

Attachment 5
*Applicant-led Consultation Summary and
Response*



DOUGLASCOLLEGE

808 Royal

Community Consultation Summary



Architect: Stantec Architecture Ltd.

1. PURPOSE

Douglas College submitted development and rezoning applications to the City of New Westminster for its proposed new academic and student housing project, 808 Royal. As part of this application, Douglas College was required to host community consultations regarding the project to gather feedback from the community. Douglas College hosted this consultation between May 30 and June 27, 2023, which included two public open houses and participation in a meeting with the New Westminster Downtown Residents Association to share project information and answer questions.

The following report provides a record of the engagement and a summary of the feedback Douglas College received. Engagement materials, including an online feedback form, were made publicly available online at douglascollege.ca/808Royal.

2. OVERVIEW

From May 30 to June 27, 2023, Douglas College sought community feedback about the 808 Royal Project. Douglas College hosted two public open houses on June 19 and 20, 2023 and encouraged members of the public to submit feedback through an online feedback form.

Participation in the public engagement included:

- Online open house
- In-person open house
- Meeting with the New Westminster Downtown Residents Association
- Online discussion guide and feedback form
- Dedicated project webpage - douglascollege.ca/808Royal

During this period, a total of 70 feedback forms were submitted, and one submission was received via email. The feedback received through the project community consultation process is being used by Douglas College and its partners to inform the ongoing development of the project development and rezoning applications.

3. NOTIFICATION

The public was notified about the consultation opportunities by postcard, as well as print and digital advertisements. All notification materials provided clear instructions for accessing the project webpage at douglascollege.ca/808Royal, where members of the public could learn more about the project and community engagement, read the discussion guide, and provide feedback.

Notification activities about consultation opportunities included:

- **Neighbourhood postcard:** 913 postcards were mailed to residents and local businesses within 100m of the site on June 1, 2023.
- **Print advertisement:** A print advertisement ran in the weekly print edition of the New West Record on June 8 and 15, 2023.
- **Social media:** Posts were made via Douglas College's Facebook, Twitter, Instagram and LinkedIn accounts on June 12, 2023.
- **Site signage:** Three signs were posted on the site, 800 Royal Avenue, during the engagement period.
- **Digital advertisements:** Three Meta advertisements were used on Facebook to drive users to the website.

*A copy of the notification materials and analytics can be found in **Appendix A**.*

4. ENGAGEMENT METHODS

Several methods were used to engage with the New Westminster community.

PUBLIC OPEN HOUSES

Two public open houses were hosted by Douglas College, on June 19 and 20, 2023.

On June 19, 2023, an online open house was held via Zoom from 6:30 pm – 8:30 pm, with 26 people in attendance.

An in-person open house was held on June 20, 2023, from 4:30 pm – 6:30 pm at the existing Douglas College campus. Approximately 30 people attended.

Each open house provided an opportunity for community members to hear more about the project, ask questions and share feedback. Display boards and a presentation were used to share detailed information about the 808 Royal project, including project benefits, renderings and floor plans.

Please refer to pp. 4-5 for a summary of key themes from the public open houses.

NEW WESTMINSTER DOWNTOWN RESIDENTS ASSOCIATION MEETING

Representatives from Douglas College met with the New Westminster Downtown Residents Association on June 7, 2023, at 7:30 pm. Douglas College provided a seven-minute presentation, followed by a question and answer period. Discussion guides and printed feedback forms were provided to the attendees.

All participants were in favour of the project. As a result, the group made a unanimous motion stating, “The New Westminster Downtown Residents Association supports the development of this project.”

Please refer to pp. 5 for a summary of key themes from the meeting.

PROJECT WEBSITE – DISCUSSION GUIDE AND FEEDBACK FORM

The primary method of community feedback collection was through an online feedback form available on the official project web page (douglascollege.ca/808royal). Alternative methods of providing feedback included phone calls and emails sent to the project's email address or phone number. A total of 70 feedback forms were submitted, with one submission received via email.

The project website had 4,905 views from 1,423 users, which equates to 3.45 views per user. The average user spent 39 seconds on the webpage. Seventy users clicked to view the feedback form and 202 users clicked to access the discussion guide.

The following data comes from 17 desktop, one tablet and 27 mobile experiences during the engagement period:

- Most clicked overall: image carousel right hand arrow
- Most clicked project benefits in order:
 - reduces demand on local rental market,
 - responds to the demand for more student support,
 - establishes a new gateway to downtown New Westminster
- 50% of visitors on desktop and mobile scrolled the entire page
- 75% of visitors on mobile scrolled to the first two project benefits
- 75% of visitors on desktop scrolled to the image carousel

Please refer pp. 6-9 for a summary of key themes from the feedback form.

5. ENGAGEMENT RESULTS

ONLINE OPEN HOUSE

Topic	Key themes
Amenities	<ul style="list-style-type: none">• Questions around what type of amenities and spaces will be available for the general public• Desire for recreational space on-site• Questions around event spaces
Student housing	<ul style="list-style-type: none">• Questions around how long students would be able to live in the housing units
Food services	<ul style="list-style-type: none">• Questions around food services and vendors
Building design	<ul style="list-style-type: none">• Concerns over building height and limited open spaces• Questions around how the building will be sustainable
Timelines	<ul style="list-style-type: none">• Questions about how long the project will take and cost
Parking	<ul style="list-style-type: none">• Questions around the amount of parking spaces available for cars

*A full transcript is available in **Appendix B**.*

IN-PERSON PUBLIC OPEN HOUSE

The following themes were raised during the in-person open house hosted by Douglas College:

Topic	Key themes
Sustainability	<ul style="list-style-type: none">• Appreciation that the project was meeting LEED Gold requirements
Accessibility	<ul style="list-style-type: none">• Questions about Rick Hansen accessibility standards• Appreciation that gender neutral washrooms would be made available
Student housing	<ul style="list-style-type: none">• Questions about what types of students would live in the building (athletes, first-year, international, etc.)• Appreciation for the mix of room options for students• Excitement for amenities and planned supports for students on-site• Questions around cost of units• Concerns around site security• Concerns if there will be sufficient parking for students• Questions about what will be public space and what will be for students
Food services	<ul style="list-style-type: none">• Interest in food plans that will be available to students• Desire for food services to be made available to the public
Building design	<ul style="list-style-type: none">• General excitement about the building design• Request for more green spaces to be added to the design• Questions around view impacts and building setback• Questions around how technology will be incorporated into the building features

NEW WESTMINSTER DOWNTOWN RESIDENTS ASSOCIATION MEETING KEY THEMES

The following themes were raised during the New Westminster Downtown Residents Association meeting:

Topic	Key themes
Project need	<ul style="list-style-type: none">• It is time for student housing to be available in New Westminister• Something needs to happen on “that cement lot” (referring to the project location)
Community access	<ul style="list-style-type: none">• Questions about community access to booking space at the new building, as well as the current building
Sustainability	<ul style="list-style-type: none">• Appreciation that the project was not using fossil fuels to heat or cool the building

FEEDBACK FORM

A total of 70 completed feedback forms were submitted through the 808 Royal Project webpage.

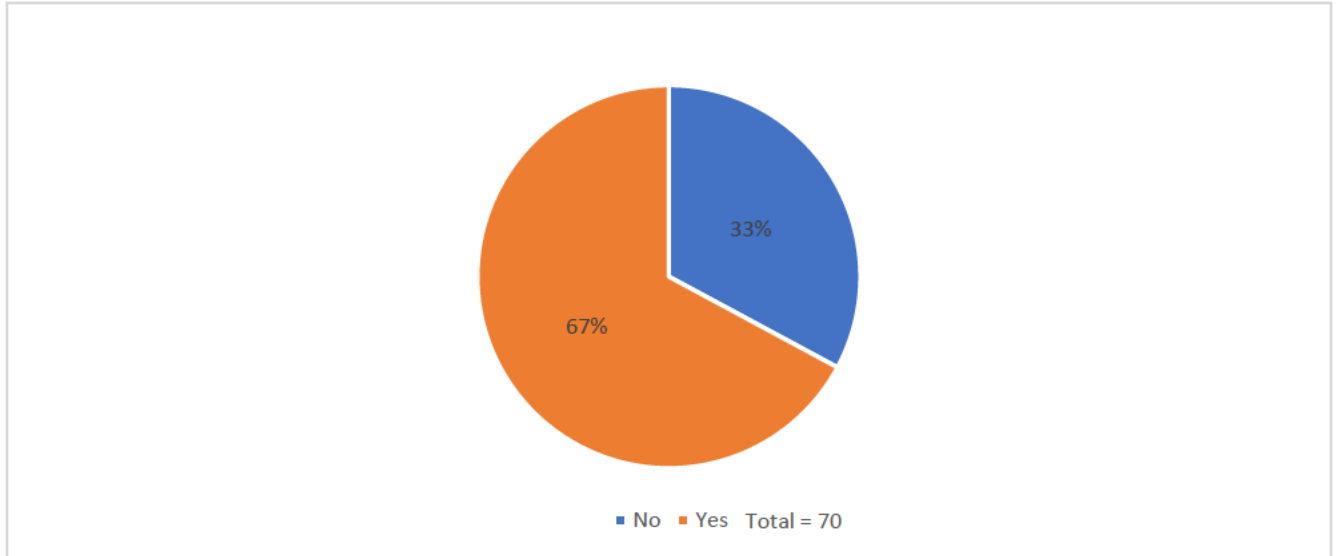
1. Please rate your level of support for the following proposed project components:

	Strongly support	Somewhat support	Neither support nor oppose	Somewhat oppose	Strongly oppose	No response
369 beds to increase housing options for Douglas College students	68.6%	12.9%	4.2%	7.1%	5.7%	1.4%
Expanded academic space for study and employment	67.1%	15.7%	4.2%	7.1%	2.9%	2.9%
Community plaza on the corner of Agnes and Eighth streets	65.7%	12.9%	8.6%	4.2%	5.7%	2.9%
Pursuing Rick Hansen accessibility certification	67.1%	17.2%	10%	1.4%	2.9%	1.4%
Pursuing LEED Gold certification, including zero carbon certification	71.4%	14.2%	8.6%	0%	4.3%	1.4%
Building design elements	42.9%	24.2%	12.9%	10%	8.6%	1.4%
Building height and size (in relation to the neighbourhood)	44.2%	24.2%	11.4%	4.3%	15.7%	0%

