



Attachment 6
City-led Consultation Summary

Survey Responses

29 October 2020 - 21 August 2023

Survey

Be Heard New West City

Project: 808 Royal Avenue



VISITORS					
34					
CONTRIBUTORS			RESPONSES		
19			20		
4	15	0	5	15	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Unverified

Responded At: Aug 01, 2023 13:53:45 pm

Last Seen: Aug 01, 2023 13:53:45 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

More unaffordable housing coupled with the City's ongoing destruction of green space is a fit unfortunately. Make the neighborhood liveable; that's a change.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

'Creative financing' same as the Anvil Centre leaves big bills for students, bail out for the development. I see Council as unaccountable so...

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

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



Respondent No: 2

Login: Unverified

Responded At: Aug 02, 2023 09:28:07 am

Last Seen: Aug 02, 2023 09:28:07 am

Q1. How do you feel the proposal as described would fit into this neighbourhood? not answered

Q2. Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?

It is too high! Personal information and bought it a few years ago with the assurance that the zoning will not allow this high of a building. I am going to sue.

Q3. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.

not answered

Q4. OPTIONAL: What is your connection to the proposed project? I live in the immediate vicinity (within 1-3 blocks)

Q5. What is your postal code? New Westminster, BC, Personal informat



Respondent No: 3

Login: Registered

Responded At: Aug 03, 2023 08:10:04 am

Last Seen: Aug 03, 2023 15:06:08 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Fits well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

More plantings. Community garden?

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

I wish it had even more units for students.

Q4. **OPTIONAL: What is your connection to the proposed project?**

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

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

New Westminster, BC, Personal Informa



Respondent No: 4

Login: Unverified

Responded At: Aug 03, 2023 08:25:01 am

Last Seen: Aug 03, 2023 08:25:01 am

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Fits well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Traffic signals such as no left or right turn on red.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Help to resolve housing problem

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the area but further than 3 blocks away

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



Respondent No: 5

Login: Registered

Responded At: Aug 03, 2023 08:59:07 am

Last Seen: Aug 03, 2023 15:59:08 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Fits well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

no changes needed

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

It's about time that vacant lot was redeveloped. Building student housing and academic space is an excellent idea.

Q4. **OPTIONAL: What is your connection to the proposed project?**

Other (please specify)

I work close to the site and live elsewhere in New West. My son attended Douglas College recently.

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

New Westminster, BC, Personal informati



Respondent No: 6

Login: Unverified

Responded At: Aug 03, 2023 14:50:11 pm

Last Seen: Aug 03, 2023 14:50:11 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Fits well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

not answered

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Student housing is desperately needed in Metro Vancouver and takes pressure off of the rest of the rental market.

Q4. **OPTIONAL: What is your connection to the proposed project?**

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

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

New Westminster, BC, Personal Information



Respondent No: 7

Login: Unverified

Responded At: Aug 03, 2023 21:59:30 pm

Last Seen: Aug 03, 2023 21:59:30 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Free parking for existing condos and guests will be taken away. Traffic congestion and construction noise continues for more the 6 years around the neighborhood.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Free parking for existing condos and guests will be taken away by cheapskates trying not to pay for the parkade. Traffic congestion and construction noise continues for more the 6 years around the neighborhood.

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

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



Respondent No: 8

Login: Unverified

Responded At: Aug 08, 2023 12:07:29 pm

Last Seen: Aug 08, 2023 12:07:29 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Fits well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

not answered

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Vancouver is becoming an international education hub, and the demand for post secondary and higher educational programs as well as housing has increased phenomenally. This kind of development will support the community.

Q4. **OPTIONAL: What is your connection to the proposed project?** I own/operate a business nearby the project site (within 1-3 blocks)

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



Respondent No: 9

Login: Unverified

Responded At: Aug 08, 2023 20:12:42 pm

Last Seen: Aug 08, 2023 20:12:42 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

building too tall. only good for lower than s stories.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

if have a mini park will be great

Q4. **OPTIONAL: What is your connection to the proposed project?**

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

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

New Westminster, BC, Personal informat



Respondent No: 10

Login: Unverified

Responded At: Aug 09, 2023 21:10:47 pm

Last Seen: Aug 09, 2023 21:10:47 pm

Q1. How do you feel the proposal as described would fit into this neighbourhood? Not well

Q2. Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?

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.

Q3. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.

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. ^{Personal information} to may be 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 ^{Persec} 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.

Q4. OPTIONAL: What is your connection to the proposed project? I live in the immediate vicinity (within 1-3 blocks)

Q5. What is your postal code? New Westminster, BC, ^{Personal informati}



Respondent No: 11

Login: Unverified

Responded At: Aug 11, 2023 10:29:34 am

Last Seen: Aug 11, 2023 10:29:34 am

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

not answered

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

We have lived in new west our entire lives. This has now become a concrete jungle. Make it a green space!

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

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



Respondent No: 12

Login: Unverified

Responded At: Aug 11, 2023 22:45:28 pm

Last Seen: Aug 11, 2023 22:45:28 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Neutral

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Smaller building, 3-4 floors max

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

What happens with Evo parking that is there now? Shouldn't you be making more accessible and available a car sharing option as opposed to all the parking stalls.

