please tell us what you do not like about the project.

- a. Density _____
- b. Design ✓
- c. Location _____
- d. Landscaping and gardens _____
- e. Other _____

Please tell us why Personally prefer traditional "A" frame design.

Question 3

This project provides one parking space per unit and one visitor parking space that can also be used as a loading space. Do you think that this is an adequate amount of parking for the project?

Yes.

Question 4

Do you have any specific comments on the site and/or building design?

Not a fan of "sloped" roof style. Reminds me of a shed or a chicken coop.

Question 5

In general do you support this project?

- a. ☒ Yes
- b. ☐ No
- c. ☐ I do not know.

Please let us know why: It improves some under-developed land.

Question 6

Do you have any other comments that you would like to share?

Please ensure all noise bylaws are followed during construction. And keep the construction site tidy.

Question 7

The twelve unit townhouse-project-proposed in this application is located in the Brow of the Hill neighbourhood. Which neighbourhood do you live in?

- a. ☒ Within two blocks of the project – in the Brow of the Hill neighbourhood
- b. ☐ Further than two blocks away but still in the Brow of the Hill neighbourhood
- c. ☐ Uptown
- d. ☐ West End
- e. ☐ Downtown
- f. ☐ Other

Thank you for your comments.

Project Team

www.infinitytownhomes.ca

APPENDIX #5:
TWO COMPLETED SURVEY RESPONSES
RECEIVED AT OUR PUBLIC MEETING

The public question/ answers are provided in dark brown.

The Architect's responses are in blue, starting with [IA] initial.

Question 1a

Please tell us what you like about the project?

Family oriented Project, Good design, Landscape and Gardens

Please tell us why:

See #2

[IA] Noted.

Question 2a

Please tell us what you don't like about the project?

Density, design, location

[IA] Noted!

Please tell us why?

I'd prefer fewer units. I'm not in favour of tearing down single family homes & ripping old established trees to make way for crowded Enronhouses. steps in center of walkway make it impossible for wheelchairs / access to all the way one segment from St Andrews to Belleville.

[IA] The city's population is experiencing significant growth, resulting in an increasing demand for affordable housing. The current housing options with standard lot sizes have become too expensive for the younger generation.

Given the lot's strategic location with convenient access to the city center, developing affordable housing seems like a logical and timely response that aligns with the current Official Community Plan (OCP) and City policies. This proposal has garnered substantial support from the local community.

The accessible units within the lower segment of the development can accommodate individuals with special needs and personal vehicles, while the upper units can cater to those who rely on public transportation.

Question 3a

This project provides one parking space that can also be used as a loading space. Do you think that this is an adequate amount of parking for the project?

It's better than some other projects.

No- more visitor & handicapped spots would be better. One spot per unit is good. Can that spot be used for visitor parking if anyones don't have cars?

[IA] The objective of the plan is to promote public transportation usage within the city center, which aligns with the City's policies. In support of this goal, owners have the option to coordinate with the Strata and temporarily designate their unit's parking space as visitor parking. It's important to note that such agreements do not modify the city's zoning bylaws, policies, or the designated parking space associated with the unit's title.

Question 4a

Do you have any specific comments on the site and/or building design?

N/A

Question 5a

In general do you support this project?

Somewhat, but not entirety -see #2.

[IA] Thank you! I understand that you have concerns about changes in the neighbourhood and the impact they may have.

Please let us know why;

N/A

Question 6a

Do you have any other comments that you would like to share?

Generally, the project seems quite well planned & offers reasonable accessibility given the topography of the area. Again, I don't like high density building, especially in family neighborhoods, at the expense of lovely old houses & established landscaping.

[IA] Thank you! The proposed density aligns with the project's feasibility and aims to address affordability concerns. The escalating land values in the city center necessitate higher development density to ensure affordability.

Additionally, it is important to highlight that we have identified the opportunity to preserve a prominent pine tree at the project's entrance, which could serve as a distinctive landmark for the development.

Question 7a

The twelve unit townhouse project proposed in this application is located in the Brow of the Hill neighborhood. Which neighbourhood do you live in?

Within two blocks of the project - in the Brow of the Hill neighbourhood.

[IA] Noted.

Question 1b

Please tell us what you like about the project?

Family oriented Project, Good Location, Landscape and Gardens

Please tell us why:

High Density in urban area makes sense.

[IA] Thank you. We agree.

Question 2b

Please tell us what you don't like about the project?

Density

[IA] Noted!

Please tell us why?

Personally prefer traditional "A" frame design.

[IA] The A-Frame architectural style is widely recognized for its timeless appeal and distinctive triangular shape. Known for its functional design, it typically features rafters and roof trusses that converge at the peak, forming a gable roof that extends all the way to the ground without the presence of vertical walls. However, due to the constraints imposed by the building height limit, incorporating A-Framing into the design of this project is not feasible.

Question 3b

This project provides one parking space that can also be used as a loading space. Do you think that this is an adequate amount of parking for the project?

Yes.

[IA] Thank you for your support.