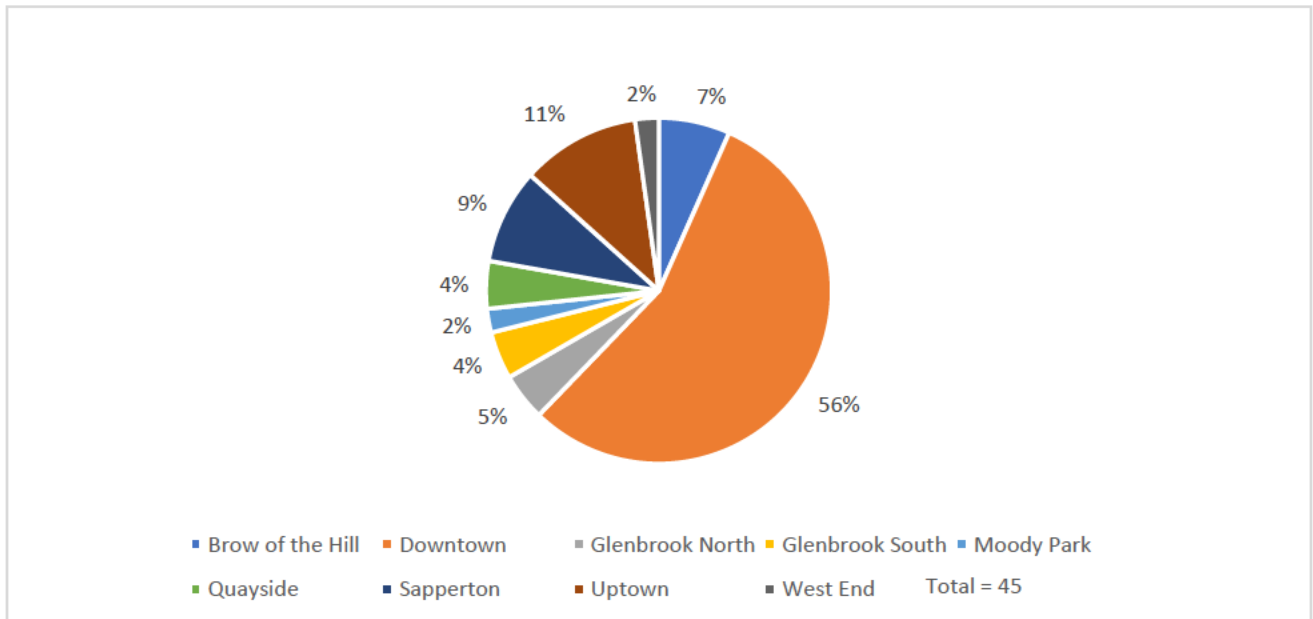
2. How important to you are the following potential uses for the public at 808 Royal?

	Extremely important	Very important	Moderately important	Slightly important	Not at all important
Food services	45.7%	27.1%	11.4%	7.1%	8.6%
Room rentals	40%	18.6%	12.9%	8.6%	20%
Place to rest between the New Westminster Skytrain station and Royal Avenue	32.9%	20%	25.7%	4.2%	17.2%
Access to conference space	34.2%	11.4%	18.6%	15.7%	20%

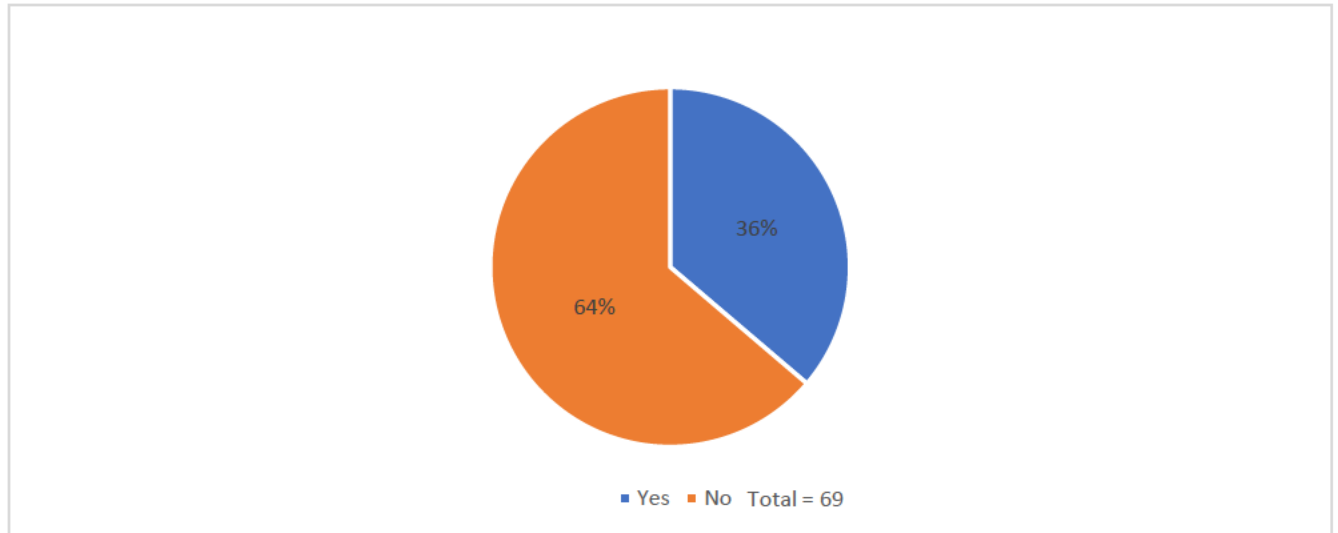
3. Do you live in New Westminster?



3.1. What neighbourhood in New Westminster do you live?



4. Are you a current Douglas College student?



5. Do you have any additional feedback on the proposed project?

Key themes from the 39 open-ended responses included:

Topic	Key themes
Amenities	<ul style="list-style-type: none"> • Would like a more detailed plan of the amenities available for the general public • Desire for an alumni facility • Desire for gym space • Interested in the food options available to the public • Interested in understanding more about retail opportunities
Student housing	<ul style="list-style-type: none"> • Appreciation that student housing is being built • Desire for student housing to be affordable • Consideration for student housing specifically for varsity athletes • Excited to see students supported with a new building • Excited to see New Westminster turned into a student hub • Concerns that there will be insufficient security within student residence • Suggestion to increase number of student beds • Excited to see gender neutral washrooms installed
Building design/features	<ul style="list-style-type: none"> • Desire for more green space around the exterior of the building • Suggestions for a small park on one of the corners • Suggestion to have more trees on the sidewalks • General disagreement with the building design and height, and concern that other residents' views will be blocked • Suggestion to plant Douglas fir trees on the site
Construction	<ul style="list-style-type: none"> • Concerns around traffic impact and noise during construction • Hope that the building can be constructed as soon as possible as there is a need for housing and academic space
Traffic management	<ul style="list-style-type: none"> • Concerns that Evo parking will be taken away • Desire for clear views of cars from the sidewalk • Concerns over parking • Concerns over where the underground parking entrance will be located, and how that will impact surrounding buildings • Concerns that there is already limited parking in the area and desire for more parking spaces
Other	<ul style="list-style-type: none"> • Would like to see a future bike lane on Eighth Street • Hope that the building will reduce rental prices in the immediate area • Concerns that it will lead to an increased homeless population presence • Would like to understand what is the City's responsibility and what is Douglas College's responsibility

*A copy of the raw feedback form data is available in **Appendix D**.*

OTHER CORRESPONDENCE

The following themes were raised in one email received by community@douglascollege.ca:

Key themes
<ul style="list-style-type: none">• Desire for the College to create a park at one of the corners of the property• Ensure there is sufficient traffic safety and visibility• Suggestion to plant Douglas fir trees on site

*A copy of the correspondence is available in **Appendix C**.*

Appendix A: Notification Materials

Neighbourhood postcard



808 Royal Open Houses

Proposed new campus building with student housing at 808 Royal Ave.

Douglas College is proposing a new, modern, academic building that includes its first-ever student housing. This proposed 20-storey project will expand the vibrant college community and be located across the street from the current New Westminster Campus. Project highlights include:

- Alignment with the New Westminster Official Community Plan
- Student housing with 369 beds
- Academic space including classrooms, labs, collaborative spaces and food services
- Pursuit of LEED Gold standards including zero-carbon certification
- Designed community plaza on the corner of Agnes and Eighth streets

Architect: Stantec Architecture Ltd.

We Want to Hear from You

Public engagement: May 30 to June 27, 2023

Site Location



In-Person Open House

Date: Tuesday, June 20, 2023
Time: 6:30pm - 8:30pm
Location: New Westminster Campus, 700 Royal Avenue, Main Concourse (Level 2)

Online Open House

Date: Monday, June 19, 2023
Time: 4:30pm - 6:30pm
douglascollege-ca.zoom.us/j/62196823683

For more information

Visit douglascollege.ca/808Royal or beheardnewwest.ca, contact the project team via email at community@douglascollege.ca or call us at (604) 527-5750.

Please fill out the community survey on our website or use the QR code from May 30 to June 27, 2023.



Print advertisements

Letters

Thanks, New West, for thinking of the children

Editor:

We recently read that the Queen's Park Farm master plan focusing on habitat and green concepts has been adopted by our city council — bravo!

We have the plan for modelling three habitat zones: a pollinator meadow, a shrub/deciduous and a wetland habitat. As the new habitat, volunteer facilitators of climate solutions education, we are absolutely thrilled with many other features of this project, including the outdoor classrooms and indigenous plant features.

We have been volunteering in many New Westminster classrooms facilitating climate solutions education and believe the Queen's Park project will dovetail nicely with this curriculum. We also think many teachers will be inspired to integrate climate education into their lessons when delivered at Queen's Park. Currently, many students learn nothing about the climate crisis at school. With this new project, students will learn about the im-

part of climate change on the three modelled habitats and the need for us to protect and restore these habitats for carbon storage. As well, for our adult education programs, we might take a field trip to this project to talk about nature-based climate solutions in an actual outdoor environment. The opportunities are immense.

Some may complain about the costs of the Queen's Park project. We see this differently and are proud of our city council for understanding that this cost can be outweighed by the benefits of engaging more residents in climate solutions education, as they are required to implement these solutions in our community and in their daily lives.

We won't act on climate change solutions if we don't talk about them and learn the science of where we are heading if we don't act. Already the world is set to surpass a global average of 1.5 degrees Celsius warming before 2038. Fine don't change. Education is key. Waiting to implement climate solutions because of dollar costs is not a good option because we need, most notably, our children with pay much more in the future if we do nothing now. Thank you, city council, for putting our children first.

Karen Grady and Jennifer Nathan

Letters

Hate symbols have no place in our community

Editor:

Mr. Swadlow's graffiti painted on home, *New West Record*, May 25.

The executive members of the Sapperton Residents' Association were shocked and disturbed to learn of the recent graffiti of a Nazi symbol on the home of local Sapperton residents. We condemn in the strongest possible terms this act of vandalism and the role of one of the most powerful symbols of hate, intolerance, fear and aggression, a symbol which has no place in our community and our country.

