

Attachment 6
City-led Consultation
Summary

Survey Responses

01 April 2023 - 25 May 2023

1032 & 1036 St. Andrews Street

Be Heard New West City

Project: 1032 & 1036 St. Andrews Street



VISITORS					
14					
CONTRIBUTORS			RESPONSES		
8			8		
5	3	0	5	3	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Registered

Responded At: May 04, 2023 15:05:46 pm

Last Seen: May 09, 2023 21:53:38 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?**

Support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

not answered

Q3. **OPTIONAL: What is your connection to the proposed development?**

I live in the area but further than 3 blocks away

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

Q5. **What is your postal code?**

New Westminster, BC, V3M6Y2



Respondent No: 2

Login: Registered

Responded At: May 05, 2023 16:52:29 pm

Last Seen: May 16, 2023 01:49:33 am

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?**

Somewhat support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

not answered

Q3. **OPTIONAL: What is your connection to the proposed development?**

I live in the area but further than 3 blocks away

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

Q5. **What is your postal code?**

New Westminster, BC, V3M3R5



Respondent No: 3

Login: Registered

Responded At: May 11, 2023 16:17:21 pm

Last Seen: May 11, 2023 23:17:21 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?**

Support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

not answered

Q3. **OPTIONAL: What is your connection to the proposed development?**

I live in the area but further than 3 blocks away

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

Q5. **What is your postal code?**

New Westminster, BC, V3M6T7



Respondent No: 4
Login: Registered

Responded At: May 11, 2023 16:23:34 pm
Last Seen: May 11, 2023 22:57:32 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?**

Support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

n/a

Q3. **OPTIONAL: What is your connection to the proposed development?**

I live in the immediate vicinity (within 1-3 blocks)

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

Family-friendly housing, but *currently* the local schools cannot support the increase in families, as all nearby schools are over capacity and the anticipated Fraser River elementary won't be open for at least 5 years. Has any thought been given to how the increasing density will impact the limited capacity of our existing schools? Family-friendly multi-family is fantastic, but the school district doesn't seem to be able to keep up with all the new developments.

Q5. **What is your postal code?**

New Westminster, BC, V3M3V6



Respondent No: 5

Login: Unverified

Responded At: May 22, 2023 22:55:30 pm

Last Seen: May 22, 2023 22:55:30 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

No.

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

This development will begin the gentrification of the neighbourhood, leading to rising rents, 'renovictions', further loss of affordable rental units, and the exodus of working class, and/or low to middle income households--evidence for the negative effects of gentrification are legion. Please email me if you would like a Reference List. In addition, there is wonderful array of trees, shrubs and other greenery on the two properties, including trees that I have known for over a decade that I love dearly, providing habitat for a large number of bird species and other animals that would vanish with the development of this project. What's more, this project violates its current zoning, all for a slightly higher tax base for the city? Is it really worth it?

Q5. **What is your postal code?** New Westminster, BC, V3M1W4



Respondent No: 6

Login: Registered

Responded At: May 23, 2023 16:22:18 pm

Last Seen: May 23, 2023 19:13:47 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?**

Support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

No, all elements look good

Q3. **OPTIONAL: What is your connection to the proposed development?**

I live in the area but further than 3 blocks away

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

I support more low-rise, townhouse conversions from single family housing lots. This type of gentle density successfully increases the supply of housing without placing increased stress on infrastructure. I would support removing the requirements for public consultation and municipal review for future developments like this that adhere to the PCP and current zoning.

