

## Attachment #6

### *City-led Consultation Summary and Applicant Response*

# Project Report

29 October 2020 - 26 June 2023

## Be Heard New West City 376 Keary Street



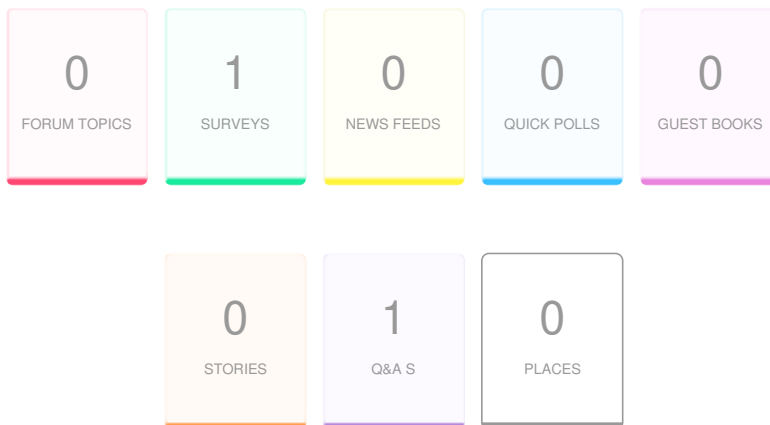
### Visitors Summary

### Highlights



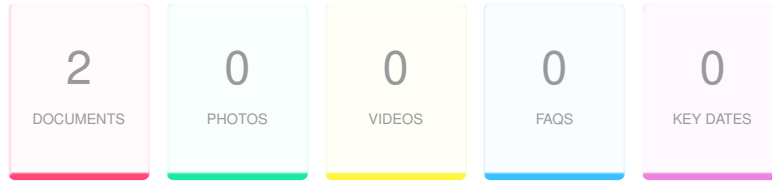
Aware Participants		Engaged Participants	
73		14	
Aware Actions Performed	Participants	Engaged Actions Performed	
Visited a Project or Tool Page	73	Registered	Unverified
Informed Participants	39	Anonymous	
Informed Actions Performed	Participants	Contributed on Forums	0
Viewed a video	0	Participated in Surveys	7
Viewed a photo	0	Contributed to Newsfeeds	0
Downloaded a document	29	Participated in Quick Polls	0
Visited the Key Dates page	0	Posted on Guestbooks	0
Visited an FAQ list Page	0	Contributed to Stories	0
Visited Instagram Page	0	Asked Questions	1
Visited Multiple Project Pages	22	Placed Pins on Places	0
Contributed to a tool (engaged)	14	Contributed to Ideas	0

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 376 Keary Street	Published	4	1	0	0
Survey Tool	Comment Form	Archived	18	7	6	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Drawings Package	29	44
Document	Preliminary Report to Council - September 26, 2022	6	8

## QANDA

### Ask a Question about 376 Keary Street

Visitors <b>4</b>	Contributors <b>1</b>	CONTRIBUTIONS <b>1</b>
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**Q** jr25  
02 June 23

Will the laneway house currently on the property be torn down?

**A** Privately Answered

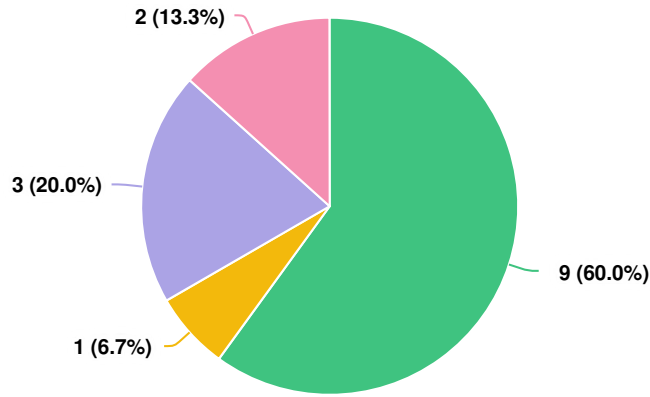
Thank you for your question about the proposed development at 376 Keary Street. The City's records do not show a laneway house on the property; rather, they show that there is a double detached garage at the rear of the property. This detached garage would be demolished as part of the development proposal.