Sapperton is a community that is welcoming and celebrates diversity, openness, inclusion and peace. Hate has no place here. We stand in solidarity with our Sapperton neighbours and offer them our full support. The executive members of the Sapperton Residents' Association

Letters

Is it time for May Day to be put to rest?

Editor:

I find the May Day celebrations confusing. It was a "bit of prancing" for the girls in elementary school — not including the boys.

Then they were introduced as "Royal Knights" not even where they had been in the 1800s, but they were to be included to show that this wasn't biased just to girls.

When the school district wasn't going to take part anymore, the committee went up in arms and insisted city hall as well as the school board for a decade of years to keep the "tradition" in New West.

Where is the "tradition" for the boys other than nationalistic dancing, other than the maple dance and the other dances that the girls did with the Lancers — another community about men dancing with the girls.

Anyway, in this day when more kids don't want any part of the colonial part of our history, perhaps this should be another "tradition" that is laid to rest.

Lynn DeGuerre

THE NEW WESTMINSTER RECORD WELCOMES LETTERS TO THE EDITOR. We ask for clarity, brevity and length. Please include a contact phone number. Send letters to: The Editor, 4220A-3408 Brighton Ave., Burnaby, B.C., V5A 3H4, email to: editor@newwestrecord.ca. (An attachment placed or fax to 604-429-2024. Letters to the editor and columns may be reproduced on the New West Record website, www.newwestrecord.ca.

Letters

New West can't handle any more towers

Editor: Please, no more residential towers in New West. There's enough overcrowding going on already, and the schools are overburdened. Not to mention the strain on infrastructure like hospitals and transit.

Mike Fitzgerald

Letters

Development will add to SkyTrain overcrowding

Editor: I support development near transit hubs or nodes such as the SkyTrain stations. However, I have two main concerns:

- The displacement of private automobile and commercial truck traffic and delivery trucks.
- The impact of all the additional residents seeking to use the heavy SkyTrain station platform and the heavy overcrowding on the SkyTrain cars, even with the proposed 10-minute frequency of service.

Letters

Line closures helped downtown walkability

Editor: Traffic reducing measures work. The recent lane closures due to the Parlo Bridge replacement project transformed downtown from a through-traffic gridlock into a beautiful and walkable area.

As a driver, I have not noticed any negative impact on the sub-hour gridlock on Royal or First, which was to be expected.

The lack of traffic in the downtown provides ease of access for parents to pick up their kids from daycare and the many cyclists without getting stuck in through traffic. As a cyclist, my voice can only come from all the willing cyclists who, they were not

Letters

May Day brings the community together

Editor: I have attended many May Day since moving here in 2005.

My daughter also happily participated with all the willing cyclists who, they were not

Letters

Teddy says thanks for the great Wistie walk

Editor: I have to thank the people of Canada for their generosity of time, money and sweat in building on June 4th.

In seeing Wistie's Wistie and my first ever climb at a most enjoyable event.

Thank you to Wistie's Wistie was a delight and gave me the opportunity to connect with friends, friends, family and dogs and give me the opportunity to connect with friends, friends, family and dogs and give me the opportunity to connect with friends, friends, family and dogs.

Bernie Livingston

THE NEW WESTMINSTER RECORD WELCOMES LETTERS TO THE EDITOR. We ask for clarity, brevity and length. Please include a contact phone number. Send letters to: The Editor, 4220A-3408 Brighton Ave., Burnaby, B.C., V5A 3H4, email to: editor@newwestrecord.ca. (An attachment placed or fax to 604-429-2024. Letters to the editor and columns may be reproduced on the New West Record website, www.newwestrecord.ca.

Social media analytics

The following analytics are from three social media posts made during the community consultation period.

Posting date: June 12, 2023

Facebook

Clicks – 38

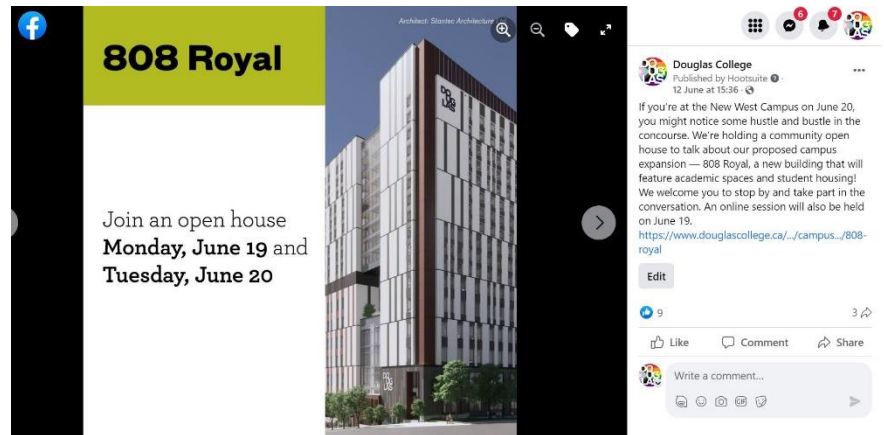
Link clicks – 24

Reach – 3,041

Engagement rate – 2.01%

Shares – 3

Comments – 1



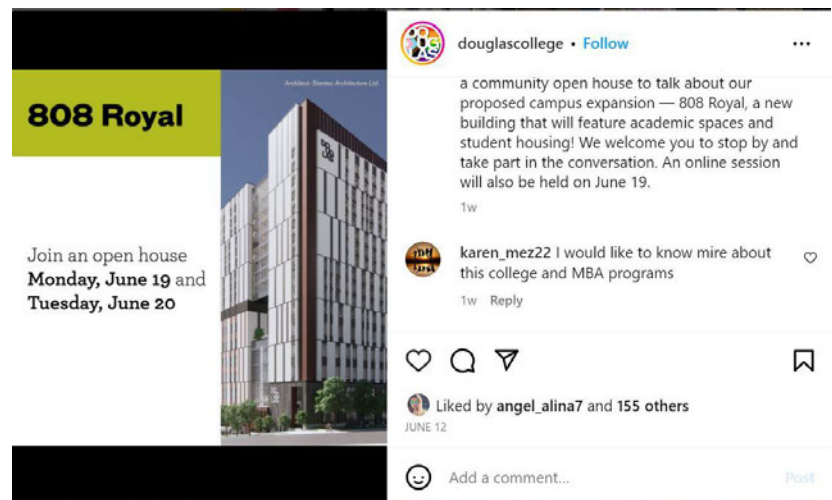
Instagram

Likes – 156

Reach – 4,848

Engagement rate – 3.42%

Comments – 1



Twitter

Engagement rate – 4.07%

Likes – 3

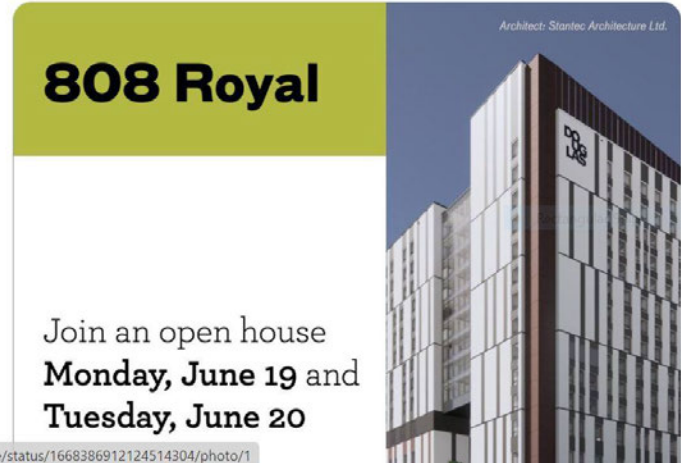
Link clicks – 10

Retweets – 4

Replies – 0



Come share your thoughts on 808 Royal! This proposed new building on campus will include academic spaces and student housing. Our open house takes place June 20 at our New West Campus and June 19 online. douglascollege.ca/about-douglas/...



LinkedIn

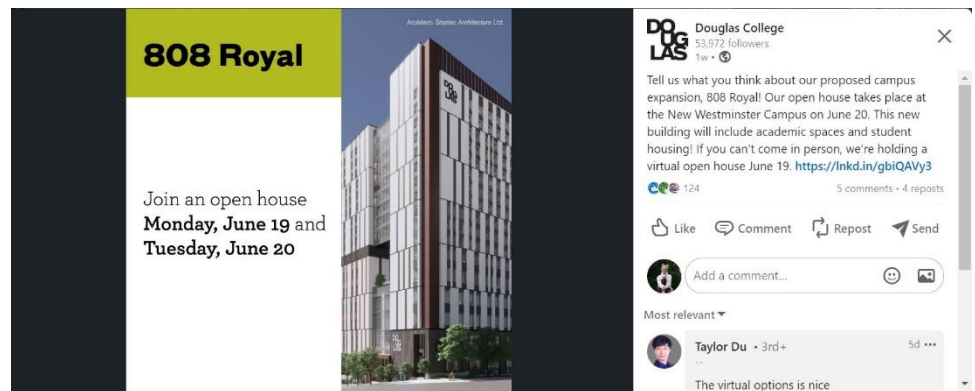
Engagement rate – 5.74%

Clicks – 219

Reactions – 113

Comments – 5

Shares – 4



Site signage

Sign facing east on Eighth Street at the corner of Royal Avenue.



Sign facing south on Agnes Street at the corner of Eighth Street.



Sign facing north on Royal Avenue at the corner of Eighth Street.



