

Attachment #9

Overall Consultation Summary

Attachment 9: Overall Consultation Summary

Applicant-led Consultation

The applicants hosted two virtual open houses on June 24 and 25, 2020. Attendees were given an opportunity to learn more about the project, provide comments, and ask questions. Notices included in a local newspaper and were mailed to owners, residents and businesses within 100 metres of the subject site and provided to the Downtown Resident's Association (DRA) and to the Downtown New Westminster Business Improvement Association by email. A website was established and social media advertisements were placed on Facebook and Instagram, targeting users within approximately 3 kilometres of the site. The online sessions were attended by approximately 327 users and the website visited by 477 visitors.

Key feedback from this engagement included comments regarding: height and density, traffic and parking, desire for improvements within and development impacts on Albert Crescent Park, impacts on school capacity and construction management. A summary of comments received through applicant-led consultation is included as Attachment 10.

Strata Engagement

On March 6, 2024, the applicant attended a virtual Strata Council meeting for the building at 188 Agnes Street, located north of the subject site. The applicant provided updated conceptual designs for the upgrade of the pedestrian connection between the two buildings, noting increased pathway, improved lighting and safety consideration and existing design constraints. Feedback from the strata included: desire to double the width of the path, consider the wind tunnel effect, safety concerns after dark, improved site lines around the bend in the path, consider rate of growth of proposed trees, and a desire to continue conversation regarding shared maintenance and to meet on site to further discuss design details. An applicant summary of the engagement is included in Attachment 10.

New Westminster Design Panel

The application was presented to the New Westminster Design Panel (NWDP) on June 23, 2020 (minutes in Attachment 11). After reviewing the proposal and providing comments, the NWDP passed the following motion:

THAT the Design Panel support the application, taking into account the feedback provided by the Panel.

The NWDP provided comments with respect to: views to the Albert Crescent Park from Carnarvon St obscured by child care building, location of the tower is reasonable and no concern regarding density or proximity to surrounding towers, and further consideration regarding operation of child care drop-off and pickup.

City-led Consultation

City-led consultation included a project website and online survey from October 12 – 30, 2023 published on Be Heard New West. Residents within 100 metres of the site were notified of the survey and 221 responses were received. The Q&A function remained open until March 8, 2024.

Approximately 72 respondents felt the development would fit well or somewhat well into the neighbourhood, 140 felt it would not fit well, and 9 were neutral. A City-led consultation summary report is included in Attachment 12. Written comments received were mixed with feedback provided on: construction impacts, building height and density application review timelines and vehicle traffic and parking. Staff note that the proposal is consistent with the 'Residential – Tower Apartment designation in the Downtown Community Plan, TDM measures have been secured to supplement proposed parking and an initial construction management plan has been provided (Attachment 13).

Applicant Response and Revisions

Key changes made by the applicant to respond to feedback include: revised child care building to create view from Carnarvon Street terminal vista through to Albert Crescent Park and Fraser River; updated driveway design to provide three dedicated drop-off and pickup spaces; reduced parking structure and number of parking stalls to ensure retention of trees and submission of initial construction management plan which would be further updated further through Building Permit submission (Attachment 13). Further discussion with the adjacent strata and necessary design detail revisions will be completed prior to Development Permit issuance.