

Attachment 8

*City-led Consultation
Summary*

Survey Responses

29 October 2023 - 27 November 2023

Survey

Be Heard New West City

Project: 145-209 East Columbia Street



VISITORS					
48					
CONTRIBUTORS			RESPONSES		
25			25		
5	20	0	5	20	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Unverified

Responded At: Nov 06, 2023 17:48:03 pm

Last Seen: Nov 06, 2023 17:48:03 pm

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

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.**

YES to more density and mixed-use developments in otherwise empty lots. The addition of this development would add some very welcome housing units as well as street level businesses and office spaces to the neighbourhood. As a resident of the Brewery District, I am in full support of this project.

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

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



Respondent No: 2

Login: Registered

Responded At: Nov 06, 2023 21:53:13 pm

Last Seen: Nov 07, 2023 05:53:13 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?**

Have a dedicated police vehicle parking inside 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.**

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 Information



Respondent No: 3

Login: Unverified

Responded At: Nov 08, 2023 06:14:32 am

Last Seen: Nov 08, 2023 06:14:32 am

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

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

I do not want to below detour barriers moved from Alberta street

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'm ok with the building I just do not want the barriers at the bottom removed they have been there to help secure our street and keep our kids safe

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

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



Respondent No: 4

Login: Unverified

Responded At: Nov 08, 2023 06:23:50 am

Last Seen: Nov 08, 2023 06:23:50 am

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?**

Alberta and Strand are small streets that cannot absorb more traffic. There are lots of elementary school kids that walk this street from the neighborhood including the brewery district. The parkade of the development should very obviously be accessed via Columbia which is a much larger street that can better absorb the extra traffic.

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 Information



Respondent No: 5

Login: Unverified

Responded At: Nov 08, 2023 06:48:36 am

Last Seen: Nov 08, 2023 06:48:36 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?**

Taking out the diverter at Alberta. I have young kids and since the light was put in a alberta & east Columbia there has been a large increase of cars driving very fast up and down alberta. People don't even slow down when I get my kids out of my car.

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'm also worried about all the traffic from the building entering and exiting on Alberta. Please don't take our street parking out. Most houses are small without much parking. I've seen a car almost hit our neighbours kids. Please avoid adding traffic to our street.

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: 6

Login: Unverified

Responded At: Nov 08, 2023 07:08:59 am

Last Seen: Nov 08, 2023 07:08:59 am

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

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

Have the access parking on East Columbia vs alberta st And make it smaller for example town houses.

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 am a mother of two who live adjacent to this project. I have two young children who frequently play and cross the street. I am already worried as many people use our street as a cut through to get to get around new Westminster. With the ongoing construction in this neighbourhood I am very anxious about our pinch point being removed and another 100 people needing access to our road. This proposal causes a HUGE safety risk. There are many families on our road and we have to continue to take measures to make sure our kids can be safe in our community. PLEASE DO NOT APPROVE THIS.

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

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



Respondent No: 7

Login: Unverified

Responded At: Nov 08, 2023 07:20:01 am

Last Seen: Nov 08, 2023 07:20:01 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?**

This is a community with detached homes filled with young children and families and the increase vehicle traffic would cause incredible danger to the children playing 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. 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?** not answered



Respondent No: 8

Login: Unverified

Responded At: Nov 08, 2023 07:25:21 am

Last Seen: Nov 08, 2023 07:25:21 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?**

It would make the street unsafe for kids to play outside.

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 needs to be safer for families... the street will become very busy without the barrier at the bottom.

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: 9

Login: Unverified

Responded At: Nov 08, 2023 07:25:21 am

Last Seen: Nov 08, 2023 07:25:21 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?**

It would make the street unsafe for kids to play outside.

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 needs to be safer for families... the street will become very busy without the barrier at the bottom.

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: 10

Login: Unverified

Responded At: Nov 08, 2023 07:57:52 am

Last Seen: Nov 08, 2023 07:57:52 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?**

No

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?** Other (please specify)
My friend lives near

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



Respondent No: 11

Login: Registered

Responded At: Nov 08, 2023 08:03:55 am

Last Seen: Nov 08, 2023 16:03:56 pm

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

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

Taller with more residential units available. This type of housing is sorely needed...we need dozens more of these in this neighbourhood.