Digital advertisements

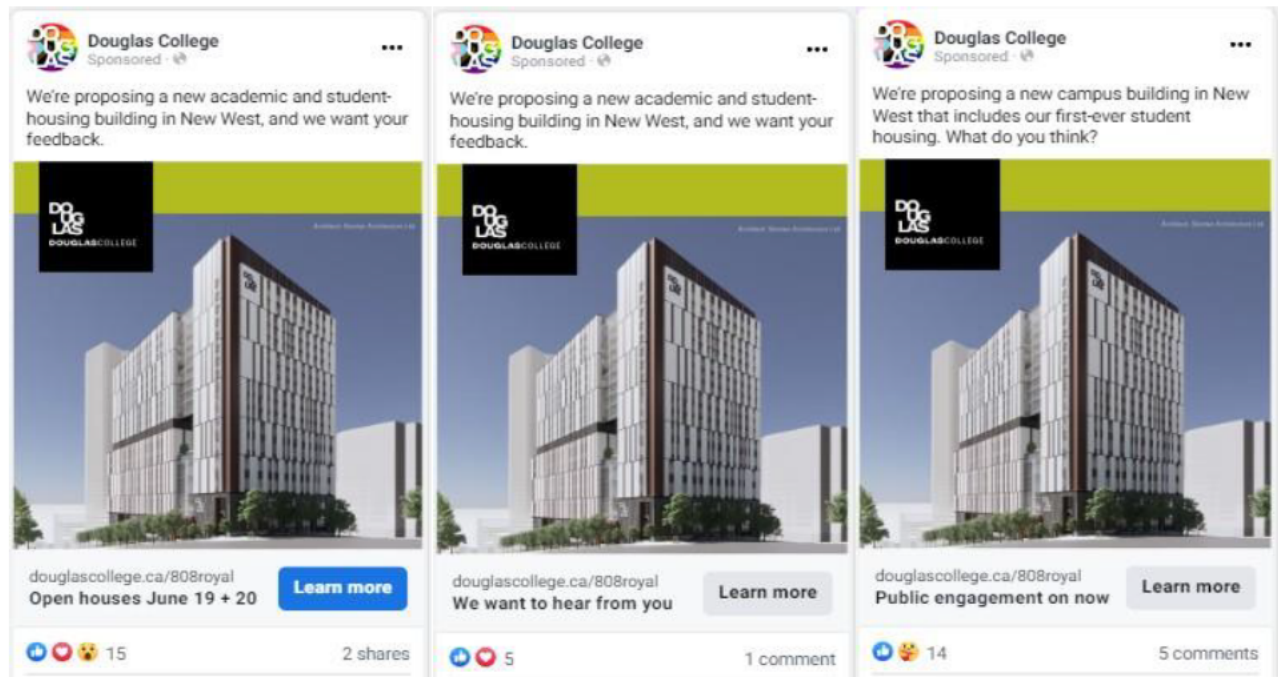
Campaign: 23-037 808 Royal

Platforms: Meta advertisements (Facebook/Instagram/Audience Network/Messenger)

Objective: Drive traffic to the project landing page ([douglascollege.ca/808Royal](https://www.douglascollege.ca/808Royal))

Campaign	Landing Page URL	Start Date	End Date	Reach	Impressions	Clicks
23-037 808 Royal	https://www.douglascollege.ca/about-douglas/campus-information/808-royal	13-Jun-23	19-Jun-23	87,551	101,389	270
Grand total				87,551	101,389	270

Facebook ad creatives: three versions of one creative with different headlines and copy.



Ad		Page engagement	Post reactions	Post comments	Post saves	Post shares	Link clicks
808 Royal H1		138	36	3	1	12	86
808 Royal H2		54	9	1	—	1	43
808 Royal H3		225	53	4	3	15	150
Results from 3 ads		417	98	8	4	28	279
		Total	Total	Total	Total	Total	Total

Appendix B: Online Open House Transcript From Question Period

personal information 17:06:48

That is part of the city process. So this is indeed a city process that we are engaging in right now.

personal information 17:06:55

And so this is just part of it looking for community feedback.

personal information 17:07:01

So I encourage you. If you have further feedback to use the feedback form at [Douglas college.ca/808Royal](https://douglascollege.ca/808Royal).

personal information 17:07:09

Moving along another question for any anonymous,

[Anonymous attendee] 17:07:12

Who are the expected tenants in the office and academic sections of the building.

personal information 17:07:19

Will there be supermarkets and cafeteria businesses ^{personal inform} do you want to answer that?

personal information 17:07:26

I mean. I think you've answered part of it already, but just.

personal information 17:07:28

Sure. Yeah. Expected tenants in the office in Academic.

personal information 17:07:35

Well, it's college will be in the building in our 2 faculties, commerce, business, administration, and humanities.

personal information 17:07:42

And social sciences, faculty will move into this building, and there are a number of offices.

personal information 17:07:48

Allocated to each faculty, and there won't be any supermarkets.

personal information 17:07:56

But there is a food service, that will be in there.

personal information 17:08:02

Design, like a marketing place, is the best way to describe it, so you'd be able to get hot and cold food or grab food items.

personal information] 17:08:10

Some convenience items will be available in this marketplace, and that will be open to the public as well.

personal information 17:08:18

Great thanks. ^{personal information} today asks, is there a certain timeframe limit?

personal information 17:08:25

For how long student can live in this student housing? That's a good question. Thank ^{personal information}.

personal information 17:08:31

That's a very good question, but I don't have the answer.

personal information 17:08:34

So if I could have today, maybe email and message that question into the email. And we'll get that answer for you.

personal information 17:08:47

Thanks. ^{personal inform} Another question from anonymous, what is the timeline for? The project?

personal information 17:08:54

If approved.

personal information 17:08:58

personal info .

personal information 17:09:01

Hey. Once approved, the development permit approved, and then we still have to go through a building, permit approval process as well, and then, until that those 2 key milestones are achieved, then we would go through construction and be able to deliver the project in 2027.

personal information 17:09:24

Thanks. ^{personal inform} Next question is, will there be recreational space?

personal information 17:09:30

For example, exercise facilities or wellness oriented services in the building.

personal information 17:09:39

personal inform

personal information 17:09:40

I can take that, ^{personal inform} Thank you. Great question. Within the student housing building there are 2 active activity rooms, so those will be programmed for things like motion.

personal information 17:09:41

Yeah.

personal information 17:09:55

Made robots, or yoga, or different activities that can be programmed for students.

personal information 17:10:02

Either living or during normal business hours.

personal information 17:10:08

Thanks, ^{personal info}. We also have the space across the street, in our gym facilities that are there that are available for any for of the students to use as well.

personal information 17:10:20

Moving along? Question from ^{personal information}, you mentioned an event space.

personal information 17:10:28

Can you tell us more about it? Size of the space, and what types of events would be best suited to use it?

personal information 17:10:39

Let's go, ^{personal infor}, on that.

personal information 17:10:39

I'll start. But I might ask ^{personal informa} to help you in help me in terms of the size.

personal information] 17:10:45

So there are. There is an event space as you enter the Agnes and 8 Street plaza.

personal information 17:10:52

There's 2 large rooms, so there's a theater style.

personal information 17:10:58

Room with a tiered seating, and then in a larger space to the left of the entrance. So that will be it'll also have catering a small catering kitchen, so it will be used for smaller type conference spaces.

personal information 17:11:16

personal information, do you have anything else to add?

personal information 17:11:17

Yeah. And to add to that, it's about 20 meters by 10 meters.

personal information] 17:11:24

So 200 m². So it's large enough to fit 60 people comfortably, plus in seating, but more standing.

personal information 17:11:35

So it is. It's meant to be a pretty multifunctional space as well as used for classes or other events. Yeah.

personal information] 17:11:47

Thanks, personal information. Yes, it's personal information says, Thank you.

personal information] 17:11:53

Sounds, great for events, spaces some nice feedback there.

personal information 17:11:56

Yeah, that's that. It is an exciting opportunity to be able to have that. It's a.

personal information 17:12:03

The foyer is quite open there, and you've got the you've got the lecture theater there, as well as the double classroom, which can be used for like a small, a mini conference or other activities which would you could also take advantage of the catering

personal information 17:12:18

deliverables so that'd be pretty good. Lots of different options.

personal information 17:12:20

There. It's really nice to have opportunities like that at the college, because we don't have any space like that.

personal information 17:12:24

Currently looks like we're getting down to the nitty gritty here.

personal information 17:12:29

Another question from personal information. You mentioned sustainability in terms of energies, etc.

personal information 17:12:34

Does it follow good practices to include building materials, type and sourcing?

personal information 17:12:38

For example.

personal information 17:12:40

personal information do you want to start with that one?

personal information] 17:12:42

I'll start, now and thank you, personal information, for the question.

personal information 17:12:45

Very good. We are following. It does our sustainability plan for this billing does follow good practices.

personal information 17:12:53

Where as ^{personal informa} mentioned before, we're following energy code Step 4, which currently in the city you would need to require.

personal information 17:13:04

Step 3. So we're going beyond that to make this building more more efficient.

personal information] 17:13:09

And we're also following the goal principles in terms of materials.

personal information 17:13:15

Thanks, ^{personal info}, I would note that our procurement policy also includes some social and environmental statements as well for procurement. So.

personal information] 17:13:27

Okay. Let's see, it looks like that. We've come to the end of the oh, no, we got vote.

personal information 17:13:34

Yes, ^{personal information} says. Nice to see Douglas taking an extra step here.

personal information 17:13:37

Thanks, ^{personal information}, appreciate that. Okay, so let me just see if there's any hands up.

personal information 17:13:46

Nope, and no more questions.

personal information 17:13:51

No. Okay, excellent. Okay. So we are down to the opportunity for the feedback form.

personal information 17:14:02

Okay. I think we'll wrap it up then, if there's no more questions.

personal information 17:14:05

Thank you all for joining us here tonight. As I mentioned, I invite you to fill out the feedback form that's online at Doubles College Dot.

personal information 17:14:14

Ca, or by using your cell phone now and scanning that QR code on your screen.

personal information 17:14:21

And that'll pull up the feedback form for you and just as a reminder again, we'll be hosting an in person open house tomorrow night at New Westminster campus.

personal information 17:14:31

That's 700 Royal Avenue, right across the street from 8 to 8 Royal and that's going to be between 6, 30 and 8 30 Pm.

personal information 17:14:39

And I'll just check one more time. Nope, go hands up!

personal information 17:14:44

We are good, all race. Well, I appreciate everyone's.

personal information 17:14:49

Oh, wait a minute! I see a hand up. Oh, Wendy has her hand up Wendy from the city of New Westminster.

personal information 17:14:55

Can we turn it over to Wendy? Please?

[Wendee Lang - City of New Westminster] 17:15:01

Okay. Great presentation. Excellent questions that came through.

[Wendee Lang - City of New Westminster] 17:15:06

I did just want to say that, ^{personal inform} I will need you to keep the open house going until 6 30, just in case people drop in drop. Hello!

personal information 17:15:11

Yes.

personal information 17:15:20

Thank you. Wendy. I will be here, but there won't be presenting again unless people.

[Wendee Lang - City of New Westminster] 17:15:26

Totally.

personal information 17:15:28

Think so. Thank you. Yeah, absolutely.

personal information 17:15:31

Alright! Thank you, Wendy. So with that, I think that's it.

personal information 17:15:38

Thank you everyone for joining us tonight. I really appreciate that, and we'll just leave the feedback form slide up here.

personal information 17:15:47

If anyone has wants to scan that code, and oh, we got last-minute question just popped in under the wire technology situation.

personal information] 17:15:58

Anonymous ask, Will it be excellent, Wi-fi and hardwired Internet throughout the building?

personal information 17:16:03

personal information will answer that question.

personal information] 17:16:07

Great question. Thank you, ^{personal infor}. You'll be a very excellent Wifi system installed in the building.

personal information 17:16:17

Thanks. ^{personal info}, yeah, we've I have to say it's very, very different.

personal information 17:16:23

A Douglas college now than it was, you know, just 5 or 6 years ago, it's the Wifi is excellent, and we have lots of communication opportunities.

personal information 17:16:32

Okay, so no more questions. It looks like, appreciate all the questions, appreciate everyone's attendance today, and we will be hanging out here for the next while.

personal information] 17:16:45

But of course, if anyone else, I'm sure you all have things to do, and dinners to eat and whatnot so you are welcome to go.

personal information 17:16:53

Thank you very much.

personal information 17:29:18

Hey, ^{personal informat} did I get your last name remotely right when I said personal information , or what is it?

personal information 17:29:26

That's pretty close. Yeah, I mean, even my own family pronounces it differently.

personal information 17:29:28

Okay.

personal information 17:29:32

So, yeah, I tend to pronounce it.

personal information 17:29:35

Okay.

personal information 17:29:38

Okay.

personal information 17:29:38

personal information , but yup all good.

personal information 17:29:43

Okay. Okay. Thanks.

personal information 17:29:46

Thanks.

personal information 17:29:47

Yeah.