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

Q5. **What is your postal code?** not answered



Respondent No: 13

Login: Registered

Responded At: Aug 12, 2023 19:50:22 pm

Last Seen: Aug 13, 2023 02:50:23 am

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Somewhat well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

This project is a great opportunity to narrow 8th Street to one lane per direction for cars. Traffic is very low in this stretch of the street. This would free up the space for the proper uphill bicycle lane of AAA class, it should go zigzagging uphill. Great opportunity for the small pocket parks with sitting/resting areas for the climbing pedestrians in between these zigzags.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Overall, it is a great addition to the neighborhood.

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

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



Respondent No: 14

Login: Registered

Responded At: Aug 12, 2023 19:51:40 pm

Last Seen: Aug 13, 2023 02:50:23 am

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Fits well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

This project is a great opportunity to narrow 8th Street to one lane per direction for cars. Traffic is very low in this stretch of the street. This would free up the space for the proper uphill bicycle lane of AAA class, it should go zigzagging uphill. Great opportunity for the small pocket parks with sitting/resting areas for the climbing pedestrians in between these zigzags.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Overall, this is a good addition to the neighborhood.

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

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



Respondent No: 15

Login: Unverified

Responded At: Aug 13, 2023 11:51:37 am

Last Seen: Aug 13, 2023 11:51:37 am

Q1. How do you feel the proposal as described would fit into this neighbourhood? Somewhat well

Q2. Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?

I don't understand why the tallest part of the building is on the highest side of the hill. That makes the structure even more elevated and more obstructive. A lower building would fit into the neighborhood better and match the existing Douglas College building. The proposed building does not look like it goes with the existing Douglas College building. I don't think that "adding deeper horizontal breaks" are doing anything to break up the "perceived building scale". The building is huge and putting the tallest part of it at the top of the hill just adds to the scale no matter what. It would also be beneficial to the student population and current residents nearby if there was some commercial opportunities on the ground floor of the building.

Q3. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.

While I am glad to have those lots used for something great like education and housing, I think the building is too tall and obstructive. The general understanding was that a building built there would not be this many stories high because of those restrictions for schools. The fact that the highest part of the building is at the top of the hill makes it so much more obstructive and intrusive regardless of "deeper horizontal breaks" added to the design. The current scale of the building is too big for that area and a little optical illusion is not going to change that. I also think that the location will have a negative impact on the traffic on this part of 8th, Blackie, Agnes, and Royal because they are not set up to support hundreds of people traveling in and out. Are there plans to update the roads and traffic flow surrounding the building? When it snows, Blackie, Moody, and Agnes are never plowed which makes for dangerous driving. Blackie is very steep and narrow so adding snow to that is awful. Those streets are always jammed with parked cars belonging to residents already, which will only increase with the new buildings that have been built and proposed for that area. The intersection at 10th and Agnes is awful already and needs to be at least a 4-way stop, will only get worse with increased traffic. I don't feel that the City of New West is putting in the traffic infrastructure work that needs to happen with all these new buildings and that is frustrating for those of us living near New West Station.

Q4. OPTIONAL: What is your connection to the proposed project? I live in the immediate vicinity (within 1-3 blocks)

Q5. What is your postal code? New Westminster, BC, Personal informat



Respondent No: 16

Login: Unverified

Responded At: Aug 15, 2023 19:44:14 pm

Last Seen: Aug 15, 2023 19:44:14 pm

Q1. How do you feel the proposal as described would fit into this neighbourhood? Not well

Q2. Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?

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.

Q3. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.

1- 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. 2- 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. 3- Architectural Design: The chosen proposal for the building is a high-rise structure. However, I 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.

Q4. OPTIONAL: What is your connection to the proposed project? I live in the immediate vicinity (within 1-3 blocks)

Q5. What is your postal code? New Westminster, BC, Personal informat



Respondent No: 17

Login: Registered

Responded At: Aug 17, 2023 09:28:14 am

Last Seen: Aug 16, 2023 20:13:25 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Fits well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

not answered

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Why is there less than 0.5 long term bike parking spots for every student? Let's future proof this.

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the area but further than 3 blocks away

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



Respondent No: 18

Login: Unverified

Responded At: Aug 20, 2023 12:01:41 pm

Last Seen: Aug 20, 2023 12:01:41 pm

Q1. How do you feel the proposal as described would fit into this neighbourhood? Not well

Q2. Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?

I'm not sure why the tallest part of the proposed building is at the top of the hill. Why was it not flipped around so that the taller section was lower down the hill this reducing how much it affects other people's sightlines?

Q3. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.

I don't think the traffic impact has been considered enough for this project. Royal Avenue is already such a potential bottleneck. Adding several years of construction followed by additional traffic caused by residents and a new exit where vehicles would have to enter traffic would surely create a much worse situation. Especially as large semi-trucks insist on using Royal, frequently backing up traffic. Similarly, the parking situation is only going to get worse. Cars already illegally park along Moody, Blackie and McInnes in the fight for street parking. The fact that there are only half the number of parking spaces as there are units seems like it is only going to make things a lot worse. Especially when this is combined with the proposed development on Agnes and Blackie.

