

Attachment #6

City-led Consultation Summary and Applicant Response

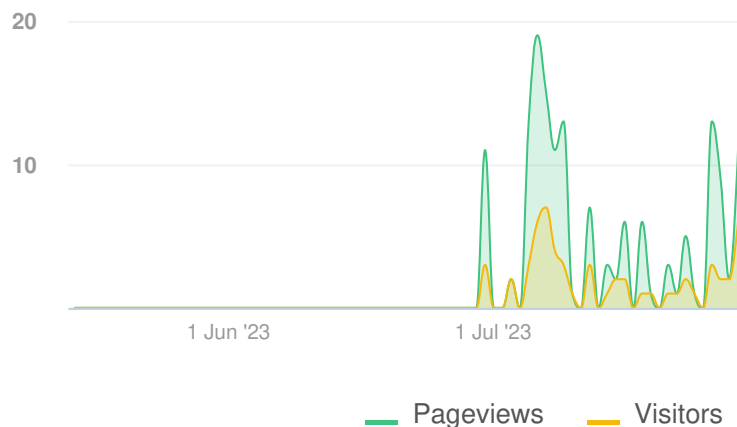
Project Report

29 October 2020 - 27 July 2023

Be Heard New West City 902 First Street



Visitors Summary

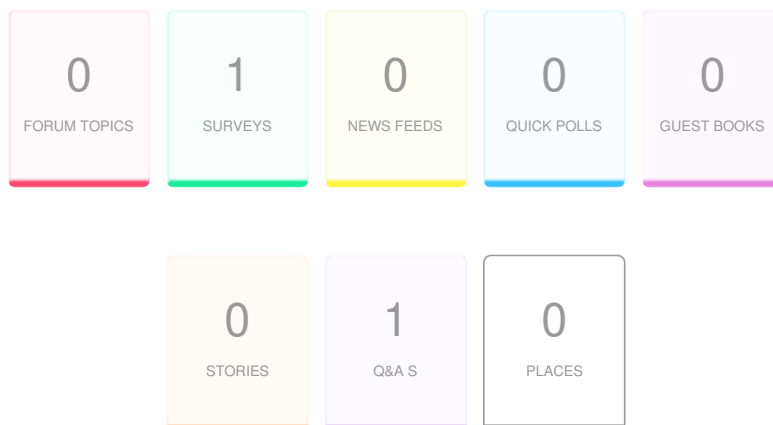


Highlights

TOTAL VISITS	69	MAX VISITORS PER DAY	5
NEW REGISTRATIONS	0		
ENGAGED VISITORS	4	INFORMED VISITORS	25
		AWARE VISITORS	50

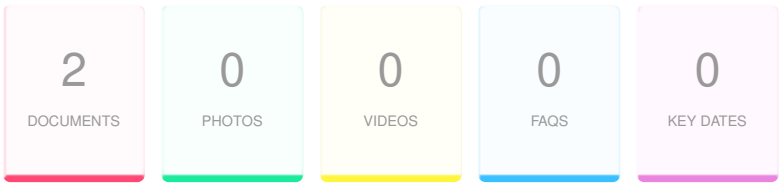
Aware Participants	50	Engaged Participants	4
Aware Actions Performed	Participants	Engaged Actions Performed	RegisteredUnverifiedAnonymous
Visited a Project or Tool Page	50		
Informed Participants	25	Contributed on Forums	000
Informed Actions Performed	Participants	Participated in Surveys	130
Viewed a video	0	Contributed to Newsfeeds	000
Viewed a photo	0	Participated in Quick Polls	000
Downloaded a document	19	Posted on Guestbooks	000
Visited the Key Dates page	0	Contributed to Stories	000
Visited an FAQ list Page	0	Asked Questions	000
Visited Instagram Page	0	Placed Pins on Places	000
Visited Multiple Project Pages	19	Contributed to Ideas	000
Contributed to a tool (engaged)	4		

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 902 First Street	Published	4	0	0	0
Survey Tool	Survey	Archived	9	1	3	0