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 think it will be a fine addition.

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

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



Respondent No: 12

Login: Unverified

Responded At: Nov 08, 2023 08:58:18 am

Last Seen: Nov 08, 2023 08:58:18 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.**

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?** not answered



Respondent No: 13

Login: Registered

Responded At: Nov 08, 2023 11:46:48 am

Last Seen: Nov 08, 2023 19:46:48 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?**

Fewer stories (3 story 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.**

We don't want a six-storey building at the bottom of our street. It doesn't fit the neighborhood. This side of east Columbia are all single dwelling houses or duplexes. Six stories is too high and too big.

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: Unverified

Responded At: Nov 08, 2023 19:23:16 pm

Last Seen: Nov 08, 2023 19:23:16 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?**

It's too big, this is a single family home neighborhood, a building of this size does not fit at all in this 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.**

There is little to no parking for the residents in this area already this will only make this work, when cars are parked on both sides of Alberta which they often are it makes Alberta effectively a one way at, there is no way this area can accommodate more vehicle!!

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 Information



Respondent No: 15

Login: Unverified

Responded At: Nov 09, 2023 03:20:31 am

Last Seen: Nov 09, 2023 03:20:31 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?

I am hearing that the development is looking to change the no left turn requirements on Alberta and Columbia. Before this was in place the traffic coming up Alberta was unbearable. With the building of 2 more large condo's and your new development it would make Alberta street a very busy cut through. I would look to keep the requirements in place

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.

No additional comments

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: 16

Login: Unverified

Responded At: Nov 09, 2023 07:58:25 am

Last Seen: Nov 09, 2023 07:58:25 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?**

access to the building from columbia not the side street

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 own/operate a business nearby the project site (within 1-3 blocks)

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

not answered



Respondent No: 17

Login: Unverified

Responded At: Nov 09, 2023 11:18:55 am

Last Seen: Nov 09, 2023 11:18:55 am

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

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

Concerned about parking garage entrance being on Alberta St & the removal of the barrier at the bottom of the road. Alberta St is a small street with lots of young children living on it and this proposal would make the street a lot busier.

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** I live in the immediate vicinity (within 1-3 blocks)
proposed project?

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



Respondent No: 18

Login: Unverified

Responded At: Nov 10, 2023 14:17:12 pm

Last Seen: Nov 10, 2023 14:17:12 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?**

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.**

I think we should have the parking entrance and exit in a different location. When new Westminster put that traffic light in on Columbia we had traffic backed up passed miner street. We couldn't even get in or out of our cars. We had people yelling at us to get out of the way. People were running at high speeds to catch the light. I don't think a pinch point will help , the same as the diverter doesn't work anymore. People are going right threw the diverter. If the traffic light is green , people will be running for the light. I think we will have parking problems, people don't want to go into a parkade. They think they will be in a shop only for a minute , next thing you know a minute turns into an hour. Right now we all have problems with people parking where they aren't supposed to , this is just going to add to the problem.

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: 19

Login: Unverified

Responded At: Nov 14, 2023 16:50:38 pm

Last Seen: Nov 14, 2023 16:50:38 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?

On-street parking and vehicle access to and from the project is a major concern. The fact that the residential access to the proposed building is from Strand Ave, while all the on-site parking access is from Alberta St, will almost certainly ensure that many (most) residential visitors will try to use on-street parking on Strand Ave (which is already problematic), rather than the extremely limited visitor parking at the proposed building. Although the building is planned for EV parking and charging, it needs it also have spaces on site for car-share vehicles (Modo, Evo, etc), to try to limit use of on-street parking. In addition, the main access for the commercial/office portion of the building is on Alberta St, where on-street parking is currently almost non-existent for residents, without including any visitors/customers/clients attending this building. It essential that sufficient customer parking at this building be be provided FREE for all visitors/customers/clients, so that none of the parking spills over on to the adjacent residential streets. Because this is a rental building near a Skytrain station, tenants should never be able to access on-street parking permits, and all the available on-site parking spots should be provided on a rental basis only. This, combined with the provision of sufficient car-share vehicles, would discourage tenants who don't actually need a parking spot from using them. Even if this is the case, I believe it may be necessary to change all the on-street parking in the area to resident-only permit parking in order to ensure that the nearby residents are able to find parking near their homes. The fact that all deliveries and waste removal will exit one way via the rear lane, which is very narrow and rough with a very tight exit onto Miner Street, will very negatively affect all residents who access their properties from this lane. In addition, the developer proposal to change the Strand Ave access to/from E. Columbia to a "right-in/right-out only" street, combined with the existing "right-in/right-out only" access to/from the controlled intersection at Alberta St and E. Columbia, will mean a significant increase in traffic through neighbourhood streets, especially for any vehicles that wish to travel North on E. Columbia. If implemented, drivers will have to drive several kilometres on neighbourhood streets in order to travel North on E. Columbia from either Strand Ave or Alberta St.