Q4. OPTIONAL: What is your connection to the proposed project? I live in the immediate vicinity (within 1-3 blocks)

Q5. What is your postal code? New Westminster, BC, Personal informat



Respondent No: 19

Login: Unverified

Responded At: Aug 20, 2023 12:04:27 pm

Last Seen: Aug 20, 2023 12:04:27 pm

Q1. How do you feel the proposal as described would fit into this neighbourhood? Fits well

Q2. Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?

There doesn't seem to offer much in improvements to the surrounding neighbourhood. It's strictly a campus by Douglas, for Douglas. Understandably they want to maximize use of the land, so I'm not sure what they can do. But that's what I've noticed: it doesn't really make the neighbourhood better. Just a new building.

Q3. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.

Good looking building that seems to blend well aesthetically with surroundings.

Q4. OPTIONAL: What is your connection to the proposed project? I live in the immediate vicinity (within 1-3 blocks)

Q5. What is your postal code? New Westminster, BC, Personal informat



Respondent No: 20

Login: Unverified

Responded At: Aug 21, 2023 23:59:18 pm

Last Seen: Aug 21, 2023 23:59:18 pm

Q1. How do you feel the proposal as described would fit into this neighbourhood? Not well

Q2. Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?

Respect of Urban Contexts - The design of this building can not be treated as independent of the urban contexts on which it impacts. - Both residential buildings at 814 Royal and 813 Agnes front have effective frontages on Blackie and will face the otherwise barren and "industrial-like" rear of this campus building. - This building, despite being for a campus use should uphold the intent of being an engaging part of the urban form of this neighbourhood. - Please consider better urban activation of the ground plane of this complex. - With other incoming density (including future developments for Columbia Square) Agnes frontages should be treated with activation where possible as this will become a pedestrian spine between the Douglas College atrium and new intensities down the hill. - There is a high need for active CRU commercial frontage on both 8th and Agnes. The insular design of the original brutalist Douglas College should not be replicated. The internal controlled commercial spaces accessed from two portals are not effective activation of this important street. - It is also important to consider the need of a bus stop relocation on this block so that both 6th and 8th ave bus routes can provide bidirectional transit access to the college and the tower residents of this area. * Currently all busses for uptown must be taken from New West Station. Height and Form - The nature of the slab building was originally presented with a promise (and associated structural requirements) of a composite wood framed tower. This is no longer the case and the development has changed structural material to concrete. - The slab format of this tower goes against design guidelines in the core that are based on both access to light and conceptual openness / variety of views. - The applicant has presented a rationale for a wide form based on campus housing standards (which require a hall warden or RA on each floor... However this logic is flawed as it is based on low rise campus buildings in less urban contexts. - This tower has the potential to be more efficient and allow more opportunities for light if it were taller and more thinly sculpted. - The concrete construction type also allows more variety in sculpted forms (even with Step 4 of the BCESC) particularly on the upper forms of buildings that are not cantilevered. - It is also noted that the materiality of the building seems to be changing on the same plane and is less dynamic than the renderings suggest. (A section to show actual depth would be helpful.) - As a resident on the east side of

Personal information

I recognize that interruptions of the view from my home are likely for any project. However I did find it surprising Personal information now be covered by a single frontage wall of this building with no other access to sky or variety of the New West skyline. Blackie Frontage - Blackie and Moody are streets and not lanes. These act as shared streets with road users of many mobility types and ages. - Because of the slopes of this part of New West, many of the residents of these buildings access the transit hub at the bottom of the hill through these thin streets on foot. (This is especially true in wintertime when the 15%+ slopes of 8th are frankly dangerous for families to walk) - The residences have actively used official and unofficial entry portals. (The P1 parkade of 814 Royal is used almost as much as the primary lobby by residents on foot.) - 813 Agnes has its primary lobby facing Blackie and Agnes. - 814 Royal has a pergola entry with play area and open space facing directly onto what will become the rear (blank) and shaded side of the building. There have been no clear representations of the impacted spaces to the west of this project for the drawings thus far provided. (Particularly concerning when one is a required children's play space.) - The sidewalk of Blackie is underserved and does not accommodate wheelchair and stroller users (many of these use the travel way.) - It is interesting that this frontage did not warrant a section in the landscape drawings despite being the primary impact to neighbours. - The residents of this block are fiercely proud of the high quality landscape design and planting choices of Moody Street. Please consider higher quality planting, paving, and grade level architectural features that would help enhance the experience of this fully used side of the building. - There is an opportunity on this west side of the College building to provide a much more integrated walking and shared street experience. With certain traffic calming (IE the portal from Royal) and pedestrian refuges a lot of valuable usable space could be provided on this stretch. (This is something that could be similarly coordinated with the developments to the south of this site.)

Q3. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.

not answered

Q4. OPTIONAL: What is your connection to the proposed project?

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

Q5. What is your postal code?