Q5. **What is your postal code?**

New Westminster, BC, V3M1N4



Respondent No: 7

Login: Unverified

Responded At: May 24, 2023 15:50:27 pm

Last Seen: May 24, 2023 15:50:27 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?** Somewhat do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

The quantity of parking is insufficient. I work all over the city and every townhouse development has residents fighting for street parking because each unit only has one space. Given the local density, greater off street parking is needed. Otherwise local residents will do as they do in Vancouver where they park their less used vehicle on the street to "hold a spot" for their own use, and use an alternative means of getting around. Perhaps a second car, perhaps transit. If the city wishes to reduce car dependency, punishing local residents by denying them a place to park is not the way to do it. Plans that do so are simply elitist against those who cannot afford a larger driveway. I do appreciate the inclusion of a specific visitor/loading space, but 1 will also be insufficient. 2-3 would be better. A secondary concern of these spots is will a service vehicle, such as a van driven by plumbers, be able to fit into the spot. This is another common issue I see throughout the city.

Q3. **OPTIONAL: What is your connection to the proposed development?** I live in the immediate vicinity (within 1-3 blocks)

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

not answered

Q5. **What is your postal code?** New Westminster, BC, V3M1Y5



Respondent No: 8

Login: Unverified

Responded At: May 24, 2023 19:47:09 pm

Last Seen: May 24, 2023 19:47:09 pm

Q1. **What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?**

Do not support

Q2. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Are there any elements of the proposal that could change to increase your level of support for this project?**

No support

Q3. **OPTIONAL: What is your connection to the proposed development?**

Other (please specify)
I live in the apt right across!!! :(

Q4. **OPTIONAL: Please share with the City any other comments you may have about the proposed development.**

will destroy our quiet, beautiful street

Q5. **What is your postal code?**

New Westminster, BC, V3M1W4

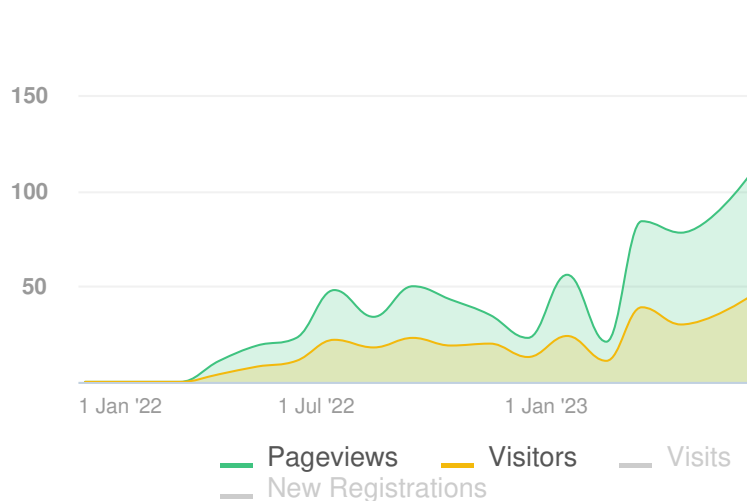
Project Report

29 October 2020 - 24 May 2023

Be Heard New West City 1032 & 1036 St. Andrews Street



Visitors Summary

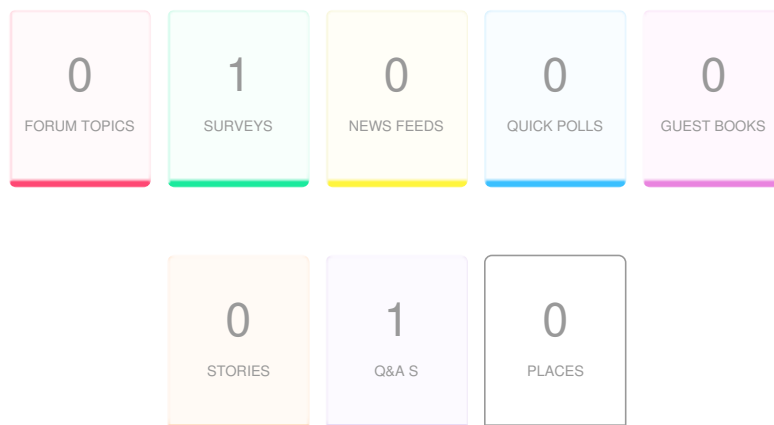


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
308	7	
NEW REGISTRATIONS		
2		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
9	77	174