Appendix C: Other Correspondence

Public Engagement for proposed new campus building with student housing at 808 Royal Ave.



personal information

To Community Relations
Cc personal information



Reply

Reply All

Forward



Thu 2023-06-15 11:32 PM

*** This email appears to originate outside of Douglas College. ***

Dear Project team,

We received the proposed project brochure by mail, and we would like to share our opinion in the public engagement.

Regarding the new Douglas Building Project located on Royal Avenue and Eighth Street, We have several concerns and suggestions that can enhance the project:

- 1- Preserve the Existing Parks: The intersection currently boasts three beautiful parks or offsites, namely Simcoe Park, Toronto Place Park, and the existing Douglas College offsite. To maintain the beauty of our city, especially at this significant downtown intersection, we recommend that the fourth corner be designated as an offsite or a park. This will contribute to the overall aesthetic appeal and greenery of the area.
- 2- Traffic Safety and Visibility: It is essential to prioritize traffic operation safety. One way to achieve this is by keeping the roads clear and visible to reduce the risk of accidents caused by obscured views. This also benefits pedestrians who frequently cross the road in this area. With the current offsite, pedestrians have a clear view of approaching vehicles before stepping onto the street. Therefore, it would be more efficient to maintain this clear line of sight in the project design.
- 3- Utilize the Space for a Park: In addition to enhancing the safety and visual appeal of the intersection, we believe that utilizing the space for a park would be a valuable opportunity. Planting Douglas trees in the park would not only complement the surroundings but also create a distinctive identity for Douglas College. The college would stand out as a place where education intersects with nature, fostering a harmonious environment.
- 4- Architectural Design: The chosen proposal for the building is a high-rise structure. However, we strongly believe that the architectural design should be more aesthetically pleasing and iconic, reflecting the rich history of the Royal New Westminster City and Douglas College.

In conclusion, the Douglas College project proposal should be modified to incorporate the creation of a park or offsite on the fourth corner. This adjustment would enhance the beauty of our city and contribute to traffic safety. Furthermore, utilizing the space for a park and planting Douglas trees would create a unique atmosphere that complements the identity of Douglas College.

We hope this message reaches receptive ears, and I am grateful for the opportunity to contribute to the improvement of our beloved city.

Thank you once again for considering these recommendations. Together, we can work towards making our city an even more vibrant, beautiful, and safe place for all its residents.

Best Regards,

personal information

Appendix D: Raw Feedback Form Data

Date:5/29/2023 11:11:47 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Neither support nor oppose
	Community plaza on the corner of Agnes and Eighth streets	
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat oppose
	Building height and size (in relation to the neighbourhood)	Neither support nor oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Moderately important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Slightly important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Sapperton
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:5/31/2023 10:38:32 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Very important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		A nice public space for NW residents would be appreciated

Date:6/1/2023 12:59:00 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Uptown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/1/2023 3:59:49 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Neither support nor oppose
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Neither support nor oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Neither support nor oppose
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Neither support nor oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Moderately important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/1/2023 4:02:22 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Neither support nor oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Moderately important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Moderately important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		Personally, I really appreciate that Douglas College has finally offered some housing options for students, would love to explore that

Date:6/1/2023 4:10:41 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		I am a Douglas Alumnus and I strongly support this proposal

Date:6/1/2023 4:25:27 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat oppose
	Building height and size (in relation to the neighbourhood)	Neither support nor oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Slightly important
	Room rentals	Moderately important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Slightly important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		Why is the exterior plaza all concrete? Haven't you guys heard of grass before?

Date:6/1/2023 4:47:43 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat oppose
	Building height and size (in relation to the neighbourhood)	Neither support nor oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Moderately important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		The proposed design for the exterior could use a new design since it looks like barcode scanner code meets glass. It's not good looking.

Date:6/1/2023 4:49:16 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Neither support nor oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Neither support nor oppose
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Neither support nor oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Not at all important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/1/2023 4:50:10 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Neither support nor oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Neither support nor oppose
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/1/2023 5:45:08 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Not at all important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Moderately important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/1/2023 5:48:34 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		More Alumni facilities

Date:6/1/2023 5:56:45 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Neither support nor oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Moderately important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Sapperton
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		General concern over cost of student housing. While I'm a former Douglas student, I have friends and family who are enrolled and dream of living on campus (of any college/university) but everyone keeps building luxury suites that are unreasonable for a student budget.

Date:6/1/2023 7:28:28 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Brow of the Hill
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		This development is a beautiful opportunity to narrow the vehicular part of Eighth Street to two lanes. No parking. Traffic patterns in this part of the street allow that even with busses mixed to general traffic. This redesign of the street would allow to accommodate a zigzagging climbing route for the future AAA cycling route, which is, in fact, proposed for this part of Eighth Street. Otherwise, the straight cycling tracks on the sides of the street cannot be considered as AAA, as it is too steep. Is there still a chance to coordinate such a great public benefit with this development?

Date:6/2/2023 6:43:14 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Slightly important
	Room rentals	Slightly important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Slightly important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Moody Park
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		You should have a varsity athletes wing/section or guarantee housing for First year athletes should they want it

Date:6/2/2023 1:03:17 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/2/2023 11:13:07 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat oppose
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Slightly important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Very important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Glenbrook South
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/3/2023 8:18:36 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Glenbrook North
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Get this built as soon as possible. This is such an important project for our community.

Date:6/4/2023 9:15:19 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Slightly important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Slightly important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Sapperton
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/6/2023 9:32:57 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly oppose
	Expanded academic space for study and employment	Somewhat oppose
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Not at all important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Slightly important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Too high for 8th street

Date:6/8/2023 6:30:30 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Somewhat oppose
	Community plaza on the corner of Agnes and Eighth streets	Neither support nor oppose
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Neither support nor oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Moderately important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Very important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/8/2023 9:52:18 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	
	Expanded academic space for study and employment	
	Community plaza on the corner of Agnes and Eighth streets	
	Pursuing Rick Hansen accessibility certification	
	Pursuing LEED Gold certification, including zero-carbon certification	
	Building design elements	
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Uptown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/1/2023 10:37:53 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	
	Community plaza on the corner of Agnes and Eighth streets	Strongly oppose
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Slightly important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		
Do you have any additional feedback on the proposed project?		

Date:6/9/2023 1:54:13 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Strongly oppose
	Community plaza on the corner of Agnes and Eighth streets	Strongly oppose
	Pursuing Rick Hansen accessibility certification	Strongly oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly oppose
	Building design elements	Strongly oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Not at all important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/12/2023 4:52:24 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Slightly important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Slightly important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Completing the project quickly skills be a priority: both the housing and academic space are needed urgently

Date:6/12/2023 7:46:23 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Neither support nor oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Slightly important
	Room rentals	Moderately important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Moderately important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Please have some trees that can provide shade along the sidewalk. The opposite sidewalk has no trees with shade

Date:6/12/2023 11:52:27 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Slightly important
	Access to conference space	Not at all important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/13/2023 6:07:58 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Somewhat oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Glenbrook North
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		Much lower rent for students and there should be a bigger percentage of the rentals saved for students that are citizens/PR and not international students.

Date:6/13/2023 4:15:34 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Not at all important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/13/2023 4:28:09 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat oppose
	Expanded academic space for study and employment	Somewhat oppose
	Community plaza on the corner of Agnes and Eighth streets	Somewhat oppose
	Pursuing Rick Hansen accessibility certification	Neither support nor oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Neither support nor oppose
	Building design elements	Somewhat oppose
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Not at all important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		What will the impacts be to the neighbourhood for noise, traffic, etc during and after construction knowing this is one of 3 buildings going up in this immediate area. How will impacts on traffic and parking on Agnes between 8th and 10th be mitigated.

Date:6/13/2023 7:23:56 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Complete gym space

Date:6/13/2023 10:19:46 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Neither support nor oppose
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Too high, too many stories, and Evo parking will be taken away.

Date:6/14/2023 12:42:58 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat oppose
	Expanded academic space for study and employment	Somewhat oppose
	Community plaza on the corner of Agnes and Eighth streets	Somewhat oppose
	Pursuing Rick Hansen accessibility certification	Strongly oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly oppose
	Building design elements	Strongly oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Not at all important
	Room rentals	Slightly important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Don't do that

Date:6/14/2023 10:31:51 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/14/2023 3:39:07 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Neither support nor oppose
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Sapperton
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/14/2023 3:59:31 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Moderately important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Brow of the Hill
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		I love the design of the building and the space it offers for future students to support their student lifestyle. I hope the project is approved.

Date:6/14/2023 4:35:43 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Uptown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Please don't make rent in the area higher, and make the building look cool. Thanks!

Date:6/14/2023 5:10:16 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/14/2023 11:10:25 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Moderately important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Slightly important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Please continue with this project. Turning New Westminster into even more of a hub for education would be wonderful, and the proposed location is great, removing an eyesore from our city, while adding even more services.