New Westminster, BC, Personal informat

Project Report

29 October 2020 - 21 August 2023

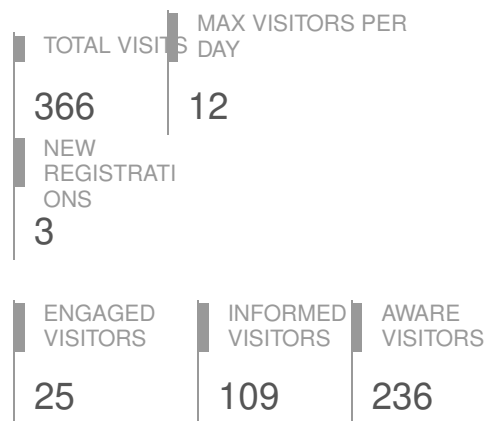
Be Heard New West City 808 Royal Avenue



Visitors Summary

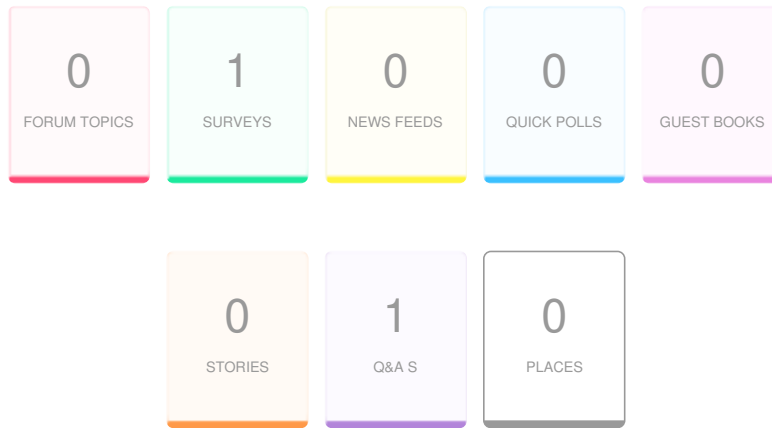


Highlights



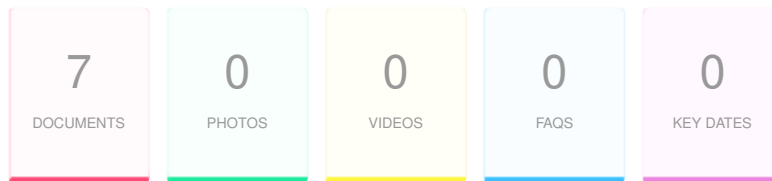
Aware Participants		Engaged Participants		
236		25		
Aware Actions Performed		Engaged Actions Performed		
Participants		Registered	Unverified	Anonymous
Visited a Project or Tool Page	236			
Informed Participants		Contributed on Forums		
109		0	0	0
Informed Actions Performed		Participated in Surveys		
Participants		4	15	0
Viewed a video	0	Contributed to Newsfeeds		
Viewed a photo	0	0	0	0
Downloaded a document	86	Participated in Quick Polls		
Visited the Key Dates page	0	0	0	0
Visited an FAQ list Page	0	Posted on Guestbooks		
Visited Instagram Page	0	0	0	0
Visited Multiple Project Pages	80	Contributed to Stories		
Contributed to a tool (engaged)	25	0	0	0
		Asked Questions		
		3	4	0
		Placed Pins on Places		
		0	0	0
		Contributed to Ideas		
		0	0	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 808 Royal Avenue	Published	15	3	4	0
Survey Tool	Survey	Archived	34	4	15	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Architectural Drawings - May 2023	46	53
Document	Updated Architectural Drawings - July 2023	22	25
Document	Landscape Plans - May 2023	20	24
Document	Updates based on Consultation - July 2023	17	21
Document	Council Report - May 29, 2023	10	11
Document	Updated Landscape Plans - July 2023	9	10
Document	Pre-Application Review – Report to LUPC - March 29, 2021	2	2

QANDA

Ask a Question about 808 Royal Avenue

Visitors 15	Contributors 7	CONTRIBUTIONS 8
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Q

Personal information

01 June 23

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 AA A, as it is too steep. Is there still a chance to coordinate such a great public benefit with this development?

A

Publicly Answered

Thank you for taking the time to provide feedback on this proposal. This application will be required to comply with the Downtown Transportation Plan (DTP), which characterizes Eighth Street as a Complete Street. The DTP directs future work to redesign the roadway to provide space for walking, transit, and cycling, and to right size the roadway for expected low motor vehicle volume. Consistent with the expectations of the DTP and the All Ages and Abilities Active Transportation Plan, the application proposes an expanded sidewalk, protected bike lane, and boulevard area. A parking lane is not proposed. This component of the project is currently under review and would be finalized prior to formal Council consideration of the project.

QANDA

Ask a Question about 808 Royal Avenue

Q

Personal information

02 June 23

Why are the number of long term bicycle parking spaces significantly less than the number of dorms? Shouldn't every student be able to have a bicycle?

A

Publicly Answered

Thank you for taking the time to provide feedback on this proposal. The proposed bike storage is based on the applicant's transportation study, which anticipates that a maximum of one in four students would require a long-term bicycle parking space. This is consistent with bike parking rates for other Lower Mainland post-secondary institutions, and reflects the diversity of alternative transportation options that would be available to students at this site (walking and public transit, including rapid transit, as well as cycling).

Q

Personal information

28 July 23

The parking lot currently there is currently the best-value place to park in the area. I am not thrilled with the idea of it going away. Are there any plans for affordable parking to make up for it, or will people be forced to use the more expensive (and less common) meters?