## ENGAGEMENT TOOL: SURVEY TOOL

### Comment Form

Visitors <b>18</b>	Contributors <b>13</b>	CONTRIBUTIONS <b>15</b>
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**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
- I live in a different neighbourhood, but am interested in the project
- Other (please specify)

*Optional question (15 response(s), 0 skipped)*

*Question type: Radio Button Question*

# Survey Responses

29 October 2020 - 26 June 2023

## Comment Form

# Be Heard New West City

Project: 376 Keary Street



VISITORS					
18					
CONTRIBUTORS			RESPONSES		
13			15		
7	6	0	9	6	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** Registered

**Responded At:** Jun 02, 2023 15:06:53 pm

**Last Seen:** Jun 02, 2023 21:46:15 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

I support the development of dense ground oriented housing throughout the city. In the coming years myself and my family will be interested in living in a development such as this one.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

I live in a different neighbourhood, but am interested in the project

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informati

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**Respondent No:** 2

**Login:** Unverified

**Responded At:** Jun 03, 2023 16:54:01 pm

**Last Seen:** Jun 03, 2023 16:54:01 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

Best wishes for a smooth project.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

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

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**Q3. What is your postal code?**

not answered

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**Respondent No:** 3

**Login:** Registered

**Responded At:** Jun 03, 2023 17:00:54 pm

**Last Seen:** Jun 03, 2023 23:59:26 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

Welcome to Sapperton

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**Q2. OPTIONAL: What is your connection to the proposed development?**

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

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informa

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**Respondent No:** 4

**Login:** Registered

**Responded At:** Jun 04, 2023 20:14:17 pm

**Last Seen:** Jun 22, 2023 00:16:21 am

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

Fully support increasing the density but visitor parking seems excessive since there is no laneway homes.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

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

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informa

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**Respondent No:** 5

**Login:** Registered

**Responded At:** Jun 05, 2023 13:12:48 pm

**Last Seen:** Jun 05, 2023 20:12:51 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

This seems like a great way to gently increase density and construct missing middle housing. I am uncertain of why this RS-1 zone needs to be rezoned to CD instead of a zoning that inherently supports duplexes, but I trust that City planners have made the correct decision. I hope that BC's new housing plan will eliminate this rezoning requirement.

**Q2. OPTIONAL: What is your connection to the proposed development?**

I live in a different neighbourhood, but am interested in the project

**Q3. What is your postal code?**

New Westminster, BC, Personal Information



**Respondent No:** 6

**Login:** Registered

**Responded At:** Jun 06, 2023 14:56:17 pm

**Last Seen:** Jun 06, 2023 21:56:17 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

I am in full support of building this duplex and increasing density in general in all of New West and the lower mainland. We are in the middle of a housing crisis and if we lean in to the development of these types of housing options younger people might actually have a chance to own real estate.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

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

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informa

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**Respondent No:** 7

**Login:** Registered

**Responded At:** Jun 06, 2023 15:00:17 pm

**Last Seen:** Jun 06, 2023 21:56:17 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

This duplex development has my full support. I am in favour of increased density in New West and the entirety of the lower mainland wherever possible. We are living in a housing crisis and lots of people are being completely priced out of home ownership. Adding more housing supply might help the situation.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

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

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informa

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**Respondent No:** 8

**Login:** Unverified

**Responded At:** Jun 08, 2023 11:06:53 am

**Last Seen:** Jun 08, 2023 11:06:53 am

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

This is a pleasing design, good street appeal. Good idea for future density.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

I live in a different neighbourhood, but am interested in the project

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**Q3. What is your postal code?**

New Westminster, BC, Personal Information

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**Respondent No:** 9

**Login:** Unverified

**Responded At:** Jun 08, 2023 15:14:59 pm

**Last Seen:** Jun 08, 2023 15:14:59 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

I fully support the construction of duplexes in the Sapperton area and would like to see the city approve more of them. For this design, I would like to see an exterior look that is more like 2 houses rather than one large monster house. Monster houses overshadow the other homes in the area. For example, a second gable over the second doorway. Exterior should incorporate some of the more historical architecture elements in the neighbourhood.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

I live in the area but further than 3 blocks away

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informa

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**Respondent No:** 10

**Login:** Unverified

**Responded At:** Jun 13, 2023 21:46:05 pm

**Last Seen:** Jun 13, 2023 21:46:05 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

As a prominent advocate for Sustainable Reuse, I am here to advocate for the developer to Deconstruct the home in question so as to protect and recover the valuable resources within the structure - opposed to traditional demolition. This form of Triage Approach for the removal of Houses and Single Family residences can also be modelled to larger buildings and other materials, including dead/dying Urban Trees or trees within a scope of a development project that is permitted for removal. Deconstruct/unbuild the building. TreeCycle any trees. Save as much of the usable materials from the landfill as possible, and encourage reuse back in the new structure. Help us go Net Zero + Zero Waste by making legislative decisions that prioritize these actions.

