

Attachment #10

Applicant-led Consultation Summary



Online Information Sessions Summary Report

51 Elliot Street, New Westminster

Report prepared by: Pooni Group Inc.
Date: July 24, 2020

Executive Summary

Regal Century Management Inc. (Regal Century) is proposing to develop 51 Elliot Street (site). The site, which is currently vacant, is located in Downtown New Westminster in close proximity to transit, shops and services, schools and parks.

Regal Century Management Ltd. has applied to the City of New Westminster for a rezoning and development permit to allow for a 34-storey residential tower with strata and below-market rental homes, and a city-owned not-for-profit childcare.

Two online information sessions were held at different times by the project team on June 24 and June 25, 2020. The online information sessions provided an opportunity for the public to learn about the proposal and participate in a live question and answer session on both dates, with the project team and New Westminster planning staff.

Feedback could be submitted in three ways: comment form submissions, through e-mail, and by providing comments or questions on the live question and answer section during the online information sessions. Approximately 327 individuals joined the online information sessions¹ and there were over 473 website views between the website launch date, June 19 and the last information session date, June 25, 2020.

Through feedback provided on comment forms, the question and answer sessions, and e-mail, the following themes emerged:

- Support for the unit mix including family-sized units, and below-market rental units;
- Support for the proposed childcare facility;
- Support for the architectural design;
- Desire for larger, family-oriented units;
- Concerns surrounding density and impacts of the tower height on views and shadowing; and
- Traffic concerns.

The following report provides a summary of the public engagement, which includes:

- Engagement event details including a description of the notification method, the format of the event, and an overview of the information presented;
- A summary of the input received from feedback forms;
- A summary of the live question and answer sessions;
- A summary of feedback received by e-mail;
- Transcription of all comments received; and
- Copies of all materials presented - website, PDF info package, copy of notification (postcard) and notification area.

¹ Joined participants does not necessarily mean the individual participated in the Q&A. Joined participants are counted when they are viewing the Q&A. The number of individuals who participated is provided in this report later.

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Introduction

Regal Century Management Inc. (Regal Century) is proposing to develop 51 Elliot Street (site) and has applied to the City of New Westminster for a rezoning and development permit to allow for a 34-storey residential tower with strata and below-market rental homes, and a city-owned not-for-profit childcare. The site, which is currently vacant, is located in Downtown New Westminster in close proximity to transit, shops and services, schools and parks.

The site is approximately 400 metres (5 minute walk) from Columbia Skytrain Station and one block from Agnes Street to the north and Columbia Street to the south, both of which are serviced by a number of buses (#103, 105, 109, 321, N19). The site is also directly adjacent to Albert Crescent Park and less than a 10 minute walk to Tipperary Park and Westminster Pier Park along the waterfront. Ecole Qayqayt Elementary School, New Westminster City Hall, and shops and services along Columbia and Front Streets are all within walking distance.

The proposal will bring approximately 281 homes, including 243 strata condominiums, 10 strata townhomes, and 28 below-market rental homes to Downtown New Westminster. Approximately 10% of the homes will be below-market rental, which provides an affordable option to renters in the city.

Family-oriented and adaptable units are also included in this proposal. An on-site childcare facility and public realm improvements are also proposed.

Other benefits of the proposal include shared amenity space to all residents, thoughtful architectural design that is inspired by the site's proximity to the Fraser River and public realm improvements that will improve connectivity and safety for residents and pedestrians.

Two online information sessions were held:

- June 24, 2020, from 12:30 - 1:30 PM; and
- June 25, 2020, from 6 - 7 PM.

The online information sessions provided an opportunity for the public to learn about the proposal and participate in live question and answer (Q&A) sessions that were held during the sessions with the project team and City of New Westminster planning staff.

Online Information Sessions

The online information sessions took place on June 24 and 25 at two different times on the project's website at <https://www.51elliot.com/>.

The website was active from June 19, 2020 - July 10, 2020. During that time, there were over 477 unique visitors to the website. The website contained the project information, a detailed information package and FAQ for download, and comment form. During the designated information session times, a live Q&A was available for participants to ask questions and receive responses almost immediately. The project team, including the development representatives and consultants, and City of New Westminster staff provided written answers to the questions being asked in the live Q&A during the designated information session times. The live Q&A was held through a Q&A and polling platform called Slido, and the project team and city staff were on a video conference call during this time to coordinate the answers to the questions. The website also included contact information for technical support if an individual had any issues accessing the live Q&A.