A

Publicly Answered

Thank you for your question. One of the most important things that the City is considering with regard to this proposal is its alignment with the Official Community Plan (OCP), which was developed in close collaboration with the community. The OCP designates 808 Royal Avenue as "School / Institutional," which allows for post-secondary schools and public parks and institutions, such as libraries. Parking facilities are not supported by this designation. The proposed Douglas College expansion project at 808 Royal Avenue is consistent with this land use designation and would provide student housing in alignment with Provincial policy priorities. Douglas College is required to accommodate vehicle parking demand generated by the project either on-site, or at one of the College's nearby off-site parking facilities. Accommodation of the current temporary parking facility is not a requirement of the project, and not a component of the development proposal.

QANDA

Ask a Question about 808 Royal Avenue

Q

Personal information

29 July 23

How will this building serve the community other than students and staff at douglas college? Will there be public wash rooms available to the general public? Free wifi? Public access to food courts etc?

A

Publicly Answered

Thank you for your question. The Douglas College project at 808 Royal Avenue proposes a number of community benefits in line with the Council's 2023-2026 Strategic Priorities Plan, the Official Community Plan, and the Economic Development Plan. These include, but are not limited to: Economic benefits: Education has been identified as a key local employment sector, and expansion of the College could provide a number of benefits to the local economy, including additional, high-quality employment opportunities. Student housing: Provision of dedicated student housing would support those who have difficulty finding safe and appropriate housing, and is expected to create space in the private rental market for others in the broader community. Publicly-accessible spaces: The new campus would include a number of publicly-accessible spaces, including the ground floor café and marketplace, Eighth and Agnes Street plaza, and academic roof deck. The campus would also include event space that, similar to the Douglas College legacy campus, could be used by external organizations and community groups.

QANDA

Ask a Question about 808 Royal Avenue

Q

Personal information

29 July 23

When will construction start? How long will this take? Where will heavy trucks get access to the lot? Will this block residents of 814 Royal from getting access to their underground parking?

A

Publicly Answered

Before answering your questions, we would like to clarify that this project has not yet been approved. At this time, the applicant (Douglas College) has submitted Rezoning and Development Permit applications for the proposed project. As the proposed project is not consistent with the property's existing zoning, a rezoning is required. A new zone would be created for this project, which would be considered by Council in the fall. A Development Permit is also required, which allows the City to review the proposed design and the project's overall fit for the neighbourhood. If Council chooses to approve the new zoning for the property, and the Development Permit is issued by the Director of Climate Action, Planning and Development, the property owner would then apply for their Building Permit. Details regarding construction would be determined during the Building Permit stage. Construction can only begin after issuance of the project's Building (or Demolition) Permit. As part of the Building Permit process, the applicant would be required to submit a Traffic Management Plan, which would be reviewed by City staff to ensure public safety is prioritized and neighbourhood livability impacts are minimized (please see the City's website for more information). City staff also work closely with applicants and construction management companies to ensure they adhere to the Good Neighbour Protocol, which is a set of guidelines developed to minimize construction impacts on residents and businesses. Plans that propose to block access to underground parking on adjacent properties are generally not considered acceptable.

QANDA

Ask a Question about 808 Royal Avenue

Q

Personal info

30 July 23

I am excited for the opportunity for the Campus to grow, however, changing the color of the building does not change the scale or size. Unfortunately, this proposal seems to value potential students at a higher regard than the functionality of our community, and you will soon see that I strongly disprove of the student housing. Therefore, I wish to address my concerns again on this platform as the previous survey does not reflect my opinion. My questions are: 1) Council: To what extent will Daniel Fountain be involved with the Council's considerations? Does his previous role on the Board of Directors for Douglas College present any conflicts? 2) Campus: What are the benefits to the community and City by providing student housing? Will there be faculty responsible to ensure that students are following noise bylaws? Will the building be smoke-free? Will the Campus be responsible for hiring a waste management company for recycling and garbage and which street will the designated pick up be? 3) City: How will the City and Developers address higher concentration of traffic and parking concerns? Will the City address parking infractions along Agnes, Moody, McInnes and 10th street differently? When was the last time a vehicle was towed from Moody or McInnes street? 4) Is it possible to see other people's posts and to have more transparency with how people are responding?