Date:6/15/2023 8:55:08 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat oppose
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/15/2023 1:34:11 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly oppose
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Moderately important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Moderately important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Uptown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/15/2023 10:52:58 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat oppose
	Expanded academic space for study and employment	Somewhat oppose
	Community plaza on the corner of Agnes and Eighth streets	Strongly oppose
	Pursuing Rick Hansen accessibility certification	Somewhat oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Moderately important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Regarding the new Douglas Building Project located on Royal Avenue and Eighth Street, I have several concerns and suggestions that can enhance the project: Preserve the Existing Parks: The intersection currently boasts three beautiful parks or offsites, namely Simcoe Park, Toronto Place Park, and the existing Douglas College offsite. To maintain the beauty of our city, especially at this significant downtown intersection, I recommend that the fourth corner be designated as an offsite or a park. This will contribute to the overall aesthetic appeal and greenery of the area. Traffic Safety and Visibility: It is essential to prioritize traffic operation safety. One way to achieve this is by keeping the roads clear and visible to reduce the risk of accidents caused

	<p>by obscured views. This also benefits pedestrians who frequently cross the road in this area. With the current offsite, pedestrians have a clear view of approaching vehicles before stepping onto the street. Therefore, it would be more efficient to maintain this clear line of sight in the project design. Utilize the Space for a Park: In addition to enhancing the safety and visual appeal of the intersection, I believe that utilizing the space for a park would be a valuable opportunity. Planting Douglas trees in the park would not only complement the surroundings but also create a distinctive identity for Douglas College. The college would stand out as a place where education intersects with nature, fostering a harmonious environment. In conclusion, the Douglas College project proposal should be modified to incorporate the creation of a park or offsite on the fourth corner. This adjustment would enhance the beauty of our city and contribute to traffic safety. Furthermore, utilizing the space for a park and planting Douglas trees would create a unique atmosphere that complements the identity of Douglas College.</p>
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Date:6/17/2023 3:18:05 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Neither support nor oppose
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Somewhat oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Moderately important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Quayside
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		Make the rent affordable please.

Date:6/18/2023 9:58:02 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Neither support nor oppose
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat support
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Moderately important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		<p>LOTS. I'd love to understand how you will manage parking for the public. The spaces you mentioned, is that only for students? How will you police and manage student parties? Go look at UVIC's parties as an example of how CRAZY college kids can and will party even with 24/7 security present. I'd also like to understand how this building will give back to the community. Bike parking? Food places for others to eat? 24/7 public washrooms? Lots of people will urinate and everywhere down town, so perhaps providing the community a public toilet would be a great way to give back. What about some student gardens at the top? Could this be a hot spot for recycling for the community? No glass pickup in my building, but perhaps this is</p>

	<p>a service your school might be able to offer the community? I am all for this building be built but I want to see this development LEAD THE WAY for all other proposed New West developments for innovative ways which the building will serve the community, not just the school, students and staff.</p>
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Date:6/19/2023 8:16:25 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Very important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Trees, garden, park area

Date:6/19/2023 12:55:21 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Neither support nor oppose
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Neither support nor oppose
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Moderately important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		This new building will cover the view from my building. Preference is the change to the Hight or the angel , so that it doesn't completely cover the view from other Buildings in Blackie St

Date:6/19/2023 5:13:55 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly oppose
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Neither support nor oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Moderately important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		

Date:6/19/2023 6:16:30 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat oppose
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		My only feedback is to increase more beddings than just 369 bedrooms for the students. If it will be that many, since in the future there might be an ongoing population increase, students who want to afford living there wouldn't have enough room if the limit is 369. It's a good idea, however I believe it could be improvised to find more better ways to increase student housing expansion.

Date:6/20/2023 6:44:44 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/20/2023 7:46:14 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/20/2023 7:46:17 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Neither support nor oppose
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Neither support nor oppose
	Building design elements	Neither support nor oppose
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Slightly important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Slightly important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/20/2023 7:40:50 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Moderately important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Not at this time

Date:6/20/2023 7:29:51 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Neither support nor oppose
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Slightly important
	Access to conference space	Very important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		Thank you for gender neutral bathrooms. I don't understand the community space element

Date:6/20/2023 9:01:45 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Somewhat oppose
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		West End
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/20/2023 8:45:31 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		I love tge idea! I wish this was available now that im a student. It will add more life to the campus and to the city! My only concern will be how to handle nee wests homeless problem

Date:6/20/2023 9:05:42 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/21/2023 9:56:19 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Extremely important
	Access to conference space	Extremely important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Uptown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Very impressed with the total detailed concept!

Date:6/21/2023 11:42:18 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Moderately important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Very important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		more details about price/ Food services different than the one on campus/ Limited access to the housing floors/ Many elevators for a faster commute within the building/More details about washroom (shared? How many rooms are sharing a washroom?)

Date:6/21/2023 1:28:53 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Moderately important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Very important
	Access to conference space	Very important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Quayside
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Ensuring safety for all students on campus and in the new spaces, affordability for housing is very important, minimizing waste, ensuring inclusive spaces for everyone.

Date:6/21/2023 1:43:54 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Extremely important
	Room rentals	Slightly important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Slightly important
	Access to conference space	Slightly important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		please make sure to provide outdoor space that will be usable in all weather conditions & incorporate indigenous design elements

Date:6/21/2023 2:41:27 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly oppose
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Somewhat oppose
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Neither support nor oppose
	Building design elements	Strongly oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Not at all important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		there have been no mention of the limited spaces for parking and traffic congestion is rampant throughout New Westminster. If the entrance will be off Moody street, this will interfere with the other parking lots of the apartment buildings and townhouses on 800blk Royal. I also have so many questions about why the College needs to "house" students. Is this a requirement for a college? Doesn't Douglas take pride in their environmental stance by encouraging the use of skytrain/transportation, thus ideal location to both Pinetree and New West skytrain stations? Even the proposed living spaces for the students seems like a meager attempt as it will be shared accommodations. Is this feature a money grab for the school (additional

	profit), when we can see additional building proposals with copious amounts of rental potentials? For example, there's two new buildings on the Quay, one scheduled for Blackie and Agnes, and the Columbia Square development. Not to mention, preexisting buildings with open rental options. The housing of students seems to be very questionable, and completely unnecessary.
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Date:6/20/2023 7:34:10 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly support
	Expanded academic space for study and employment	Strongly support
	Community plaza on the corner of Agnes and Eighth streets	Strongly support
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly support
	Building height and size (in relation to the neighbourhood)	Strongly support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Very important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Very important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/21/2023 6:34:58 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Neither support nor oppose
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat support
	Building height and size (in relation to the neighbourhood)	Somewhat support
How important to you are the following potential uses for the public at 808 Royal?	Food services	Very important
	Room rentals	Extremely important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Moderately important
Do you live in New Westminster?		No
What neighbourhood in New Westminster do you live?		
Are you a current Douglas College student?		Yes
Do you have any additional feedback on the proposed project?		

Date:6/22/2023 10:02:37 AM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Strongly oppose
	Expanded academic space for study and employment	Strongly oppose
	Community plaza on the corner of Agnes and Eighth streets	Strongly oppose
	Pursuing Rick Hansen accessibility certification	Strongly support
	Pursuing LEED Gold certification, including zero-carbon certification	Strongly support
	Building design elements	Strongly oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Moderately important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Moderately important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		Why is Douglas allowed to build a monstrosity that is nearly edge to edge of the property with barely any set back. And yet other developments were not allowed to do this. Totally crap. also 53 parking spaces! You need 253! Like here are residents supposed to park when it's already filled up by students.

Date:6/23/2023 4:19:44 PM

Please rate your level of support for the following proposed project components: -	369 beds to increase housing options for Douglas College students	Somewhat support
	Expanded academic space for study and employment	Somewhat support
	Community plaza on the corner of Agnes and Eighth streets	Neither support nor oppose
	Pursuing Rick Hansen accessibility certification	Somewhat support
	Pursuing LEED Gold certification, including zero-carbon certification	Somewhat support
	Building design elements	Somewhat oppose
	Building height and size (in relation to the neighbourhood)	Strongly oppose
How important to you are the following potential uses for the public at 808 Royal?	Food services	Slightly important
	Room rentals	Not at all important
	Place to rest between New Westminster SkyTrain station and Royal Avenue	Not at all important
	Access to conference space	Not at all important
Do you live in New Westminster?		Yes
What neighbourhood in New Westminster do you live?		Downtown
Are you a current Douglas College student?		No
Do you have any additional feedback on the proposed project?		I participated in the on-line open house, and my email is Personal Information I had already expressed opposition to the building height and density of the use of this piece of land. I, in addition to may be many other who live in the 2 buildings Personal Information , am/are concerned about the congestion in this area. I do understand the economic and social benefit this project may bring to the community, but at a cost to those who live in the area especially us who live in these 2 buildings right next to this piece of land. It is already a challenge to find enough free visitor parking spaces in this area. Is the number of built in parking space enough to meet the need of the additional staff &/or students. What about the open space among

	<p>buildings? It is obvious that your project utilizes close to 100% of the land area with little open space among your buildings and the neighbouring buildings, it is the most congested development in the downtown area from area view. The roof top garden is nice, definitely benefit the user of your buildings. I request that Douglas College reconsider your blueprint. I would think that the tall building on 8th street opposite to Douglas College is not an issue, but the height and size of the other 2 buildings must come down in height and in land use so there could be enough open space among your own buildings and the neighbour as well. I would love to receive an acknowledgement of this feedback so I know that it has not fallen into deaf ears and would also like to know if this is reflected to the City as well. Thank you.</p>
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Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

A nice public space for NW residents would be appreciated

Response from Douglas College:

The corner of Agnes Street and Eighth Street features a community plaza that includes landscaping, places to rest and a piece of large-scale artwork.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Personally, I really appreciate that Douglas College has finally offered some housing options for students, would love to explore that

Response from Douglas College:

Douglas College is excited about this new opportunity for students as well.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

I am a Douglas Alumnus and I strongly support this proposal

Response from Douglas College:

We have heard from many alumni who have made similar comments. Most often, they wish that student housing had been available when they attended Douglas.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Why is the exterior plaza all concrete? Haven't you guys heard of grass before?

Response from Douglas College:

The exterior plaza has a balance of concrete and landscape planters, to allow for the circulation area required at peak times and to create sufficient space for gathering and stopping to sit outside comfortably. The high traffic requires concrete for longevity, and accessibility, and is suggested as part of the city's design guidelines for this plaza.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

The proposed design for the exterior could use a new design since it looks like barcode scanner code meets glass. It's not good looking.

Response from Douglas College:

Thanks for the input. The contrasting vertical panels create a strong pattern and rich texture viewed from afar. The design is improved by changing depths of panels to add texture/shadows and soften the facade. The vertical elements help rationalize the different programs on separate floors in combination of building a pattern out of a low window to wall ratio.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

[More Alumni facilities](#)

Response from Douglas College:

Douglas College is currently building out its Alumni programming and 808 Royal will add more resources to be able to facilitate alumni-focused engagement opportunities.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

General concern over cost of student housing. While I'm a former Douglas student, I have friends and family who are enrolled and dream of living on campus (of any college/university) but everyone keeps building luxury suites that are unreasonable for a student budget

Response from Douglas College:

Affordability will be a key factor in determining student housing fees at Douglas. Our units will be priced to below market rental rates and will offer a variety of different room types at different price points. All units will have access to common living spaces and kitchens, and they are designed to be functional and durable while offering the amenities most needed/requested by students.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

This development is a beautiful opportunity to narrow the vehicular part of Eighth Street to two lanes. No parking. Traffic patterns in this part of the street allow that even with busses mixed to general traffic. This redesign of the street would allow to accommodate a zigzagging climbing route for the future AAA cycling route, which is, in fact, proposed for this part of Eighth Street. Otherwise, the straight cycling tracks on the sides of the street cannot be considered as AAA, as it is too steep. Is there still a chance to coordinate such a great public benefit with this development?