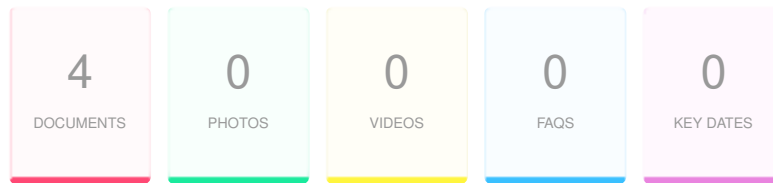
Aware Participants	174	Engaged Participants	9		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	174	Contributed on Forums	0	0	0
Informed Participants	77	Participated in Surveys	5	3	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	73	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	1	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	68				
Contributed to a tool (engaged)	9				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Do you have a question about 1032 & 1036 St. Andrews Street?	Published	2	1	0	0
Survey Tool	1032 & 1036 St. Andrews Street	Archived	14	5	3	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Drawing Package - April 2022.pdf	52	72
Document	Updated Architectural Drawing	19	20
Document	Preliminary Report to Council - April 25, 2022.pdf	13	28
Document	Updated Landscape Drawing	8	8

QANDA

Do you have a question about 1032 & 1036 St. Andrews Street?

Visitors 2

Contributors 1

CONTRIBUTIONS 1



jmsbc

19 August 22

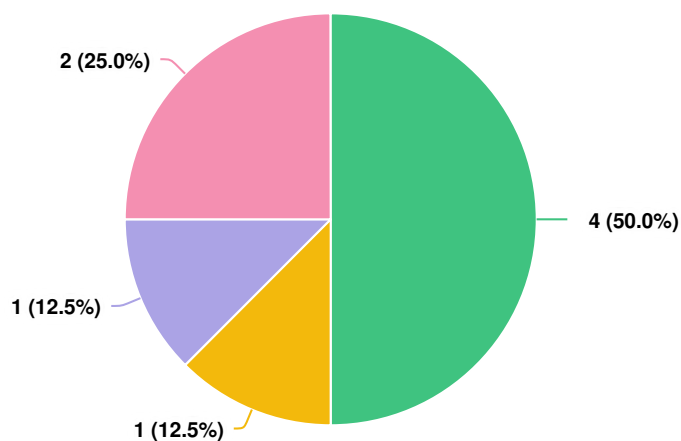
Hello, Infinity Townhomes and New Westminster City Council, Do you ever think about what you are destroying? I live across the street from the proposed development at 1032 and 1036 St Andrews Street. I've lived here for nigh on ten years, and during this time have enjoyed the companionable view of the peaceful, old houses with their sturdy hedges, their magnificent tall trees, and fabulous, sweet-smelling old roses. (Roses like this are a rarity these days.) Besides the families in the houses, there's an abundance of wild life living there in the gardens, as well: lots of birds, squirrels, raccoons, and many other tiny, unseen creatures necessary to keep our earth ticking along. Many animals rely on bushes and trees and foliage for shelter from predators or harsh weather conditions and for shelter from predators. In springtime, I watch the hedges begin to bloom with beautiful, scented flowers and begin to reach upwards. In summer, I watch the trees spread their leafy branches over the houses, cooling the air. I pick blackberries in the lane behind these houses. In fall and winter, I wonder at the changing of the seasons as small animals burrow down into the nooks and crannies of these gardens and the trees, as they begin their nesting and hibernation in preparation for next year's new cycles of birthings and foraging. We need trees, not only as housing for little critters, but also for their life-giving ecosystems. Trees give us about twenty percent of the oxygen we breathe by absorbing CO2 through photosynthesis, which produces clean air, and also helps control our climate by making clouds. Trees reduce runoff by breaking rainfall, thus allowing the water to flow down the trunk and into the earth below the tree. Trees are partly responsible for the formation of soil; their leaves are important to the process of decomposition, which creates nutrients in our soils. I realize that trees don't pay rent or taxes or buy condos or otherwise generate income for developers or the city. I am aware that the idea of development is to make as much money as possible from razing to the ground whatever has happily occupied a space for years previously, and instead building a complex that houses as many people as possible in as small a space as possible. Apparently the project will also provide twelve parking spaces for residents and one parking space for visitors. I suppose this means that eleven families cannot have visitors at the same time, unless said visitors can find parking on our already crowded street. Regrettably, I'll eventually be looking down at twelve family-oriented, ground-oriented (whatever this means) townhouse units with three bedrooms each, ranging in size from 1,064 to 1,310 square feet, with a few young trees and postage stamp-sized gardens in front. None of the photos, nor the plans, show any large trees anywhere. It will take years and years for the little replacements to reach the stature of these established grandfathers we—and the hummingbirds and crows and raccoons and squirrels and other animals—currently enjoy. It's taken forty years for the cedar hedge to grow; one of our neighbours remembers when these were first planted. How dreadfully, awfully sad. Another neighbourhood is being destroyed. Oh, and by the way, on the handout circulated to residents in the neighbourhood in early May, two urls were offered: www.infinitytownhouses.ca and www.infinitytownhomes.ca The first returns an error message: "Hmm. We're having trouble finding that site. We can't connect to the server at www.infinitytownhouses.ca." Fortunately, the second took me to the correct site and email address.