A

Publicly Answered

Thank you for taking the time to express your questions and feedback regarding the Rezoning and Development Permit applications for the proposed academic and student housing building at 808 Royal Avenue. As the project proposes to change the property's existing zoning, Council consideration is required. Members of Council are required to adhere to the Council Code of Conduct and Provincial legislation in all deliberations. The project proposes a number of community benefits consistent with Council's 2023-2026 Strategic Priorities Plan, the Official Community Plan, and the Economic Development Plan. With respect to housing, the project is also consistent with the Provincial government's Homes for People Action Plan, which commits to the delivery of 4,000 additional on-campus rooms for post-secondary students. Provision of dedicated student housing would support those who have difficulty finding safe and appropriate housing in the private rental market, particularly given its competitive nature. As noted in the Province's Action Plan, student housing is also expected to create "much needed space in tight rental markets for renters in the broader community." Douglas College has proposed a model of housing that includes one Resident Advisor per floor, who would provide support to students. One Residence Manager, responsible for day-to-day housing operations, would also reside on-site and Douglas College has indicated that security would be present on-site 24 hours per day, seven days per week. The entirety of the campus would be smoke-free (including e-cigarettes), and as with all residences in New Westminster, student housing occupants would be required to adhere to the City's Noise Bylaw. The development is required to accommodate vehicle parking demand generated by the project either on-site, or at one of the College's nearby off-site parking facilities. This project would have access to alternative transportation methods, including the New Westminster SkyTrain station, Eighth Street Frequent Transit Network bus service, and subsidized transit passes are provided to all students. The College is also proximate to cycling routes, and bike storage and end-of-trip facilities would be provided on-site. With respect to waste management, the College would use a private waste hauler and all loading would occur on-site, which is typical of large developments. Questions submitted through Be Heard New West (BHNW) for this project can be viewed by navigating to the end of the project page, where the survey begins, and clicking on "questions." All questions received have been posted and answered publicly. In addition to the summary of feedback received through the applicant-led consultation, which has been added to the project page under "How can I engage?" an upcoming report to Council (anticipated in fall 2023) will also include a more detailed report of feedback received through both the applicant and City-led consultation surveys. This report will also be posted here on the Be Heard page.

QANDA

Ask a Question about 808 Royal Avenue

Q

Personal information

04 August 23

Wonderful! Student housing where the students learn. Bike storage where the new bike routes are. Accessibility for students to feel comfortable and welcome. I'm a New Wester and I'm proud.

A

Privately Answered

Thank you for your feedback. All feedback received will be summarized and provided to Council as part of their consideration of the project in Fall 2023.

QANDA

Ask a Question about 808 Royal Avenue



Personal information

09 August 23

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 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.



Privately Answered

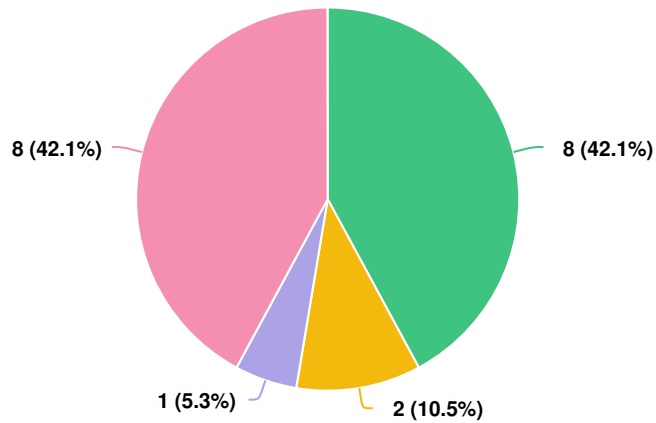
Thank you for taking the time to express your questions and feedback regarding the Rezoning and Development Permit applications for the proposed academic and student housing building at 808 Royal Avenue. All such feedback will be summarized and included in a report to Council as part of their deliberation, which is tentatively scheduled for early Fall. I can confirm that City staff respond to all feedback received through Be Heard New West. One of the most important things the City is considering with regard to this proposal is its alignment with the Official Community Plan (OCP) and the Downtown Community Plan (DCP), both of which were developed through close collaboration with the community. The OCP designates 808 Royal Avenue as "School / Institutional," which allows for public post-secondary institutions. The property is also within the Tower Precinct of the DCP, which is intended to accommodate a significant share of Downtown's residential and commercial growth. The proposed height and density of this project is in line with what is expected in this area of Downtown. The project proposes to strike a balance between accommodating the institutional and residential needs of the College, while using changes in material and height and to reduce the perceived size of the building. The location of the tallest pieces of the building on Royal Avenue and Eighth Street, away from neighbours, is also intended to allow additional space between the College and its neighbours. Douglas College is required to accommodate vehicle parking demand generated by the project either on-site, or at one of the College's nearby off-site parking facilities, and to provide a transportation study that demonstrates how demand would be satisfied. One of the benefits of this property is its access to public transit, including the New Westminster SkyTrain station and Eighth Street Frequent Transit Network, cycling routes, and shops and services. Full- and part-time Douglas College students are provided significantly subsidized transit passes, and long- and short-term bike parking infrastructure would be provided in the new campus. Taken together, these aspects of the project are intended to encourage visits by transit, bike, and foot, rather than by private vehicles. This supports development of a car light community, which is a Council priority.

ENGAGEMENT TOOL: SURVEY TOOL

Survey

Visitors 34	Contributors 19	CONTRIBUTIONS 20
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How do you feel the proposal as described would fit into this neighbourhood?