**Q2. OPTIONAL: What is your connection to the proposed development?**

**Other (please specify)**

Our Business is in the discussion stage with another developer for the project at **Redacted**. The houses there are being deconstructed for recovery of salvageable materials. 376 Keary Street shows a prime opportunity to do the same - including the deciduous tree in the rear of the property (if not being retained).

**Q3. What is your postal code?**

North Vancouver, BC, Personal Informa



**Respondent No:** 11

**Login:** Unverified

**Responded At:** Jun 18, 2023 10:50:59 am

**Last Seen:** Jun 18, 2023 10:50:59 am

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

No thanks. I do not approve. I think if council want so densify then rezone the neighbourhood, have estate agents package up the properties and sell off in larger sections as land assemblies. This piecemeal approach is not working for the residents, causing frustration and disruption with the constant tearing down, rebuilding and long drawn out construction process of new homes and lane houses. Several summers have been disrupted already with teardowns/constructions and am not keen for this to continue. To be clear I am not against re development but lets get it done as groups of properties.

**Q2. OPTIONAL: What is your connection to the proposed development?**

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

**Q3. What is your postal code?**

New Westminster, BC, Personal Informa



**Respondent No:** 12

**Login:** Registered

**Responded At:** Jun 20, 2023 12:15:18 pm

**Last Seen:** Jun 21, 2023 22:00:41 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

All lots on Keary Street of similar size to this should be rezoned as multi family (duplex, triplex, suites and laneways. All should include at least 1 parking spot per residence on the property. Each lot should only be allowed 2 on street parking passes maximum.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

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

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informa

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**Respondent No:** 13

**Login:** Registered

**Responded At:** Jun 20, 2023 12:23:18 pm

**Last Seen:** Jun 20, 2023 19:23:19 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

this project should be approved and all properties in this area should be rezoned proactively to allow further densification in this residential area. At least one parking spot for each suite or living area must be mandatory. Each property should be limited to 2 street parking passes regardless of how many dwellings are on the lot.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

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

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informa

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**Respondent No:** 14

**Login:** Registered

**Responded At:** Jun 20, 2023 12:28:12 pm

**Last Seen:** Jun 20, 2023 19:23:19 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

This project should go ahead. All nearby properties should be rezoned for duplex, triplex, suites and laneway houses to allow for further similar densification in the immediate area. All properties must be required to include at least one on-property parking space per suite/dwelling/laneway house on the property. Each property should be limited to 2 on-street parking place.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

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

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**Q3. What is your postal code?**

New Westminster, BC, Personal Informa

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**Respondent No:** 15

**Login:** Unverified

**Responded At:** Jun 20, 2023 12:47:15 pm

**Last Seen:** Jun 20, 2023 12:47:15 pm

**Q1. The purpose of this consultation is to better understand the community's impressions about the proposed project, before it is formally considered by Council. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share your comments.**

I'm concerned about the size of the house putting my house in the shade and blocking my view from the sundeck. Also my house is very old and any new construction may perhaps do damage to my foundation.

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**Q2. OPTIONAL: What is your connection to the proposed development?**

**Other (please specify)**

Personal Information

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**Q3. What is your postal code?**

not answered

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## 376 Keary Street - City of New Westminster Project City-Led Consultation Responses

City of New Westminster – Planning Department  
511 Royal Avenue  
New Westminster, BC V3L 1H9

At the close of the City-led public consultation, the majority of comments were positive and in favour.

The following is a record of comments and responses where needed.

	<b>COMMENT</b>	<b>RESPONSE</b>
<b>1</b>	I support the development of dense ground oriented housing throughout the city. In the coming years myself and my family will be interested in living in a development such as this one..	INFO
<b>2</b>	Best wishes for a smooth project.	INFO
<b>3</b>	Welcome to Sapperton	INFO
<b>4</b>	Fully support increasing the density but visitor parking seems excessive since there is no laneway homes.	We have removed the visitor parking.
<b>5</b>	This seems like a great way to gently increase density and construct missing middle housing. I am uncertain of why this RS-1 zone needs to be rezoned to CD instead made the correct decision. I hope that BC's new housing plan will eliminate this rezoning requirement.	INFO
<b>6</b>	I am in full support of building this duplex and increasing density in general in all of New West and the lower mainland. We are in the middle of a housing crisis and if we lean in to the development of these types of housing options younger people might actually have a chance to own real estate.	INFO
<b>7</b>	This duplex development has my full support. I am in favour of increased density in New West and the entirety of the lower mainland wherever possible. We are living in a housing crisis and lots of people are being completely priced out of home ownership. Adding more housing supply might help the situation.	INFO
<b>8</b>	This is a pleasing design, good street appeal. Good idea for future density.	INFO