Online Information Sessions Details

Date: Wednesday, June 24, 2020 & Thursday June 25, 2020
Time: June 24 from 12:30 - 1:30pm and June 25 from 6 - 7pm.
Location: Online at <https://www.51elliot.com/>

Notification

The notification included information about the proposal, and how to participate in the online information sessions. The notification also included a note stating that for any individuals could not access the internet or a device to view the website, they could call the contact number to have information mailed.

770 unaddressed notifications were sent out via Canada Post to residents and businesses in the area surrounding the site (100 m). A notification flyer was also sent to the Downtown Resident's Association (DRA) and to the Downtown New Westminster Business Improvement Association via email. An exclusive meeting for the DRA in advance of the public online information sessions was offered, however, the project team did not receive a response back.

A copy of the notification is included in Appendix A and a map of the notification delivery area is included in Appendix B.

Two newspaper advertisements also ran in the New Westminster Record on June 11 and 18, 2020. A copy of the newspaper advertisement is included in Appendix C.

In addition, social media advertisements were placed on Facebook and Instagram, targeting users within approximately 3 kilometres of the site. A copy of the social media advertisements are included in Appendix D.

Attendees

In total, approximately 327 users joined during the two designated live Q&A sessions. This number includes those viewing the Q&A and those actively participating (asking questions, up-voting) in the live Q&A. Of the 327 who joined the Q&A, 27 were active participants. Active participants include those asking questions, and up-voting questions. The majority of

viewers who visited the website were from New Westminster, followed by Burnaby and Vancouver. In total, approximately 477 people visited the project website between June 19 - July 10, 2020.

Project Team in Attendance

The following team members attended one or more of the online information sessions.

Regal Management Ltd. (Developer)

Eric Cheung
Anna Acuin

ISL Engineering (Transportation Engineer)

Borg Chan

Chris Dikeakos Architects Inc. (Architect)

Robert Duke

Pooni Group (Planning & Engagement)

Sophie Perndl
Chi Chi Cai
Maureen Solmundson

Perry and Associates (Landscape Architect)

Jason McDougall

City of New Westminster (Development Planner)

Mike Watson



Presentation Material

The following materials were available on the project website:

- How to participate video & instructions
- Site and Area Context Map
- Proposal video
- Site Plan
- Project highlights
- Project Timeline
- Information package and FAQs for download
- Slido for Q&A
- Comment form - fillable online

The PDF information package included the following headings which are representative of the content provided.

- | | |
|-------------------------------------|--|
| 1. Welcome | 19. L6-L7 Floor Plan |
| 2. Project Team | 20. L8 Amenity Floor Plan |
| 3. Site Context | 21. L9-L23 Typical Tower Floor Plan |
| 4. The Site | 22. L24-L32 Typical Tower Floor Plan |
| 5. Policy Context | 23. L33-L34 Penthouse Floor Plan |
| 6. Policy Context | 24. South West Elevation |
| 7. Our Proposal | 25. North East Elevation |
| 8. Proposal Highlights | 26. North West Elevation |
| 9. Proposal Highlights | 27. South East Elevation |
| 10. Project Statistics | 28. North South Section |
| 11. Landscape Plans | 29. East West Section |
| 12. Site Plan | 30. Exterior Building Materials |
| 13. Typical Parkage Floor Plan (P1) | 31. Shadow Studies |
| 14. L1 Floor Plan | 32. Shadow Studies |
| 15. L2 Floor Plan | 33. Design Concept: South East View |
| 16. L3 Floor Plan | 34. Design Concept: North View |
| 17. L4 Floor Plan | 35. Design Concept: South West View |
| 18. L5 Floor Plan | 36. Design Concept: View From Albert Crescent Park |
| | 37. Design Concept: View from Elliot Street |
| | 38. Timeline |

Screenshots from the online information session website are included in Appendix E, and a copy of the PDF Information Package is included in Appendix F.