INFORMATION WIDGET SUMMARY



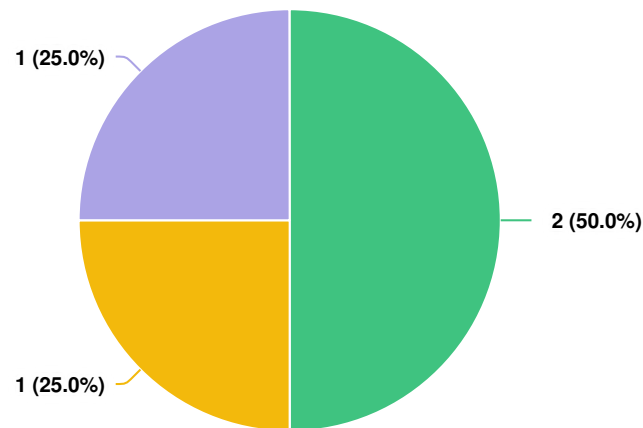
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Drawing Package - April 2023	16	28
Document	Preliminary Report - May 29, 2023	3	3
Document	deleted document from	2	2

ENGAGEMENT TOOL: SURVEY TOOL

Survey

Visitors 9	Contributors 4	CONTRIBUTIONS 4
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How do you feel the proposal as described would fit into this neighbourhood?



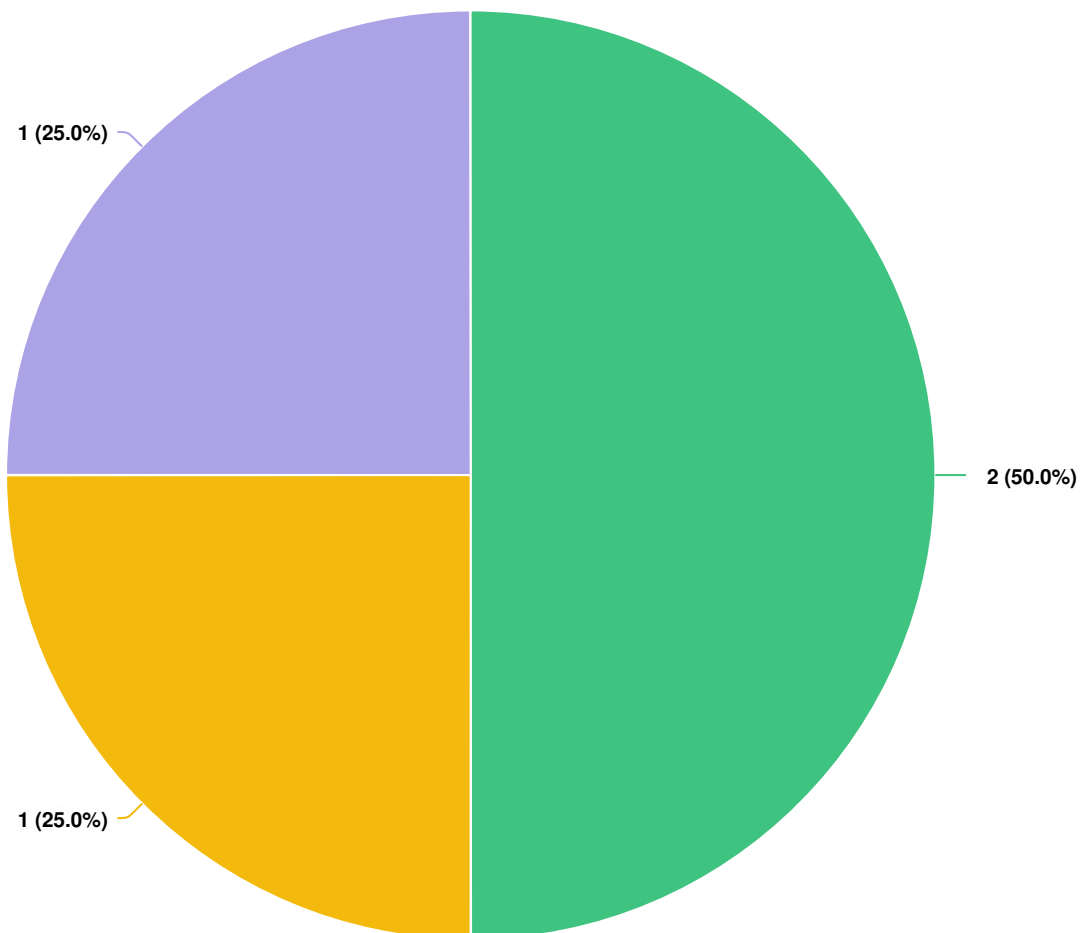
Question options

● Fits well ● Somewhat well ● Not well

Optional question (4 response(s), 0 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 a different neighbourhood, but am interested in the project
- ☐ Other (please specify)

Optional question (4 response(s), 0 skipped)

Question type: Radio Button Question

Survey Responses

29 October 2020 - 27 July 2023

Survey

Be Heard New West City

Project: 902 First Street



VISITORS					
9					
CONTRIBUTORS			RESPONSES		
4			4		
1	3	0	1	3	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1
Login: Unverified

Responded At: Jul 05, 2023 14:07:29 pm
Last Seen: Jul 05, 2023 14:07:29 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 believe the design fits with the neighbourhood, however changing the zoning from single detached residential to a CD, I do not believe fits with the neighbourhood. There are two other lots (1-102/104 8th Ave and 728 First street and 2 - 122 Eight Ave) within two/three blocks of this property that where one has been accepted and one is in process, and both are for sale. The point being there are other locations where the zoning has changed and are not being developed. Why spend the additional time to continue to chip into the single residential zoning that is part of the charm of New Westminster if there are already areas that are zoned for this?