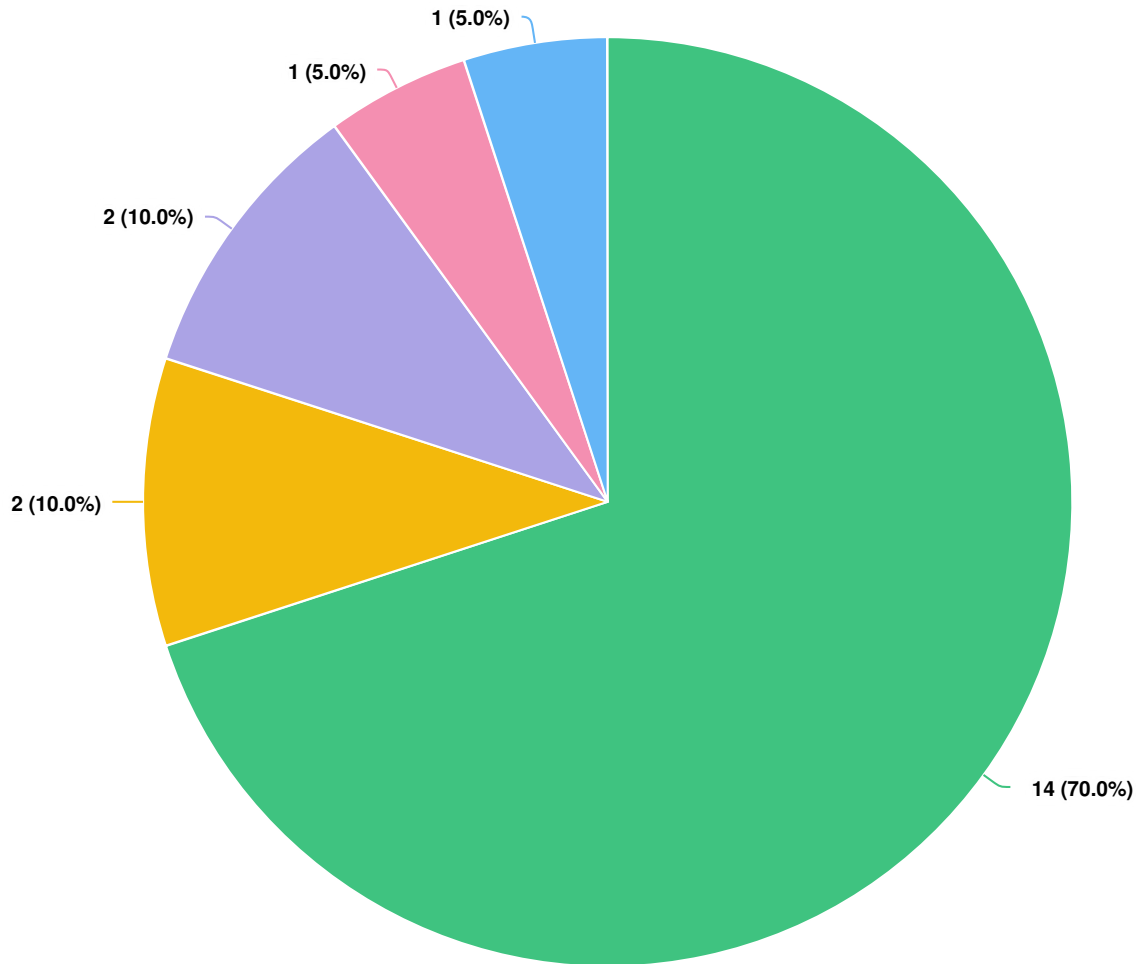
Question options

Fits well Somewhat well Neutral Not well

Optional question (19 response(s), 1 skipped)

Question type: Radio Button Question

OPTIONAL: What is your connection to the proposed project?



Question options

- I live in the immediate vicinity (within 1-3 blocks)
- I live in the area but further than 3 blocks away
- I live in a different neighbourhood, but am interested in the project
- I own/operate a business nearby the project site (within 1-3 blocks)
- Other (please specify)

Optional question (20 response(s), 0 skipped)

Question type: Radio Button Question

Wendee Lang

From: External-Dev Feedback
Sent: Tuesday, August 22, 2023 8:33 AM
To: Wendee Lang
Subject: FW: [EXTERNAL] 808 Royal Ave Douglas College Design Feedback

Hi Wendee,

Feedback for your project.

Best,
Lisa Wambaa
T 604.636.3552 | C 604.240.6394 | E lwambaa@newwestcity.ca

From: Personal information
Sent: Tuesday, August 22, 2023 12:07 AM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] 808 Royal Ave Douglas College Design Feedback

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

To the City of New West Development Review Team for 808 Royal Ave.
I have sent the below information regarding the design and contexts of the Douglas College residence tower and campus expansion through the beheardnewwest portal. I am happy to discuss any of these following issues with the file manager or your team.

Respect of Urban Contexts

- The design of this building can not be treated as independent of the urban contexts on which it impacts.
- Both residential buildings at 814 Royal and 813 Agnes front have effective frontages on Blackie and will face the otherwise barren and “industrial-like” rear of this campus building.
- This building, despite being for a campus use should uphold the intent of being an engaging part of the urban form of this neighbourhood.
- Please consider better urban activation of the ground plane of this complex.
- With other incoming density (including future developments for Columbia Square) Agnes frontages should be treated with activation where possible as this will become a pedestrian spine between the Douglas College atrium and new intensities down the hill.