ENGAGEMENT TOOL: SURVEY TOOL

1032 & 1036 St. Andrews Street

Visitors	14	Contributors	8	CONTRIBUTIONS	8
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What is your overall level of support for the proposed development based on your knowledge of the proposal at this location?



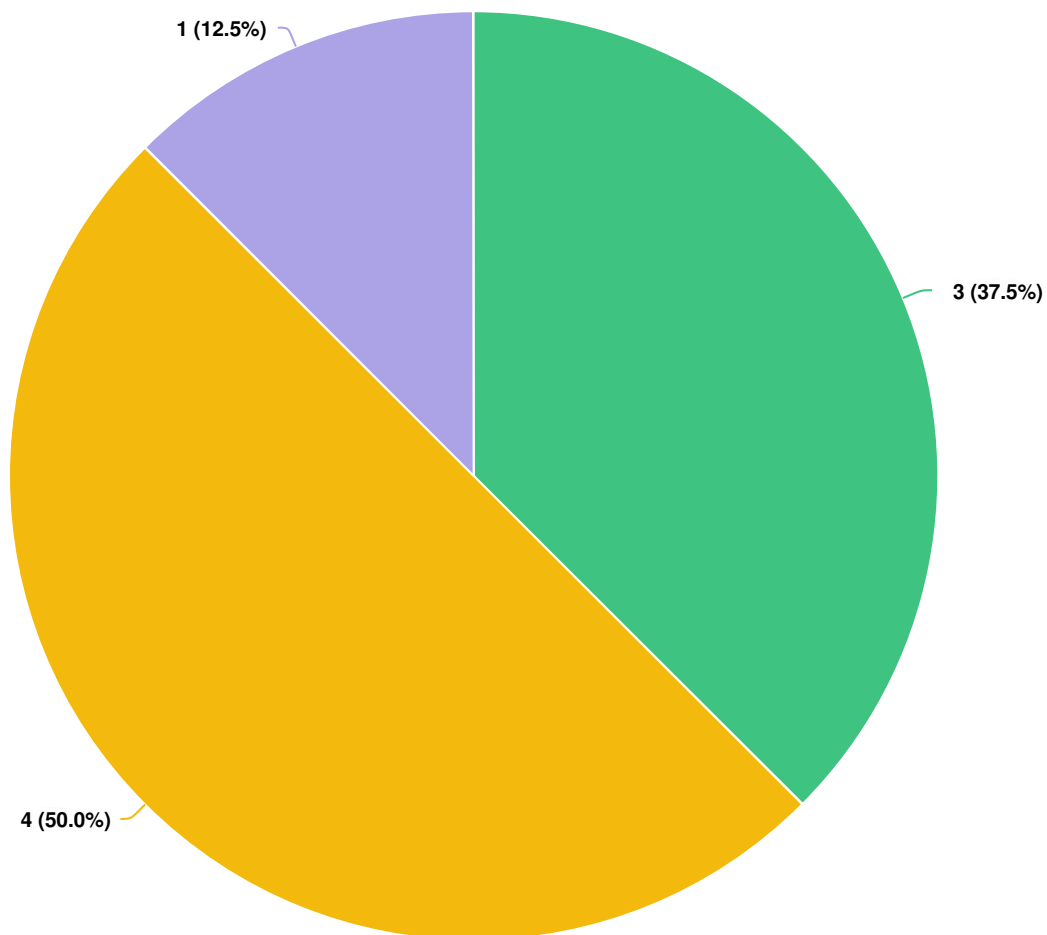
Question options

● Support ● Somewhat support ● Somewhat do not support ● Do not support

Optional question (8 response(s), 0 skipped)

Question type: Radio Button Question

OPTIONAL: What is your connection to the proposed development?



Question options

- ☐ I live in the immediate vicinity (within 1-3 blocks)
- ☐ I live in the area but further than 3 blocks away
- ☐ Other (please specify)

Optional question (8 response(s), 0 skipped)

Question type: Radio Button Question

From: Personal Information
To: [Wendee Lang](#)
Cc: [Emilie Adin](#)
Subject: [EXTERNAL] RE: townhome development 1032 and 1026 St Andrews Street, New Westminster
Date: Monday, May 22, 2023 9:05:16 PM
Attachments: [image001.png](#)
[image002.png](#)

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

Dear Ms Lang,

I know it's been almost a year since I first wrote about this project and subsequently received your comprehensive reply (thank you), but I am now re-visiting this since the topic has come up again on Be Heard New West. I appreciate your explanations, especially vis-à-vis the trees. Your explanation re parking is somewhat helpful, but not very logical or practicable, since New Westminster's aging and mobility challenged population is not always able to easily access public transportation and certainly does not travel by foot or bike. "Car light" does not serve everyone, only a select group. I would suggest they need an increase, not a reduction, of visitor spaces. Apparently, then, this project is strictly for young families and is not going to be very accessible for the marginalized population (nor, I venture to say, will it qualify as "affordable housing" for those of us on limited incomes, but that's likely another discussion).

I also note that you did not in the least address the wildlife residents of the area, because of course to many people all these small critters are viewed merely as nuisances, and killing living creatures does not factor into a developer's plans. Coincidentally, I happened on a very interesting documentary a few days ago (I believe on Nova or Nature or something similar) which decried the erasure of habitats for city wildlife, explaining how necessary they actually are to our ecosystems. After all, without these busy creatures, we won't have pollination, for instance, and the natural predator/prey system created by Mother Nature will be greatly and significantly upset, leading to a surplus of some less desirable creatures, even having a further adverse effect on our already rampant negative climate changes. The more we build, the more the natural cycles are interfered with—all to the detriment of our entire world and its inhabitants.

I have posted again to Be Heard, with some variations, since so much time has passed since my first commentary. It will be new to some readers and old to others, but I feel it's important to restate these considerations. I appreciate the fact that these comments are in fact passed on to council and city staff. By the way, the developer never did bother to respond to my first message. I would imagine there have been very few comments, for many people don't bother, thinking there is no point, that council doesn't listen, and won't do anything to stop the project anyway. It's a tragedy.

Thank you for the opportunity to comment. As I originally stated, I'd love to hear from someone. Please email me at **Personal Information**, or I'm available at **Personal Information** to have a further discussion.