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. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share any additional comments.**

I have looked at the drawings and there appear to be inconsistencies on the elevations depicted. The photo locations and renderings on drawing 16 & 17 appear to be the same. The photo locations on Sinclair and on first Street are opposite to reality. I am **Personal Information** and am concerned about my 4 protected trees that are on my side on the property line where the root system would be on the lot under review.

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 Informa**



Respondent No: 2

Login: Registered

Responded At: Jul 08, 2023 16:34:05 pm

Last Seen: Jul 08, 2023 23:19:16 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. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share any additional comments.**

not answered

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: 3

Login: Unverified

Responded At: Jul 24, 2023 20:06:35 pm

Last Seen: Jul 24, 2023 20:06:35 pm

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?**

Duplex with 6 bedrooms may need more than 2 off-street parking spaces when postal services occupy the adjacent streets parking.

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. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share any additional comments.**

not answered

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

Other (please specify)

Personal Information neighbour

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

New Westminster, BC, Personal Information



Respondent No: 4

Login: Unverified

Responded At: Jul 25, 2023 20:27:19 pm

Last Seen: Jul 25, 2023 20:27:19 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?

The fit is good, but extremely concerned about street parking. Postal Workers, daycare employees from 8th Avenue and City Workers (works yard does not provide enough parking for your employees) take every street spot, park too close to corners and block driveways during the day. Huge problem in the neighborhood and as lots densify I believe the city should put in permit parking only along Sinclair and on First in front of the proposed dwelling. I understand there is a fee to homeowners, but I believe necessary.

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. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share any additional comments.

We live at ^{Personal Information} and support this plan, but believe the City needs to do something to manage the street parking in this neighborhood, especially at the First and Sinclair corner.

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. 1

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 believe the design fits with the neighbourhood, however changing the zoning from single detached residential to a CD, I do not believe fits with the neighbourhood. There are two other lots (1-102/104 8th Ave and 728 First street and 2 - 122 Eight Ave) within two/three blocks of this property that where one has been accepted and one is in process, and both are for sale. The point being there are other locations where the zoning has changed and are not being developed. Why spend the additional time to continue to chip into the single residential zoning that is part of the charm of New Westminster if there are already areas that are zoned for this?

Answer. We are following the Official Community Plan which allows duplexes in this 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. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share any additional comments.

- I have looked at the drawings and there appear to be inconsistencies on the elevations depicted. The photo locations and renderings on drawing 16 & 17 appear to be the same. The photo locations on Sinclair and on first Street are opposite to reality. I am the neighbor on Sinclair Ave and am concerned about my 4 protected trees that are on my side on the property line where the root system would be on the lot under review

Answer. We have updated the renderings and removed the duplicate page. Regarding the 4 trees on the offsite property. 2 of them will have tree protection on 902 first street. Also the carport port posts will be supervised by an arborist onsite.

Respondent No. 2

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. There is an opportunity for the

applicants to address feedback with potential adjustments to the proposal. Please share any additional comments.

- Not answered

Respondent No. 3

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?

- Duplex with 6 bedrooms may need more than 2 off-street parking spaces when postal services occupy the adjacent streets parking.

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. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share any additional comments.

- Not answered

Answer. These are family oriented homes with 3 bedrooms on each side of the duplex. I think to help with postal workers parking would be to implement permit parking in the area.

Respondent No. 4

Q1. How do you feel the proposal as described would fit into this neighborhood?

- Fits well

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

- The fit is good, but extremely concerned about street parking. Postal Workers, daycare employees from 8th Avenue and City Workers (works yard does not provide enough parking for your employees) take every street spot, park too close to corners and block driveways during the day. Huge problem in the neighborhood and as lots densify I believe the city should put in permit parking only along Sinclair and on First in front of the proposed dwelling. I understand there is a fee to homeowners, but I believe necessary.