Feedback Summary

Feedback from the public was provided in the following ways:

- Comment form submitted through the website;
- Questions and comments from the live Q&A sessions;
- Questions and comment submitted through email.

Eight individuals submitted online comment forms¹, 63 questions/comments were received during the live Q&A sessions, and seven e-mails were received by the project team and City of New Westminster planning staff.

Comment Form Questions

The comment form asked the following questions:

1. What do you like about the proposal?
2. What concerns do you have about the proposal?
3. Anything else you would like to add?

See Appendix G for a copy of the online comment form.

Live Q&A Sessions

63 questions and comments were received during the live Q&A sessions .

¹ One individual submitted two comment forms, but their comments have been combined to represent one individual.

Summary of Online Comment Form Responses

Comment forms were available on the project's website from June 24 to July 10, 2020. 8 individuals submitted comment forms. The comment forms asked participants what they liked about the proposal, what concerns they had, and for general comments. Our analysis includes a categorization of the sentiment (support, neutral, support with questions or concerned) for each comment form.

Of the 8 comment forms received:

- 3 responses (37.5%) indicated support for or were neutral towards the proposal;
- 3 responses (37.5%) indicated support with questions;
- 2 responses (25%) indicated concerns about the proposal.

The following summarizes the most common themes for each question.

1. What do you like about the proposal?

The following themes and comments emerged:

- Support for the design of the building;
- Support for child care as an amenity;
- Support for mix of housing; and
- Support for below-market rental units

2. What concerns do you have about the proposal?

Respondents have the following concerns:

- Construction impacts (i.e. noise)
- Height and density and impacts on neighbourhood (i.e. shadowing, views, increased traffic and parking shortage)
- Concerns around amenities and infrastructure capacity with increased population (i.e. public transit, schools, etc.)
- Desire for larger bedroom sizes and family-oriented unit layouts

3. Anything else you would like to add?

Comments included the following themes

- Question about car-share spaces;
- Desire for larger family-sized townhouse
- Concerns around impact of tower to surrounding towers (i.e. views)

See Appendix H for the comment form transcriptions.

Summary of Comments and Questions from live Q&A sessions

The live Q&A sessions were held on June 24 from 12:30 - 1:30 pm and June 25 from 6 - 7 pm. There was a total of 63 questions and comments received over the two sessions. The online Q&A sessions were an opportunity for community members to ask questions, however several participants also provided their commentary on the proposal.

Provided below is a summary of the questions asked and comments received.

Of the 63 questions/comments, the following themes emerged:

- Impacts of the proposed development on adjacent properties, including:
 - Concerns over shadow and view impacts on surrounding residential towers;
 - Concerns over construction impacts; and
 - Questions regarding scale of development and neighbourhood interface.
- Transportation and access, including:
 - Concerns over traffic congestion and access to and from site;
 - Questions about EV charging stations on site; and
 - Questions about parking
- Questions on the process, including:
 - Questions on when construction will begin; and
 - Questions on timeline of the project.
- Density and neighbourhood interface such as:
 - Questions on number of units;
 - Concerns over density;
 - Support for below-market rental units;
 - Questions about housing mix (unit and tenure mix); and
 - Questions related to school capacities

The Q&A transcription is included in Appendix I.

Summary of Feedback Received through Email

A dedicated e-mail address (openhouse@brookpooni.com) was provided on the notification flyers and on the project website for those who wanted to contact the project team through e-mail. The City of New Westminster planning staff contact information was also provided. Two e-mails were sent to the project team (openhouse@brookpooni.com) and six e-mails¹ were received by the City and forwarded to the project team to be considered in this report.

The following themes emerged in the comments received by email:

- Support for the proposal and interest in purchasing a unit;
- Concerns about height (i.e. impact on surrounding views) and density pressures on the downtown;
- Concerns about traffic and parking;
- Desire for park improvements;
- Questions about the height and city policy
- Questions about specifics of building including prices and environmental aspects,
- Suggestions around design elements of the building.

A transcription of emails received is included in Appendix J.

¹ One of these emails was sent to openhouse@brookpooni.com as well.