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 am very concerned about the provision of balconies on the proposed building. This building will front onto one of the busiest (and noisiest) streets in the city. If the City is concerned about energy efficiency and resident comfort in all weather conditions, it makes much more sense to exclude balconies from multi-residential buildings like this one, and require individual unit heat pumps with heat recovery ventilation systems be included instead. While I am not irrevocably opposed to this project, I have serious concerns about the impact that vehicle access to and from the project will have on nearby residential streets. I am also concerned about the likelihood that it will seriously (and negatively) impact the already difficult residential parking situation in the neighbourhood. Parking is already difficult due to the lack of parking capacity at Royal Columbian Hospital. please do not approve this project until all of these concerns have been properly addressed by the developer.

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: 20

Login: Unverified

Responded At: Nov 19, 2023 21:19:29 pm

Last Seen: Nov 19, 2023 21:19:29 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?**

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.**

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 Information



Respondent No: 21

Login: Unverified

Responded At: Nov 21, 2023 06:41:30 am

Last Seen: Nov 21, 2023 06:41:30 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?**

Lower the height. The height will have disastrous impacts on immediate neighbors as was indicated when the last proposal was brought forward for this site. The parade entrance and traffic flow plan is unfeasible. It will also have a terrible impact on the neighborhood. A commercial loading dock in a residential back alley is untenable. The current plan for this site will cause even more traffic congestion and parking issues on Alberta Street. Noise from the parkade and loading dock will make many existing homes on Alberta and Strand unlivable.

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.**

This proposal completely ignores the sensible steps that council and staff took when the brewery site was developed. The height of the building across Columbia was kept low to minimize view and sunlight impacts for existing homeowners. The height of this proposal would betray the promises made by council and city staff at that time by obliterating these sight lines and removing additional hours of sunlight from homes in the neighborhood. The use of the back alley between Alberta and Strand for commercial trucks is not practical and will bring additional noise to people's homes at all hours of the day and night. This proposal will make the immediate vicinity unlivable. This is not good example of a sustainable project. Nor does it address community needs or even attempt to consider neighborhood impacts.

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: 22

Login: Registered

Responded At: Nov 22, 2023 10:41:55 am

Last Seen: Nov 22, 2023 18:39:59 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 secure public bike 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. 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 Information



Respondent No: 23

Login: Unverified

Responded At: Nov 22, 2023 13:26:05 pm

Last Seen: Nov 22, 2023 13:26:05 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?**

The OCP permits upto 6 stories at the discretion of the city, however the proposal does not attempt to step the massing with the slope of the site, effectively making it 7 stories at the Strand Ave end. I appreciate that long term it is envisaged that the residences behind could be developed into townhomes, but in the current market that might be considerable time down the road, and a 7 story building is lot taller than what was expected. There is also not much attempt to step the massing to be more sympathetic with the single family dwellings to the north, again appreciate the city envisages these to be mid density townhomes, but even then they will only be 2-3 story high buildings, which will be heavily overshadowed by the equivalent 7 story rectangular massing with no real stepping or breaking up of the mass with significant overlooking to those properties. There is also a Kitchen exhaust that is facing directly opposite the house that is on the other side of the lane, this elevation looks quite close to that residence and wondering if kitchen smells will be an issue for those residents.