Response from Douglas College:

Douglas College defers to the City of New Westminster for an appropriate response to this feedback, as street design falls within its jurisdiction.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

You should have a varsity athletes wing/section or guarantee housing for First year athletes should they want it

Response from Douglas College:

Douglas will have a diverse mix of first-year students in Student Housing, including some first-year varsity athletes. Residents will all be on mixed floors, to ensure that we build communities within Housing of students from many different backgrounds and interests.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Get this built as soon as possible. This is such an important project for our community.

Response from Douglas College:

Douglas College is excited about this new opportunity for students as well.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Too high for 8th street

Response from Douglas College:

The height is relatively in alignment with new developments along Eighth Street, and reflective of the city guidelines for this area as a tower district.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Completing the project quickly skills be a priority: both the housing and academic space are needed urgently

Response from Douglas College:

Thank you for the feedback. We agree this project is important to the community.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Please have some trees that can provide shade along the sidewalk. The opposite sidewalk has no trees with shade

Response from Douglas College:

Trees have been added and spaced consistently along Eighth to provide shade. The drop-off area at Agnes street does not have trees adjacent to maximize circulation and accessibility for Handidart access.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Much lower rent for students and there should be a bigger percentage of the rentals saved for students that are citizens/PR and not international students.

Response from Douglas College:

Housing at 808 Royal is designed to serve all our students, offering a variety of price points, all below market rental rates. Each floor will be designed like a small community, with a diverse mix of student types.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

What will the impacts be to the neighbourhood for noise, traffic, etc during and after construction knowing this is one of 3 buildings going up in this immediate area. How will impacts on traffic and parking on Agnes between 8th and 10th be mitigated.

Response from Douglas College:

A traffic management plan is being developed by our Construction Manager and will be in place for construction start. During construction, noise will be managed by our Construction Manager in consultation with the College, and will be compliant with the City of New Westminster's Construction Noise Bylaw. Public transit is the most common means of transportation to/from our campuses. For those who drive, parking remains available at our 700 Royal and Carnarvan parkades for students, staff and visitors during and after construction of 808 Royal.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Complete gym space

Response from Douglas College:

Within the student housing building there are two multi-purpose rooms that will be programmed for various activities (i.e., yoga). There are no plans to include a gym space in the 808 Royal project, however, there is a gym and fitness centre at our 700 Royal campus building which is directly across the street.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Too high, too many stories, and Evo parking will be taken away.

Response from Douglas College:

The height is relatively in alignment with new developments along Eighth Street, and reflective of the city guidelines for this area as a tower district.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Don't do that

Response from Douglas College:

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

I love the design of the building and the space it offers for future students to support their student lifestyle. I hope the project is approved.

Response from Douglas College:

Douglas College is also excited about this new opportunity for students as well.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Please don't make rent in the area higher, and make the building look cool. Thanks!

Response from Douglas College:

Student Housing at 808 Royal will offer units at a variety of price points, all below market rental rates. The building is designed to be a unique architectural landmark and a gateway to downtown New Westminster and the College District.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Please continue with this project. Turning New Westminster into even more of a hub for education would be wonderful, and the proposed location is great, removing an eyesore from our city, while adding even more services.

Response from Douglas College:

Thank you for the feedback. We agree this project is important to the future of New Westminster and will be a beautiful landmark in the community.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Regarding the new Douglas Building Project located on Royal Avenue and Eighth Street, I have several concerns and suggestions that can enhance the project: **Preserve the Existing Parks:** The intersection currently boasts three beautiful parks or offsites, namely Simcoe Park, Toronto Place Park, and the existing Douglas College offsite. To maintain the beauty of our city, especially at this significant downtown intersection, I recommend that the fourth corner be designated as an offsite or a park. This will contribute to the overall aesthetic appeal and greenery of the area. **Traffic Safety and Visibility:** It is essential to prioritize traffic operation safety. One way to achieve this is by keeping the roads clear and visible to reduce the risk of accidents caused by obscured views. This also benefits pedestrians who frequently cross the road in this area. With the current offsite, pedestrians have a clear view of approaching vehicles before stepping onto the street. Therefore, it would be more efficient to maintain this clear line of sight in the project design. **Utilize the Space for a Park:** In addition to enhancing the safety and visual appeal of the intersection, I believe that utilizing the space for a park would be a valuable opportunity. Planting Douglas trees in the park would not only complement the surroundings but also create a distinctive identity for Douglas College. The college would stand out as a place where education intersects with nature, fostering a harmonious environment. In conclusion, the Douglas College project proposal should be modified to incorporate the creation of a park or offsite on the fourth corner. This adjustment would enhance the beauty of our city and contribute to traffic safety. Furthermore, utilizing the space for a park and planting Douglas trees would create a unique atmosphere that complements the identity of Douglas College.

Response from Douglas College:

Significant planting and new trees are being added along the streets with this project. The city has not identified this area for park space, but a park here will be significantly hampered by shadowing from the new building as it would be on the north side of it. The project team saw park space here as less valuable due to the noise and activity of the truck route along Royal and would need to be substantial to provide a comfortable space for park users. The plaza at Agnes and Eighth, as identified in the community plan, is a much better location for relief space as it is well located for pedestrians, has significant access to sunlight, and is away from the truck traffic along Royal.

The roadway is quite wide which allows for great visibility and the setback along Royal provides sufficient visibility for vehicles and pedestrians at intersections.

While the team appreciates the idea of the intersection of nature supporting the identity of the College, it is important to identify that this is a small, steep site with a significant program being added to it. The context is urban with community guidelines identifying this zone as a tower district. To bring nature to the site, the project has added significant planting to the streetscape, and has added green space to the roofs, one of which is publicly accessible.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Make the rent affordable please.

Response from Douglas College:

Student Housing at 808 Royal will offer units at a variety of price points, all below market rental rates.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

LOTS. I'd love to understand how you will manage parking for the public. The spaces you mentioned, is that only for students? How will you police and manage student parties? Go look at UVIC's parties as an example of how CRAZY college kids can and will party even with 24/7 security present. I'd also like to understand how this building will give back to the community. Bike parking? Food places for others to eat? 24/7 public washrooms? Lots of people will urinate and shit everywhere down town, so perhaps providing the community a public toilet would be a great way to give back. What about some student gardens at the top? Could this be a hot spot for recycling for the community? No glass pickup in my building, but perhaps this is a service your school might be able to offer the community? I am all for this building be built but I want to see this development LEAD THE WAY for all other proposed New West developments for innovative ways which the building will serve the community, not just the school, students and staff.

Response from Douglas College:

Public transit is the most common means of transportation to/from our campuses. For those who drive, parking remains available at our 700 Royal and Carnarvan parkades for students, staff and visitors during and after construction of 808 Royal.

Supports for students are that each floor will have a student advisor and the College will have a Resident Manager that lives in the building. In addition to this, the building will have 24/7 on-site Security to monitor. Follow-ups with inappropriate students' behaviour are handled through existing processes with our Student Affairs and Safety, Security and Risk Management Departments.

Bike parking is included in the building for short and long term stays.

The building will have a market style food services that will have hot and cold options along with convenience items. This is open to the public similar to our food services located at 700 Royal Avenue.

Our campuses are public buildings with washrooms available to the public.

The project has two micro parks, one dedicated on the 8th floor to student housing and the other on the 10th floor that is accessible through the academic building.

For recycling options for your building, please contact the City of New Westminster. I believe glass has been added as a pick up option for residential buildings.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Trees, garden, park area

Response from Douglas College:

Significant planting and new trees are being added along the streetscape with this project. There will be a plaza at Agnes and Eighth. There will be active, green roofs, one which is publicly accessible.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

This new building will cover the view from my building. Preference is the change to the Hight or the angel , so that it doesn't completely cover the view from other Buildings in Blackie St

Response from Douglas College:

The site is too narrow to change the angle of the building. The tallest massing of the building has been shifted away from the neighbouring residences towards Eighth Street and Royal to reduce impact of shadows, light and views.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

My only feedback is to increase more beddings than just 369 bedrooms for the students. If it will be that many, since in the future there might be an ongoing population increase, students who want to afford living there wouldn't have enough room if the limit is 369. It's a good idea, however I believe it could be improvised to find more better ways to increase student housing expansion.

Response from Douglas College:

Douglas College agrees that affordable student housing is very important for the community. We would love to build more units, but we have to work within a budget and be mindful of the limited size of the property. Expanding student housing opportunities in the future is certainly a possibility and a goal.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

[Not at this time](#)

Response from Douglas College:

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Thank you for gender neutral bathrooms. I don't understand the community space element

Response from Douglas College:

We are pleased you support the gender neutral bathrooms. The community space element on each housing floor is to provide a space for students to informally connect with their peers. Each area provides a study, lounge, and shared kitchen area. Food plans will be available to students to purchase in addition to these shared kitchens.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

I love tge idea! I wish this was available now that im a student. It will add more life to the campus and to the city! My only concern will be how to handle nee wests homeless problem

Response from Douglas College:

We consistently hear from current students that they wish the building was already available for them. We will have 24/7 security at the 808 Royal building which will be able to monitor building visitors.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Very impressed with the total detailed concept!

Response from Douglas College:

Thank you. A lot of thought and feedback has gone into the design.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

more details about price/ Food services different than the one on campus/ Limited access to the housing floors/ Many elevators for a faster commute within the building/More details about washroom (shared? How many rooms are sharing a washroom?)

Response from Douglas College:

The building will have a market style food services that will have hot and cold options along with convenience items. The market will be open to the public similar to our food services located at 700 Royal Avenue.

The project has five elevators that are centralized in the academic building. Similarly, the student housing has two dedicated elevators which is sized for the occupancy for the development.

For student housing: the 4 bedroom units will share two washrooms, the 2 bedroom units share one washroom, and the 14 single units share a washroom that has: 3 toilets (private), 2 showers (private), and 4 sinks.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Ensuring safety for all students on campus and in the new spaces, affordability for housing is very important, minimizing waste, ensuring inclusive spaces for everyone.

Response from Douglas College:

Student safety and security supports include each floor having a Resident Advisor, having an on-site Resident Manager, and having 24/7 on-site Security. Student safety, conduct and security will be governed by existing or new policies and processes with our Student Affairs and Safety, Security and Risk Management Departments.