Personal Information

ALL UP TO DATE (and about time, too)!

From: Wendee Lang [mailto:wlang@newwestcity.ca]

Sent: 29-Aug-22 2:32 PM

To: **Personal Information**

Cc: Emilie Adin

Subject: RE: townhome development 1032 and 1026 St Andrews Street, New Westminster

Dear **Personal Information**,

Thank you for your email and for taking the time to send us your feedback about the proposed infill townhouse development at 1032 and 1036 St. Andrews Street. All feedback will be summarized and included in a report to Council prior to final consideration of the proposal.

The City considers all applications for tree removals very carefully, taking into account different considerations such as their location, health, species, size and contribution to the local ecosystem. For these particular properties, four trees are proposed for removal, as well as the front hedge. Removal of these trees has been permitted due to their relatively low ecological value and/or poor health. However, four trees, including the large Cypress tree located near the front of the property, would be retained.

The City requires two replacement trees for each tree or hedge removed, and the size and species of these replacement trees is specified by the City Arborist, who considers urban biodiversity and the suitability of trees to the local climate and context in his recommendations. A total of 24 trees are currently proposed as part of this project, in addition to 126 plantings that will form new hedges within the property. A variety of native and ornamental shrubs, vines, and perennials are also proposed. Together, the proposed landscaping would provide critical ecological services, and support the City's biodiversity, rainwater management, and climate action goals. On this project, the City has tried to strike a balance between retaining valuable trees, increasing the urban forest canopy, and providing other key needs, such as family-friendly housing.

With regard to your comment regarding parking, you are correct in that the applicant has proposed 12 resident parking spaces and one visitor space. While the Zoning Bylaw would require two visitor spaces for this project, the applicant has requested a reduction of one space. The property's location close to public transit and provision of bike parking infrastructure is intended to encourage visits by foot and by bike, rather than by private vehicles. This supports development of a car light community, which is a Council priority.

Thank you for alerting us to the incorrect web address provided by the applicant. We will pass along this information and remind the applicant that any future materials must be consistent.

I see that you have also posted your feedback on Be Heard New West, and that you addressed your comments to Council. As questions and feedback on Be Heard New West are provided to City staff, I wanted to let you know that emails addressed to Council and sent to clerks@newwestcity.ca will be sent to them directly. You are also welcome to write to Mayor and Council by mailing your letter to City Hall (511 Royal Avenue, New Westminster BC V3L 1H9).

Thank you,

Wendee Lang | Development Planner
C 604.240.6386 | E wlang@newwestcity.ca

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

From: External-Clerks
Sent: Monday, August 22, 2022 8:39 AM
To: Personal Information
Subject: RE: [EXTERNAL] RE: townhome development 1032 and 1026 St Andrews Street, New Westminster

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to the Director of Climate Action, Planning and Development.

Yours truly,

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

☐ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

image002.png



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From: Personal Information

Sent: Friday, August 19, 2022 7:12 PM

To: info@infinitytownhomes.ca; External-Clerks <Clerks@newwestcity.ca>

Cc: Personal information redacted

Subject: [EXTERNAL] RE: townhome development 1032 and 1026 St Andrews Street, New Westminster

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

Hello, Infinity Townhomes and City of New Westminster,

Do you ever think about what you are destroying?

I live **Personal Information** from the proposed development at 1032 and 1036 St Andrews Street. I've lived here for nigh on ten years, and during this time have enjoyed the companionable view of the peaceful, old houses with their sturdy hedges, their magnificent tall trees, and fabulous, sweet-smelling old roses. (Roses like this are a rarity these days.) Besides the families in the houses, there's an abundance of wild life living there in the gardens, as well: lots of birds, squirrels, raccoons, and many other tiny, unseen creatures necessary to keep our earth ticking along. Many animals rely on bushes and trees and foliage for shelter from predators or harsh weather conditions and for shelter from predators. In springtime, I watch the hedges begin to bloom with beautiful, scented flowers and begin to reach upwards. In summer, I watch the trees spread their leafy branches over the houses, cooling the air. I pick blackberries in the lane behind these houses. In fall and winter, I wonder at the changing of the seasons as small animals burrow down into the nooks and crannies of these gardens and the trees, as they begin their nesting and hibernation in preparation for next year's new cycles of birthings and foraging.