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

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: 24

Login: Registered

Responded At: Nov 26, 2023 12:47:37 pm

Last Seen: Nov 26, 2023 20:20:47 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?**

The neighbours in this area recognize that something must be developed in this proposed space, however, a six story building directly next to single dwelling houses is completely unacceptable. It would be reasonable if this proposal was for townhouses or a low rise building. There are also safety concerns regarding having the parking garage entrance directly on Alberta Street. It would be safer to all of the residents in this neighbourhood if the parking garage entrance was off of Columbia Street.

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 as the community currently living directly next to this space do not find the proposal for a six-story mixed use building to be at all acceptable. It is egregious to develop a such a large structure directly next to (roughly 20 feet) and in the immediate neighbourhood of all single-family dwellings. The renderings for this building greyed out these homes where people are living, which obscures how significant an impact such a building would be on these homes directly next to it. There are also significant concerns regarding the traffic, parking and safety impact for all of the people currently living on Alberta and Strand. These concerns are not sufficiently or appropriately addressed by the 'traffic calming' measures this proposal has suggested. It was also problematic that the applicant-led consultation was presented as if it were an open house rather than an opportunity for the community to provide their feedback. As a result, I believe it was not well attended. Many of the neighbours I spoke to had no idea that this was their opportunity to express their concerns as the information that was sent to us read as if it were for a different audience. Nowhere on this material did it explicitly state that it was the applicant-led consultation, which felt entirely misleading. As a community we are urging Council to deny this rezoning permit, which would be devastating to all of the current neighbours in this area, as well as set a concerning precedent for what can be done in other similar neighbourhoods.

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: 25

Login: Unverified

Responded At: Nov 27, 2023 08:52:39 am

Last Seen: Nov 27, 2023 08:52:39 am

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?**

Parking will absolutely be a problem. Not enough spots for all the residents and workers and customers. Either more parking should be provided or reduce the size 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.**

This project will result in more congestion and more irate drivers and more drivers taking short cuts through residential areas increasing the risk to your local New West taxpayers and their children. Please reduce the size of the project or at the very least provide more on-site parking.

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

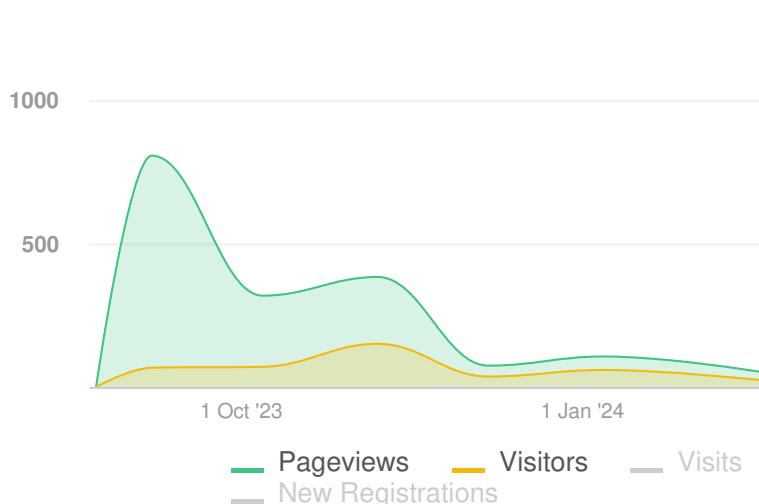
Project Report

29 October 2020 - 12 February 2024

Be Heard New West City 145-209 East Columbia Street



Visitors Summary

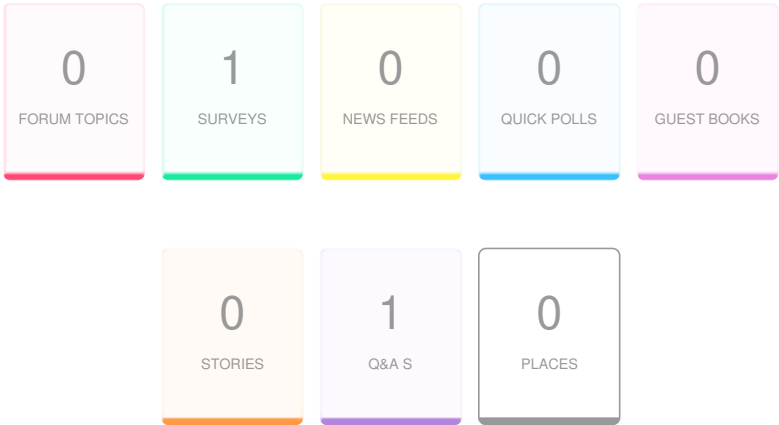


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
451	30	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
30	133	295