Student Housing will offer units at a variety of price points, all below market rental rates. Douglas College prides itself on being an inclusive institution and this will also be expressed in Student Housing, with a diverse student body, inclusion-based programming and physical spaces such as the prayer/meditation room with access to ablution facilities and gender-neutral washrooms. Each floor of housing will also include accessible housing units and the College will be seeking Rick Hansen certification.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

please make sure to provide outdoor space that will be usable in all weather conditions & incorporate indigenous design elements

Response from Douglas College:

The housing roof will have some covered outdoor space and trellises, and canopies have been located at entrances. The design incorporates several indigenous design elements including circular forms at gathering spaces on the landscape roofs, traditional medicinal planting, the design inspiration for material selection, colours, and other interior elements are based on indigenous culture and art. The College is also in consultation for bringing in indigenous art at key locations within the public areas of the building.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

there have been no mention of the limited spaces for parking and traffic congestion is rampant throughout New Westminster. If the entrance will be off Moody street, this will interfere with the other parking lots of the apartment buildings and townhouses on 800blk Royal. I also have so many questions about why the College needs to "house" students. Is this a requirement for a college? Doesn't Douglas take pride in their environmental stance by encouraging the use of skytrain/transportation, thus ideal location to both Pinetree and New West skytrain stations? Even the proposed living spaces for the students seems like a meager attempt as it will be shared accommodations. Is this feature a money grab for the school (additional profit), when we can see additional building proposals with copious amounts of rental potentials? For example, there's two new buildings on the Quay, one scheduled for Blackie and Agnes, and the Columbia Square development. Not to mention, preexisting buildings with open rental options. The housing of students seems to be very questionable, and completely unnecessary.

Response from Douglas College:

It is well established that Metro Vancouver is facing a housing affordability crisis. Douglas College is responding by building a significant student housing project that will provide students with safe, comfortable and convenient housing at below market rates. In addition, these units will take students out of their existing accommodations in lower-cost market rental suites in the community, opening them up to others in need of less-costly housing options. Bringing students to live on campus supports environmental sustainability by reducing transportation-related greenhouse gas emissions. Parking has been reviewed with a transportation study, and by using shared parking across campus based on demand, can reduce the number of parking spaces needed on this site.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Why is Douglas allowed to build a monstrosity that is nearly edge to edge of the property with barely any set back. And yet other developments were not allowed to do this. Totally crap. also 53 parking spaces! You need 253! Like here are residents supposed to park when it's already filled up by students.

Response from Douglas College:

This project meets the community plan and guidelines for the tower district. The building has used several design strategies and expression to reduce the perception of the mass of the building. The parking spaces for this site is shared across campus and has been determined through a transportation study and demand analysis.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

I participated in the on-line open house, and my email is kamvong@hotmail.com. I had already expressed opposition to the building height and density of the use of this piece of land. I, in addition to maybe many other who live in the 2 buildings on 813 Agnes Street & 814 Royal Avenue, am/are concerned about the congestion in this area. I do understand the economic and social benefit this project may bring to the community, but at a cost to those who live in the area especially us who live in these 2 buildings right next to this piece of land. It is already a challenge to find enough free visitor parking spaces in this area. Is the number of built in parking space enough to meet the need of the additional staff &/or students. What about the open space among buildings? It is obvious that your project utilizes close to 100% of the land area with little open space among your buildings and the neighbouring buildings, it is the most congested development in the downtown area from area view. The roof top garden is nice, definitely benefit the user of your buildings. I request that Douglas College reconsider your blueprint. I would think that the tall building on 8th street opposite to Douglas College is not an issue, but the height and size of the other 2 buildings must come down in height and in land use so there could be enough open space among your own buildings and the neighbour as well. I would love to receive an acknowledgement of this feedback so I know that it has not fallen into deaf ears and would also like to know if this is reflected to the City as well. Thank you.

Response from Douglas College:

This project meets the community plan and guidelines for the tower district. The building has used several design strategies and expression to reduce the perception of the mass of the building. The parking spaces required for this site is shared across campus and has been determined through a transportation study and demand analysis. The project has built form on 84% of the site area. The tallest massing of the building has been shifted away from the neighbouring residences towards Eighth Street and Royal to reduce impact of shadows, light and views. The height of the lower portion of the building is necessary to retain sufficient program area for the academic space.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Yes, I have 2 points of feedback. One, as a neighbour on the 800 block of Agnes, I appreciate most of your proposed design - I like that it's not another skyscraper and is more in keeping with the neighborhood - please be mindful of construction noise though. Second, I have a home-based Indigenous business (Shop First Nations). I'm interested in learning more about what retail/procurement opportunities will be made available to local, Indigenous businesses like mine. Thank you.

Response from Douglas College:

Thank you. A lot of thought and feedback has gone into the design. Regarding noise, our construction manager will be following the construction noise bylaw and will actively manage noise on the project.

Regarding retail/procurement opportunities, please reach out to the College's Supply Chain Department. Contact information is on our website. Without knowing what the business produces, it's difficult to answer the question directly.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

I think it's great! I would also support building it higher

Response from Douglas College:

Thank you. A lot of thought and feedback has gone into the design.

Question from Douglas College:

Do you have any additional feedback on the proposed project?

Feedback from Member of Public:

Dear Project team,

We received the proposed project brochure by mail, and we would like to share our opinion in the public engagement.

Regarding the new Douglas Building Project located on Royal Avenue and Eighth Street, We have several concerns and suggestions that can enhance the project:

- 1- **Preserve the Existing Parks:** The intersection currently boasts three beautiful parks or offsites, namely Simcoe Park, Toronto Place Park, and the existing Douglas College offsite. To maintain the beauty of our city, especially at this significant downtown intersection, we recommend that the fourth corner be designated as an offsite or a park. This will contribute to the overall aesthetic appeal and greenery of the area.
- 2- **Traffic Safety and Visibility:** It is essential to prioritize traffic operation safety. One way to achieve this is by keeping the roads clear and visible to reduce the risk of accidents caused by obscured views. This also benefits pedestrians who frequently cross the road in this area. With the current offsite, pedestrians have a clear view of approaching vehicles before stepping onto the street. Therefore, it would be more efficient to maintain this clear line of sight in the project design.
- 3- **Utilize the Space for a Park:** In addition to enhancing the safety and visual appeal of the intersection, we believe that utilizing the space for a park would be a valuable opportunity. Planting Douglas trees in the park would not only complement the surroundings but also create a distinctive identity for Douglas College. The college would stand out as a place where education intersects with nature, fostering a harmonious environment.
- 4- **Architectural Design:** The chosen proposal for the building is a high-rise structure. However, we strongly believe that the architectural design should be more aesthetically pleasing and iconic, reflecting the rich history of the Royal New Westminster City and Douglas College.

In conclusion, the Douglas College project proposal should be modified to incorporate the creation of a park or offsite on the fourth corner. This adjustment would enhance the beauty of our city and contribute to traffic safety. Furthermore, utilizing the space for a park and planting Douglas trees would create a unique atmosphere that complements the identity of Douglas College.

We hope this message reaches receptive ears, and I am grateful for the opportunity to contribute to the improvement of our beloved city.

Thank you once again for considering these recommendations. Together, we can work towards making our city an even more vibrant, beautiful, and safe place for all its residents.

Response from Douglas College:

1 - Significant planting and new trees are being added along the streets with this project. The city has not identified this area for park space, but a park here will be significantly hampered by shadowing from the new building as it would be on the north side of it. The project team saw park space here as less valuable due to the noise and activity of the truck route along Royal and would need to be substantial to provide a comfortable space for park users. The plaza at Agnes and Eighth, as identified in the community plan, is a much better location for relief space as it is well located for pedestrians, has significant access to sunlight, and is away from the truck traffic along Royal.

2 - The roadway is quite wide which allows for great visibility and the setback along Royal provides sufficient visibility for vehicles and pedestrians at intersections.

3 - While the team appreciates the idea of the intersection of nature supporting the identity of the College, it is important to identify that this is a small, steep site with a significant program being added to it. The context is urban with community guidelines identifying this zone as a tower district. To bring nature to the site, the project has added significant planting to the streetscape, and has added green space to the roofs, one of which is publicly accessible.

4 - The project team has used several design strategies to create a rich, iconic building that reflects the history of New Westminster, the lands it occupies, and the future of the College through use of materials, patterns, colours, and textures.

808 Royal: New Westminster Design Panel Comments Response

August 16, 2023

NWDP comment	Douglas College response
The overall scale and massing seems a bit larger than the context, but panelists acknowledged this fits with the goal of responding to a need for ample student housing.	The scale and massing are supported by the guidelines and location within the Tower District.
The Panel was divided on the exterior expression of the building, with some feeling that the vertical pattern was an interesting design and others feeling that it was repetitive.	<p>Several strategies were undertaken to reduce the perception of mass and integrate into its surroundings. Some key updates we've made to strengthen this strategy includes:</p> <ul style="list-style-type: none"> • Increasing the reveal between the changes in pattern on the horizontal bands of the tower. This will help reinforce the horizontal bands of the tower expression, reducing the perception of height and reinforcing the dynamic movement of the façade. The use of a heavy dark contrasting line between changes in colour or pattern is also used in the neighbouring residential buildings, which helps with consistency in its surroundings. • Using different depths of aluminum composite panels to reinforce an undulating façade and soften the face of the building. This along with the contrasting coloured panels and openings created by the glass volumes and keyhole, create a porous, varied surface that helps to break down the mass. <p>The contrast in materials is key to creating distinction between the forms and to reinforce the expression of the pattern of openings. The coloured panel at important locations along the podium, the lower eighth street office form, and the corner of Royal and Eighth also aid in delineation of the masses while reinforcing the design language established. The subtle warmth of the bone white against the neutral greys of the contrasting metal panels at the windows and at the terracotta complement each other and allow the red and wood materials to be the focus of the public realm.</p>

The project has a good, contemporary expression and a consistent migration of the Douglas College image.	
Concern about the traffic and pedestrian movement across Eighth Street. Panelists indicated they would appreciate if the City could work with the proponent more on how to discourage people from crossing mid-block.	Douglas College is working with City staff to ensure boulevard development addresses these concerns.
Need to be careful about planting selections for plants that will not encroach on the drive aisle.	Yes, we have selected plant material that will not grow into the drive aisle.
Recommend an opening in the plantings for bikes to have quick access from the bike lane to bike parking along Eighth Street so there is minimal conflict between pedestrians and cyclists getting to their destinations.	Access points for cyclists have been added, distributed along Eighth Street.
There could be more variety of tree species for seasonal interest throughout the year.	We have a variety of trees that have seasonal interest throughout the year. There might be also the possibility to vary the small trees along Eighth Street so they flower at various times. The trees chosen have varied leaf colours in the fall, there are a mix of coniferous and deciduous trees, the leaf shapes and sizes vary, and the forms of the trees are different.
Some of the paths should have more lighting.	Additional path lighting has been added on the level 8 roof and the level 12 roof.