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. There is an opportunity for the applicants to address feedback with potential adjustments to the proposal. Please share any additional comments.

- We live at 834 First Street and support this plan, but believe the City needs to do something to manage the street parking in this neighborhood, especially at the First and Sinclair corner.

Answer. *I think to help with parking around this area, a permit parking approach would work.*

Hello Personal Information

Thank you for taking the time to send us your comments about the proposed rezoning application at 902 First Street. All feedback received about this project will be shared with Council for their consideration. The feedback will be included in a report to Council in the next few months. 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/902-first-st>.

Official Community Plan:

The Official Community Plan (OCP) guides the overall future of New Westminster and provides a framework for managing growth and change. The OCP was created in close consultation with the community and was endorsed by Council in 2017. You can view past engagement materials including open house materials, survey results, workshop reports, and other consultation event materials by [clicking here](#).

The OCP includes land use designations – these are high-level categories of uses which the City may encourage over time. When someone applies for a rezoning application, staff check to make sure the application is consistent with the OCP land use designation for that site. In the case of 902 First Street, the OCP designation is “[RD – Residential Detached and Semi-Detached Housing](#)”. The purpose of this designation is to allow low density, ground oriented residential uses including gentle infill which increases housing choice and retains existing neighbourhood character. The principle building forms and uses include detached dwellings and duplexes. The duplex proposal at 902 First Street is consistent with this RD land use designation.

This project is an example of “infill” housing, which is housing that is designed to fit into an established neighbourhood while gently increasing its overall density. The City encourages different types of infill housing across New Westminster, on average-sized lots, in order to make our neighbourhoods more accessible to those for whom single-family houses are not appropriate or affordable. Infill housing is designed to fit into existing single detached neighbourhoods. Duplex rezonings are subject to the [Duplex, Triplex, and Quadraplex: Interim Development Review Policy](#), which details the City's requirements for this type of infill housing. The maximum building height (25 ft.) and the site coverage (35%) would be the same for a duplex as it would be for a single detached house. The overall amount of permitted floor space would also be the same between a duplex vs. a single detached house + laneway house.

Zoning and Rezoning:

902 First Street is currently zoned RS-1 (Single Detached Residential). This zone allows for a single detached dwelling with a secondary suite, and a laneway house (total of three units). At this time, the property owner of 902 First Street has submitted a rezoning application for the proposed duplex project. This proposal is consistent with the Official Community Plan designation for the site (more information on the OCP is listed above). As the property is currently zoned for single-detached housing, a change in zoning (rezoning) is required to allow a duplex. Should the proposal be supported by Council, the new site-specific zone that would be created for the property would allow a maximum of two units.

Servicing & Infrastructure:

All developments are required to install or upgrade their off-site servicing, at the developer's cost. This includes infrastructure such as water, sewer, stormwater, street lighting, underground electrical, etc. The Engineering Department would determine the infrastructure service upgrades required to accommodate the duplex, should it be approved by Council.

Trees

The applicant has submitted an arborist report along with their rezoning application. The City's arborist has confirmed that the arborist report meets the tree protection requirements as required by the [City's Tree Bylaw](#). The trees on your property would be protected by tree protection barriers during the construction process.

Thank you again for your comments.

Regards,

🏛️ City of New Westminster

511 Royal Avenue, New Westminster, BC V3L 1H9

www.newwestcity.ca

From: Personal Information **Personal Information**
Sent: Monday, July 24, 2023 9:24 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] Fwd: Your response on 902 First Street

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

Hello, I have filled out the survey and attached it below. I just chatted with the ^{Personal Infor} neighbor who's property borders 902 first st. And we are both concerned. Both in the initial change of rezoning and future options. This is a VERY quiet neighbourhood. One we both enjoy. Rezoning property starts to chip away at that.

The really sad part is that while I appreciate the city giving us the chance to voice our concerns, I have lost faith the city actually cares about the individual home owners in new west. The most prominent example in the recent past is the passing of the rezoning on 6th street across the street from the new high school. Despite overwhelming opposition, the city moved forward with the plan. I know there were a number of people for this development as well. I don't know the demographic of who was for or against.

The evidence I see coming out of the city is for developments and thereby against individual property owners.

At the end of the day I believe the city will press on with this as densification seems to be more important than the approved community plan or increases tree canopy. (More house equals less green space and less places to plant trees that don't intrupt infrastructure)

Please prove me wrong and deny this rezoning request. There are many other places in new west that are already zoned for multiple dwellings. The infrastructure is just not big enough in new west to keep trying to keep up with the other municipalities and keep increasing densification at the current rate.

Personal Information