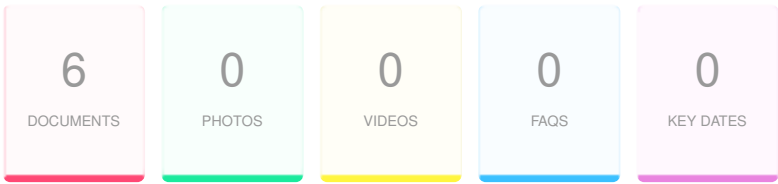
Aware Participants		295	Engaged Participants		30	
Aware Actions Performed		Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page		295				
Informed Participants		133	Contributed on Forums	0	0	0
Informed Actions Performed		Participants	Participated in Surveys	5	20	0
Viewed a video		0	Contributed to Newsfeeds	0	0	0
Viewed a photo		0	Participated in Quick Polls	0	0	0
Downloaded a document		98	Posted on Guestbooks	0	0	0
Visited the Key Dates page		0	Contributed to Stories	0	0	0
Visited an FAQ list Page		0	Asked Questions	1	4	0
Visited Instagram Page		0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages		100	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)		30				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 145-209 E Columbia	Published	16	1	4	0
Survey Tool	Survey	Archived	59	5	20	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	145-209 E Columbia St - Updated Architectural Drawings - Oct 2023	53	56
Document	145-209 E Columbia St - Drawing Package - Sept 2023	42	46
Document	145-209 E Columbia St - Updated Landscape Drawings - Oct 2023	22	22
Document	Preliminary Report to Council - June 12, 2023	14	25
Document	145-209 E Columbia St - Updated Architectural Drawings - Jan 2024	5	5
Document	145-209 E Columbia St - Updated Landscape Drawings - Jan 2024	2	2

QANDA

Ask a Question about 145-209 E Columbia

Visitors 16

Contributors 5

CONTRIBUTIONS 5



314 Alberta street

28 September 23

Parking off Alberta street, is the city going to change the alinement to the underground parking at 209 Columbia street ? as there is a (diverter-clutter) at the bottom of Alberta, furthermore will there be a sidewalk off the Alberta street, parallel the underground driveway to the back laneway, this is well used by the community. Noise mitigation , "roof top amenities" need acoustics to blunt the noise as this acts like a amphitheater up the landscape, furthermore this noise exists across the street from WestGroup roof top amenities in the summer a few times. The open house of Sept 27, no dimensions on the posters on display have to guess what the sizes be, this has to change with a second open house latter on with more realistic info.



Publicly Answered

Thank you for your questions. As part of the street improvements required for this project, left turns will be permitted from East Columbia St. onto Alberta St., via a proper left turn lane, and vice versa from Alberta St. onto East Columbia St. Speed humps will be installed, along with a "pinch point", to help reduce speeds on Alberta St. A private pathway between the development site and 306/308 Alberta St. is not possible due to the limited size of the development site. Regarding noise mitigation, the applicant has proposed a rooftop amenity that includes a small children's play area and garden plots. These types of uses do not typically generate substantial noise. As with any activities in the city, excessive noise is restricted through the City's Noise Bylaw, and enforced by bylaw enforcement officers. Thank you for your feedback regarding the public open house. If you would like to view the technical drawings for the project, they are available on the BeHeard project page under the Documents section, click here to review. While a second open house is not planned for this project, the City will be conducting a survey on Be Heard New West, tentatively scheduled for November. We encourage you to participate!

QANDA

Ask a Question about 145-209 E Columbia

Q

D0dgy

20 October 23

Hi, is there any consideration of putting speed bumps on Stand Ave, or in the laneway?