- There is a high need for active CRU commercial frontage on both 8th and Agnes. The insular design of the original brutalist Douglas College should not be replicated. The internal controlled commercial spaces accessed from two portals are not effective activation of this important street.
- It is also important to consider the need of a bus stop relocation on this block so that both 6th and 8th ave bus routes can provide bidirectional transit access to the college and the tower residents of this area. * Currently all busses for uptown must be taken from New West Station.

Height and Form

- The nature of the slab building was originally presented with a promise (and associated structural requirements) of a composite wood framed tower. This is no longer the case and the development has changed structural material to concrete.
- The slab format of this tower goes against design guidelines in the core that are based on both access to light and conceptual openness / variety of views.
- The applicant has presented a rationale for a wide form based on campus housing standards (which require a hall warden or RA on each floor... However this logic is flawed as it is based on low rise campus buildings in less urban contexts.
- This tower has the potential to be more efficient and allow more opportunities for light if it were taller and more thinly sculpted.
- The concrete construction type also allows more variety in sculpted forms (even with Step 4 of the BCESC) particularly on the upper forms of buildings that are not cantilevered.
- It is also noted that the materiality of the building seems to be changing on the same plane and is less dynamic than the renderings suggest. (A section to show actual depth would be helpful.)
- As a resident on the east side of ^{Personal inform}Royal I recognize that interruptions of the view from my home are likely for any project. However I did find it surprising that ^{Personal information} will now be covered by a single frontage wall of this building with no other access to sky or variety of the New West skyline.

Blackie Frontage

- Blackie and Moody are streets and not lanes. These act as shared streets with road users of many mobility types and ages.
- Because of the slopes of this part of New West, many of the residents of these buildings access the transit hub at the bottom of the hill through these thin streets on foot. (This is especially true in wintertime when the 15%+ slopes of 8th are frankly dangerous for families to walk)
- The residences have actively used official and unofficial entry portals. (The P1 parkade of 814 Royal is used almost as much as the primary lobby by residents on foot.)
- 813 Agnes has its primary lobby facing Blackie and Agnes.
- 814 Royal has a pergola entry with play area and open space facing directly onto what will become the rear (blank) and shaded side of the building. There have been no clear

representations of the impacted spaces to the west of this project for the drawings thus far provided. (Particularly concerning when one is a required children's play space.)

- The sidewalk of Blackie is underserved and does not accommodate wheelchair and stroller users (many of these use the travel way.)
- It is interesting that this frontage did not warrant a section in the landscape drawings despite being the primary impact to neighbours.
- The residents of this block are fiercely proud of the high quality landscape design and planting choices of Moody Street. Please consider higher quality planting, paving, and grade level architectural features that would help enhance the experience of this fully used side of the building.
- There is an opportunity on this west side of the College building to provide a much more integrated walking and shared street experience. With certain traffic calming (IE the portal from Royal) and pedestrian refuges a lot of valuable usable space could be provided on this stretch. (This is something that could be similarly coordinated with the developments to the south of this site.)

Thank you for providing this opportunity to address these issues. I would be happy to talk to any of these points or others as your team continues the review of this important project.

Personal information

Wendee Lang

From: External-Dev Feedback
Sent: Wednesday, August 16, 2023 9:25 AM
To: Wendee Lang
Subject: FW: [EXTERNAL] Feedback for Rezoning Application (REZ00230)- proposed new campus building with student housing at 808 Royal Ave.

Hi Wendee,

Please see below.

Best,
Lisa Wambaa
T 604.636.3552 | C 604.240.6394 | E lwambaa@newwestcity.ca

From: Personal information
Sent: Tuesday, August 15, 2023 7:57 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
cc: Personal information
Subject: [EXTERNAL] Feedback for Rezoning Application (REZ00230)- proposed new campus building with student housing at 808 Royal Ave.

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

Dear Planning and Development Department team,

We received the proposed project brochure and rezoning application # REZ00230 by mail, and we would like to share our opinion and comments in the public Be Heard.

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

From: [Wendee Lang](#)
To: personal information
Subject: RE: 808 Royal avenue Douglas College Devevelopment
Date: Wednesday, July 12, 2023 16:50:32

Hi ^{personal inf},

Thank you for your email and for taking the time to express your feedback regarding the proposed academic and student housing Rezoning and Development Permit applications for 808 Royal Avenue. All such feedback will be summarized and included in a report to Council as part of their deliberation, which is tentatively scheduled for this fall.

For more information and to keep up-to-date about the project, please visit the project's Be Heard New West page at: <https://www.beheardnewwest.ca/808-royal-ave>

Kind regards,

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

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

From: personal information
Sent: Tuesday, July 11, 2023 9:41 AM
To: External-Post Master - Pln <plnpost@newwestcity.ca>
Subject: [EXTERNAL] 808 Royal avenue Douglas College Devevelopment

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

Dear City Planner,

I am writing to you in hoping that my concern is also received by the City planning and zoning when I didn't receive any acknowledgement of the attached feedback to the Douglas College Open house in regarding their proposed subject development.

Thank you for your consideration.

I participated in the Douglas College 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 **on personal information** facing Douglas College, 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 ^{personal information} to this piece of land. The size of the complex is just huge relative to the size of the available land, one of the concern will be the air flow in this area where there will be additional 3 tall buildings in this small plot 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.