Next Steps & Conclusion

The online information session resulted in valuable feedback from the community that will help inform the development process. The online information session was held on the project's website at <https://www.51elliot.com> and the live Q&A was conducted through an interactive platform called Slido. Two separate live Q&A sessions were held on June 24 and 25, 2020 on two separate time slots to give the public different opportunities to participate. The project website is still available for surrounding neighbours to review the proposal information and Q&A.

Approximately 327 participants joined the June 24 and 25 online information meetings. In total, 8 comment forms were submitted and 63 questions submitted, by 23 individuals. The project website received 477 views between June 19 - July 10, 2020.

Participants indicated both support and concern for certain aspects of the proposal. Participants supported the design efforts to minimize impact on surrounding residents, but some felt it was not enough and that there will still be considerable impacts on private views. Participants indicated support for below-market rental, and childcare. Some participants indicated concerns over increased density, while others indicated support for housing near transit and the downtown.

The project team will take into consideration the feedback provided during these online information sessions. Furthermore, the City of New Westminster will host additional online consultation on the project at a later date.

Conclusion

The online information session resulted in valuable feedback from the community that will help inform the development process. The online information session was held on the project's website at <https://www.51elliot.com> and the live Q&A was conducted through an interactive platform called Slido. Two separate live Q&A sessions were held on June 24 and 25, 2020 on two separate time slots to give the public different opportunities to participate.

Approximately 327 participants joined the June 24 and 25 online information meetings. In total, 8 comment forms were submitted and 63 questions submitted, by 23 individuals. The project website received 477 views between June 19 - July 10, 2020.

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APPENDICES

Appendix A - Notification Flyer

Appendix B - Notification Area

Appendix C - Newspaper Ad

Appendix D - Social Media Ads

Appendix E - Website Screenshots

Appendix F - PDF Information Package

Appendix G – Online Comment Form

Appendix H – Comment Form Transcriptions

Appendix I – Online Live Q&A Transcriptions

Appendix J - Email Transcriptions

APPENDIX A - NOTIFICATION

Please Join Us for an Online Open House for 51 Elliot Street

Regal Century Management Inc. is hosting online open houses to inform you of a rezoning and development permit application that has been submitted for 51 Elliot Street. The proposal is for a 34-storey tower that includes approximately 281 homes including 243 strata condominium homes, 10 strata townhomes, and 28 non-market rental homes. The proposal also includes a not-for-profit childcare in a stand-alone building.

In support of the provincial and federal government's guidance to practice social distancing to reduce the spread of COVID-19, we will be hosting this engagement entirely online.

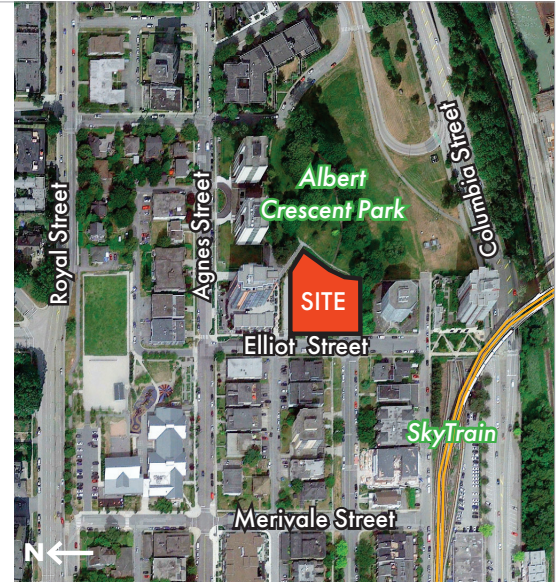
Please join us online at www.51elliot.com to learn more about the proposal, participate in our live Q&A, and provide your feedback at one of the following times:

- Wednesday, June 24, 2020 from 12:30 - 1:30 PM
- Thursday, June 25, 2020 from 6:00 - 7:00 PM

If you have any questions, please contact:

Chi Chi Cai, Brook Pooni Associates | ccai@brookpooni.com | 604-731-9053 ext 122

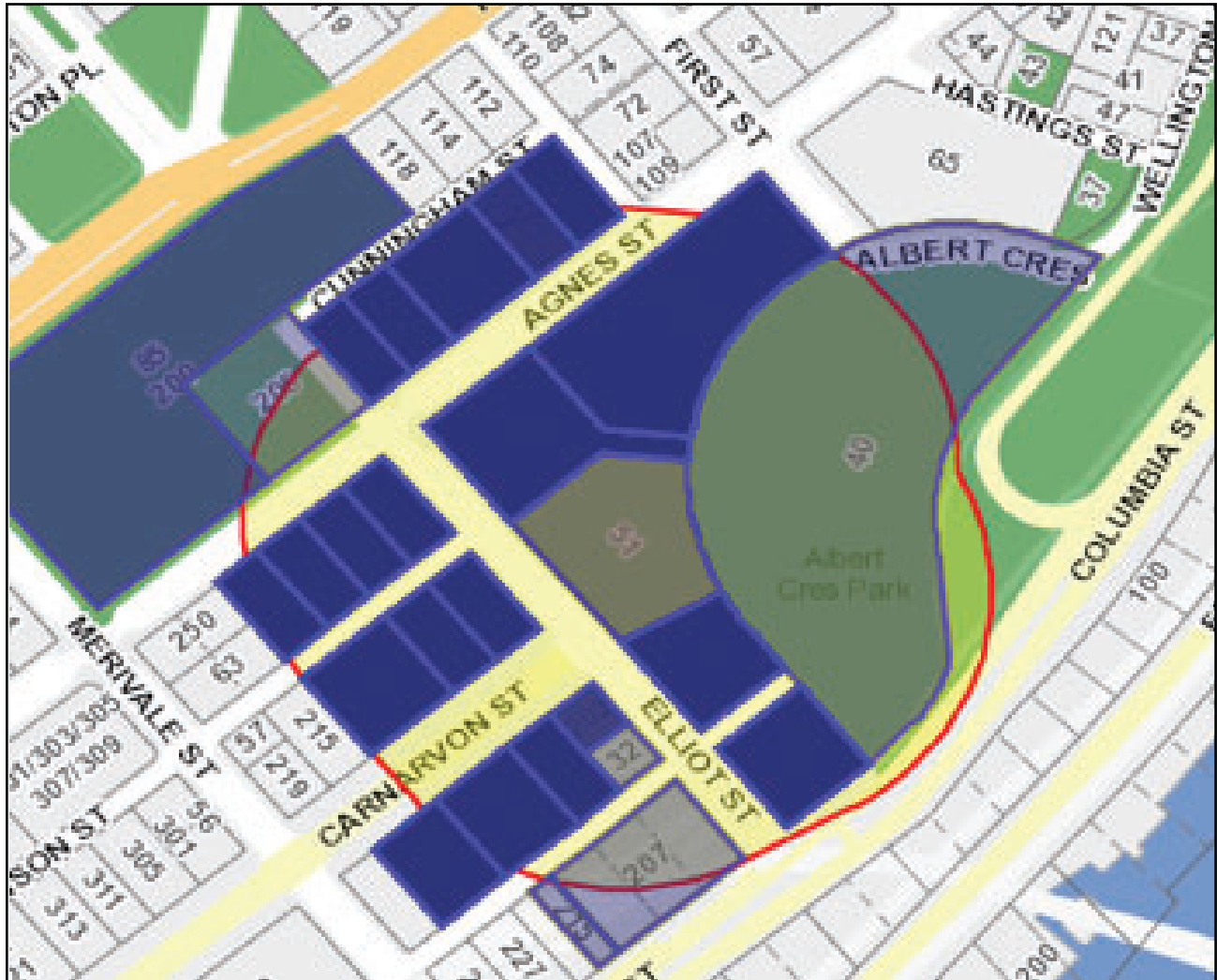
Mike Watson, City of New Westminster | mwatson@newwestcity.ca | 604-527-4519



51 Elliot Street

Regal Century Management Inc.

APPENDIX B - NOTIFICATION AREA



APPENDIX C - NEWSPAPER AD

Please Join Us for an Online Open House for 51 Elliot Street

Regal Century Management Inc. is hosting online open houses for a rezoning and development permit application at 51 Elliot Street. The proposal is for a 34-storey tower that includes approximately 281 homes (243 strata condominiums, 10 strata townhomes, & 28 non-market rental homes), and a not-for-profit childcare in a stand-alone building.