A

Publicly Answered

Thank you for your question. This application proposes parkade access from Alberta Street, and this is where residents, visitors, and commercial employees and patrons would access parking. As a result, traffic calming measures including speed humps and curb bulges have been concentrated along the project's Alberta Street frontage, rather than on the lane or Strand Avenue frontages.

Q

Chris

03 November 23

What is the name and address of the beneficial owner of this project ?

A

Privately Answered

The applicant is Third Space Properties Inc. Their website is available here: <https://thirdspaceoneastcolumbia.com/>

Q

elizabeth jean

23 January 24

What is being done about off street parking in the surrounding area? Currently the 2 hour only areas are being used all day by construction workers and people walking to the skytrain, which is no doubt going to get worse with the addition of 100 rental units. Is the city going to change the 2 hour zone on Strand Ave to permit only? As this development offers on-site parking, the residents of 209 Columbia should not be able to purchase a city issued parking pass to park on the surrounding streets.

A

Publicly Answered

Thank you for your question. The proposed development is required to accommodate parking generated by the project on-site, and the proposed parking exceeds the City's bylaw requirements. With respect to on-street parking, City staff will review curbside signage in accordance with City plans and policies following completion of the development, should it be approved by Council. Per the City's current policies, residents of the proposed development would not be eligible for a resident parking permit.

QANDA

Ask a Question about 145-209 E Columbia

Q

Gul

12 February 24

Are there going to be apartments for sale once the construction begins? Or will it be only rentals? Thank you!

A

Publicly Answered

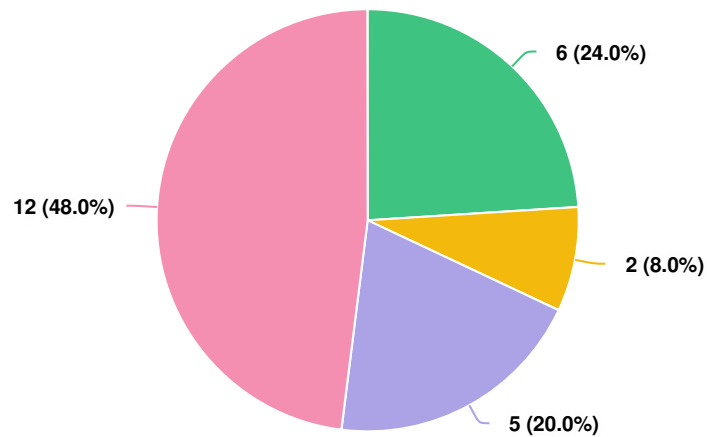
Thank you for your question. As part of this project, all of the proposed housing units would be secured as rental housing.

ENGAGEMENT TOOL: SURVEY TOOL

Survey

Visitors	59	Contributors	25	CONTRIBUTIONS	25
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How do you feel the proposal as described would fit into this neighbourhood?