## 376 Keary Street - City of New Westminster Project City-Led Consultation Responses

<p>9</p>	<p>I fully support the construction of duplexes in the Sapperton area and would like to see the city approve more of them. For this design, I would like to see an exterior look that is more like 2 houses rather than one large monster house. Monster houses overshadow the other homes in the area. For example, a second gable over the second doorway. Exterior should incorporate some of the more historical architecture elements in the neighbourhood.</p>	<p>The exterior expression of the project is in keeping with the Council endorsed <i>Duplex, Triplex, and Quadraplex: Interim Development Review Policy</i>. This policy states the following:  <b><u>The building should appear as one existing building that has been converted into two units (i.e. not to independent units sharing a center wall).</u></b>  <b><u>Consider the following:</u></b>  <ul style="list-style-type: none"> <li>◦ <b><u>The building should have the same feel as a single detached dwelling;</u></b></li> <li>◦ <b><u>There should be a unified front landscaping.</u></b></li> <li>◦ <b><u>There should be unified materials and colours.</u></b></li> <li>◦ <b><u>There should be asymmetrical features giving diversity within a unified massing of the building.</u></b></li> </ul> </p>
<p>10</p>	<p>As a prominent advocate for Sustainable Reuse, I am here to advocate for the developer to Deconstruct the home in question so as to protect and recover the valuable resources within the structure - opposed to traditional demolition. This form of Triage Approach for the removal of Houses and Single Family residences can also be modelled to larger buildings and other materials, including dead/dying Urban Trees or trees within a scope of a development project that is permitted for removal. Deconstruct/unbuild the building. TreeCycle any trees. Save as much of the usable materials from the landfill as possible, and encourage reuse back in the new structure. Help us go Net Zero + Zero Waste by making legislative decisions that prioritize these actions.</p>	<p>This project will follow the City's recycling requirements during demolition. <i>For all demolition permits, applicants must provide a Waste Disposal and Recycling Plan, Hazardous Materials Report, and Recycling Compliance Report.</i></p> <p>Metro Vancouver has set a target to reduce construction and demolition waste going to landfill by 2015. In order to help meet this target, the City of New Westminster will require demolition permit applicants to demonstrate adequate recycling practices. For all demolition permits, you are required to submit the following: Waste Disposal and Recycling Plan, Hazardous Materials Report, and a Recycling Compliance Report.</p>



## 376 Keary Street - City of New Westminster Project City-Led Consultation Responses

<p><b>11</b></p>	<p>No thanks. I do not approve. I think if council want so densify then rezone the neighbourhood, have estate agents package up the properties and sell off in larger sections as land assemblies. This piecemeal approach is not working for the residents, causing frustration and disruption with the constant tearing down, rebuilding and long drawn out construction process of new homes and lane houses. Several summers have been disrupted already with teardowns/constructions and am not keen for this to continue. To be clear I am not against re development but lets get it done as groups of properties.</p>	<p>INFO</p>
<p><b>12</b></p>	<p>All lots on Keary Street of similar size to this should be rezoned as multi family (duplex, triplex, suites and laneways. All should include at least 1 parking spot per residence on the property. Each lot should only be allowed 2 on street parking passes maximum.</p>	<p>We have removed the visitor parking.</p>

## 376 Keary Street - City of New Westminster Project City-Led Consultation Responses

13	<p>this project should be approved and all properties in this area should be rezoned proactively to allow further densification in this residential area. At least one parking spot for each suite or living area must be mandatory. Each property should be limited to 2 street parking passes regardless of how many dwellings are on the lot.</p>	<p>We have removed the visitor parking.</p>
14	<p>This project should go ahead. All nearby properties should be rezoned for duplex, triplex, suites and laneway houses to allow for further similar densification in the immediate area. All properties must be required to include at least one onproperty parking space per suite/dwelling/laneway house on the property. Each property should be limited to 2 on-street parking place.</p>	<p>We have removed the visitor parking.</p>
15	<p>I'm concerned about the size of the house putting my house in the shade and blocking my view from the sundeck. Also my house is very old and any new construction may perhaps do damage to my foundation.</p>	<p>The form, massing and size are in keeping with city guidelines.</p> <p>It is very important that adjacent properties are not impacted structurally by the construction. All reasonable efforts will be made to avoid such an occurrence.</p>

It would be my pleasure to address any questions you may have about this project.

Robert Billard, Architect AIBC, LEED AP  
 Billard Architecture INC.  
 604-619-0529  
 Robert@BillardArchitecture.ca