Question 4b

Do you have any specific comments on the site and/or building design?

Not a fan of "sloped" roof style. Reminds me of a shed or a chicken coop.

[IA] As previously mentioned, the design of this project cannot incorporate A-Framing due to the imposed building height limit.

Question 5b

In general do you support this project?

Yes.

[IA] Thank you!

Please let us know why;
It improves some under-developed lands.

[IA] We agree that the design approach employed in this project can serve as a valuable example for future developments of a similar nature.

Question 6b

Do you have any other comments that you would like to share?

Please ensure all noise bylaws are followed during construction, and keep the construction site tidy.

[IA] Sure. This requirement is mandatory and applies to every construction site.

Question 7b

The twelve unit townhouse project proposed in this application is located in the Brow of the Hill neighborhood. Which neighbourhood do you live in?

Within two blocks of the project - in the Brow of the Hill neighbourhood.

[IA] Noted.



NEW WESTMINSTER DESIGN PANEL

MINUTES

Tuesday, May 24, 2022

**Meeting held electronically and open to public attendance
Council Chamber, City Hall**

The Architect's responses are provided in blue, starting with [IA] initial.

4.1 1032 and 1036 St. Andrews Street – Rezoning Application and Development Permit for 12-unit Infill Townhouse Development

Wendee Lang, Planner, provided an overview of the proposal.

Amir Farbehi, Inspired Architecture, provided a presentation on the proposal, and Steve Wong, Landscape Architect, provided an overview of the landscape aspects of the proposal.

In response to questions from the panel, Mr. Farbehi advised:

- It was not possible to provide accessible access to the walkway in the courtyard, as the slope was above 5%;
- The bedroom windows are misaligned so as not to see directly into the other building. There is a similar offset in the privacy screens;
- There are three planters in front of each unit, and a planter wall on the west side due to the difference in grade from the walkway;
- The applicant has applied for a variance for the missing 0.2 visitor parking stalls; and
- It is possible to allot more space for the interior courtyard—the disadvantage to that would be loss of private outdoor space for the units.

The panel had the following comments on the project:

- The scale is appropriate for the neighbourhood;
[IA] Thank you. Noted.
- The strategies to reduce overlook are appreciated;
[IA] Thank you. We appreciate your attention to details.
- The central courtyard is a positive space. Recommend reducing the private space to increase the public courtyard;
[IA] The width of the side yard meets the minimum requirement set by the zoning bylaw. Encroaching into the side yard would result in substantial height issues within the building envelope.
- The turf area by the children's play space may be used for pet relief, so measures should be taken to discourage that;
[IA] A signage indicating a designated "no pet area" has been proposed in the landscape drawing.
- If possible, provide barrier-free access to the courtyard—even a handrail;
[IA] The natural slope of the site is approximately 12% from north to south. We acknowledge that the presence of stairs in the courtyard divides the development into two accessible segments. However, within the lower segment, the accessible units are designed to accommodate individuals with special needs and personal vehicles. The upper units, on the other hand, are well-suited for residents who rely on public transportation.
- Have the gates push in rather than pull out, for a bit of relief for someone carrying groceries, for example;
- *[IA] Noted. All gates are designed to open inward when pushed.*
- Appreciate the inclusion of an accessible parking space which was not required; and
[IA] Thank you for your attention. Our goal is to design a high-quality living environment that benefits both the owners and the public.
- Ask that the accessibility of the courtyard be looked at again, as different landscaping and ramping could make it more accessible.
[IA] We have thoroughly explored the option of implementing a ramp and discussed the results with the planning department. Regrettably, it is not feasible to provide an accessible ramp that connects the lower and upper segments.

MOVED and SECONDED

THAT the New Westminster Design Panel support the project at 1032 and 1036 St. Andrews Street and recommends that, to the satisfaction of Planning staff, the

applicant:

- Re-examine the central courtyard to address the aspiration of barrier-free access;
[IA] The natural slope of the site is approximately 12% from north to south. We acknowledge that the presence of stairs in the courtyard divides the development into two accessible segments. However, within the lower segment, the accessible units are designed to accommodate individuals with special needs and personal vehicles. The upper units, on the other hand, are well-suited for residents who rely on public transportation. We have thoroughly explored the option of implementing a ramp and discussed the results with the planning department. Regrettably, it is not feasible to provide an accessible ramp that connects the lower and upper segments.
- Review the central courtyard entrances setback to allow for more space in the courtyard;
[IA] The width of the side yard meets the minimum requirement set by the zoning bylaw. Encroaching into the side yard would result in substantial height issues within the building envelope.
- Consider the north elevation rooflines; and
[IA] The north roof line design revised as requested.
- Consider having more public realm as opposed to private.
[IA] Public realm was not required for this size of development. However, it is important to highlight that we have identified the opportunity to preserve a prominent pine tree at the project's entrance, which could serve as a distinctive landmark for the development.

Carried.

All members present voted in favour of the motion.

Procedural Note: Bryce Gauthier joined the meeting at 4:06 p.m.