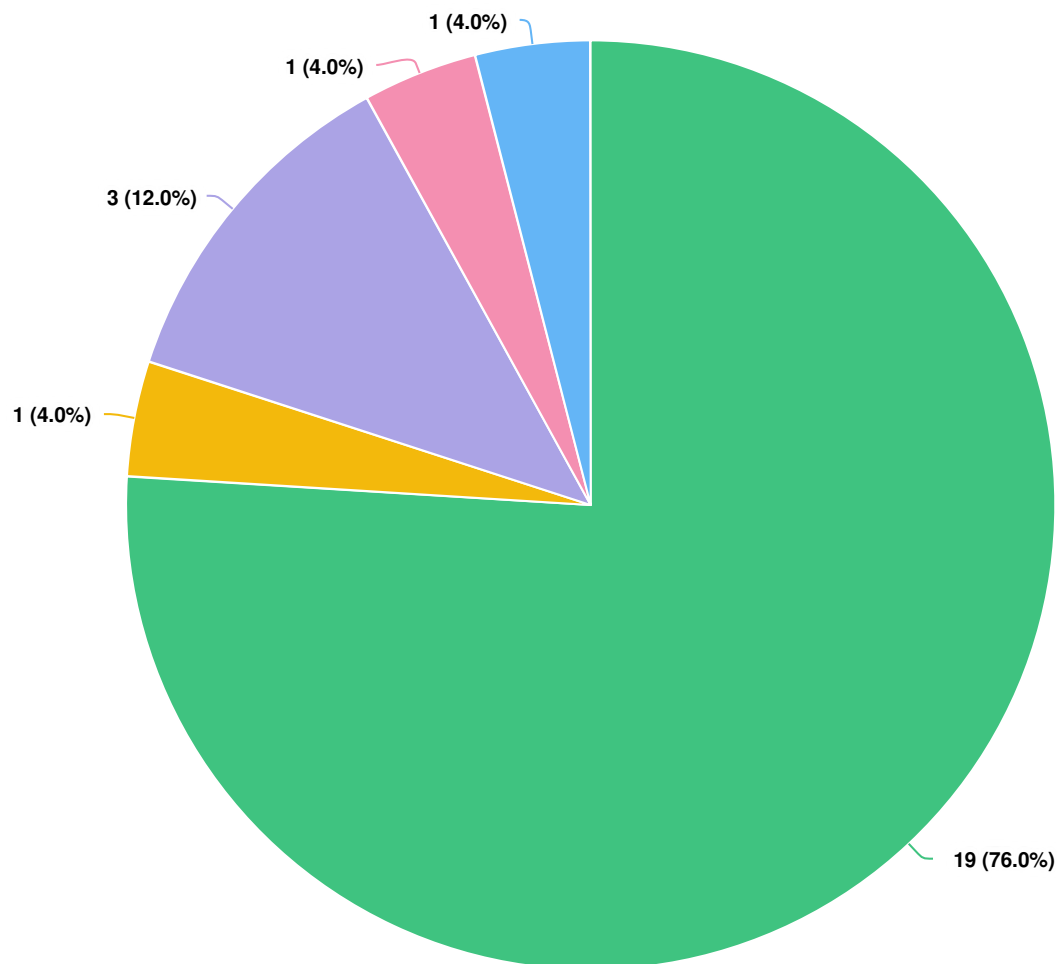
Question options

☐ Fits well ☐ Somewhat well ☐ Neutral ☐ Not well

Optional question (25 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 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 (25 response(s), 0 skipped)

Question type: Radio Button Question

From: [External-Dev Feedback](#)
To: [Wendee Lang](#)
Subject: FW: [EXTERNAL] 209 E Columbia Street #145 Feedback
Date: Monday, November 20, 2023 10:10:03 AM

-----Original Message-----

From: External-Dev Feedback <devfeedback@newwestcity.ca>
Sent: Monday, November 20, 2023 9:17 AM
To: **Personal Information**
Subject: RE: [EXTERNAL] 209 E Columbia Street #145 Feedback

Hi Personal Information

Thank you for your comments. I have checked the postal code feature.

As for the traffic, the right-in right-out traffic control at the Alberta and E. Columbia intersection was installed as a temporary measure, and its removal has been envisioned through the Sapperton-Massey-Victory Heights Transportation Plan. The pinch point will slow traffic and discourage motorists from using Alberta St., as will the speed humps. New developments generate new traffic, but with proper traffic mitigation and transportation demand management measures, like those included in this proposal, these can be successfully mitigated.

If you have any other questions, please feel free to reach out.

Thank you!

City of New Westminster | Climate Action, Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9 www.newwestcity.ca | [f/newwestminster](#) |
[@new_westminster](#)

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.

-----Original Message-----

From: **Personal Information** **Personal Information**
Sent: Thursday, November 9, 2023 2:06 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] 209 E Columbia Street #145 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.

Hi,

The postal code feature isn't working on the survey form so I am emailing my feedback instead:

My additional comments are as follows:

I am very concerned about the traffic on Alberta Street if the developer is allowed to move ahead with their changes to traffic on the street. We have been through this before on Alberta Street. When Wesgroup installed the traffic light at the bottom of the hill the street became unsafe due to speed and congestion. Pinch points will not help ease

the congestion. Please keep the diverter at the bottom of Alberta Street so it remains a safer street. Speed and congestion do not make for liveable spaces in our city. Why does the city keep letting developers make traffic decisions / recommendations. They are not operating in the best interest of the community as a whole. (the postal code feature is not working).

I live within a block of the development.

Thank you,

Personal Information

personal information