We need trees, not only as housing for little critters, but also for their life-giving eco-systems. Trees give us about twenty percent of the oxygen we breathe by absorbing CO₂ through photosynthesis, which produces clean air, and also helps

control our climate by making clouds. Trees reduce runoff by breaking rainfall, thus allowing the water to flow down the trunk and into the earth below the tree. **Trees** are partly responsible for the formation of soil; their leaves are important to the process of decomposition, which creates nutrients in our soils.

I realize that trees don't pay rent or taxes or buy condos or otherwise generate income for developers or the city. I am aware that the idea of development is to make as much money as possible from razing to the ground whatever has happily occupied a space for years previously, and instead building a complex that houses as many people as possible in as small a space as possible. Apparently the project will also provide twelve parking spaces for residents and one parking space for visitors. I suppose this means that eleven families cannot have visitors at the same time, unless said visitors can find parking on our already crowded street.

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Oh, and by the way, on the handout circulated to residents in the neighbourhood in early May, two urls were offered:

www.infinitytownhouses.ca and www.infinitytownhomes.ca

The first returns an error message: *Hmm. We're having trouble finding that site. We can't connect to the server at www.infinitytownhouses.ca.* Fortunately, the second took me to the correct site and email address.

I'd love to hear from someone. Please email me at **Personal Information**, or I'm available at **Personal Information** to have a further discussion after September 2. Thank you.
Personal Information

ALL UP TO DATE (and about time, too)!

From: Personal Information
To: [External-Dev Feedback](#)
Subject: RE: [EXTERNAL] RE: 1032 & 1036 St. Andrews Street Residential Development
Date: Tuesday, January 17, 2023 8:05:23 AM
Attachments: [image006.png](#)
[image007.jpg](#)
[image008.jpg](#)
[image009.jpg](#)
[image010.jpg](#)
[image011.png](#)
[image012.jpg](#)
[image013.jpg](#)
[image014.jpg](#)
[image015.jpg](#)

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Thank you Wendee!

Personal Information

Personal Information

Personal Information



From: External-Dev Feedback <devfeedback@newwestcity.ca>
Sent: Monday, January 16, 2023 4:29 PM
To: Personal Information
Subject: [EXTERNAL] RE: 1032 & 1036 St. Andrews Street Residential Development

Hi ^{Personal Information},

Thank you for your question regarding the proposed 12-unit townhouse development at 1032 and 1036 St. Andrews Street. The Rezoning and Development Permit applications for this project are currently being processed. The project has not yet been presented to Council for final consideration, and Rezoning of the properties has not been approved. At this time, the applicant is revising their project drawings based on feedback from staff and the community.

For additional information on this project, please see the City's Be Heard New West project page: <https://www.beheardnewwest.ca/1032-st-andrews>

Please let me know if you have any other questions.

Thank you,

Wendee Lang | Development Planner
C 604.240.6386 | E wlang@newwestcity.ca

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From: Personal Information

Sent: Thursday, January 12, 2023 8:37 AM

To: External-Dev Feedback <devfeedback@newwestcity.ca>

Subject: [EXTERNAL] 1032 & 1036 St. Andrews Street Residential Development

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

Hi,

My name is ^{Personal Information} with ConstructConnect and the Journal of Commerce. I would like to find out if the above mentioned proposed project is still going through the municipal approval process or if the rezoning and development permits are in place?

Thank you for reading my email and I look forward to your response.

Personal Information



External email; review links/attachments before clicking.