In support of the provincial and federal government's guidance to practice social distancing to reduce the spread of COVID-19, this engagement will be hosted entirely online.

Please join us online at www.51elliot.com to learn more about the proposal, participate in our live Q&A, and provide your feedback at one of the following times:

- **Wednesday, June 24, 2020 from 12:30 - 1:30 PM**
- **Thursday, June 25, 2020 from 6:00 - 7:00 PM**



How to Participate

1. Review the project information starting June 22, 2020 at www.51elliot.com

2. Visit the website on June 24 or 25, 2020 to participate in our live Q&A sessions

The live Q&A is optimized best on the Google Chrome browser. Project team members and City staff will be available to respond to questions in real time during these sessions. **Questions can also be e-mailed to openhouse@brookpooni.com.**

3. Provide feedback using our online comment form or by emailing openhouse@brookpooni.com

If you have any questions, please contact:


Chi Chi Cai, Brook Pooni Associates | ccai@brookpooni.com | 604-731-9053 ext 122


Mike Watson, City of New Westminster | mwatson@newwestcity.ca | 604-527-4519

PLEASE NOTE: If you do not have internet access or are unable to participate virtually for any reason, please contact Chi Chi at 604-731-9053 ext. 122 for information on how to participate.

APPENDIX D - SAMPLE SOCIAL MEDIA ADS



Instagram

 Brook Pooni Associates
Sponsored




[Learn More](#)

Do you want to learn more about a development proposal in your community?

 **Brook Pooni Associates**
Sponsored · 

Your feedback shapes your city, join the conversation about 51 Elliot Street






51ELLIOT.COM

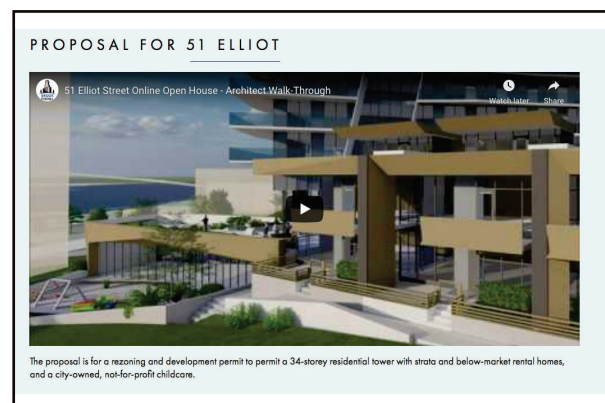
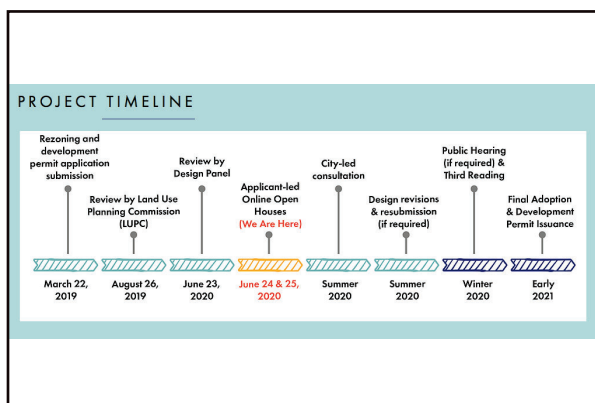
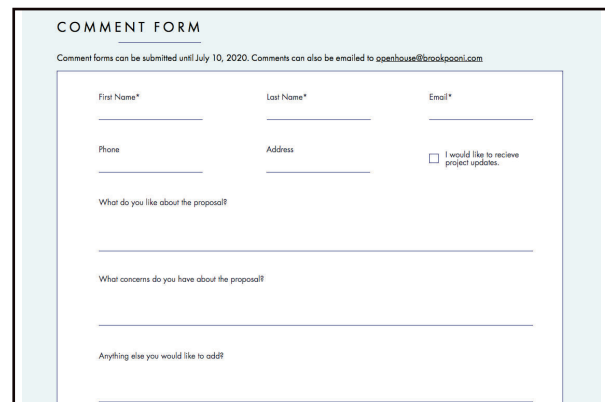
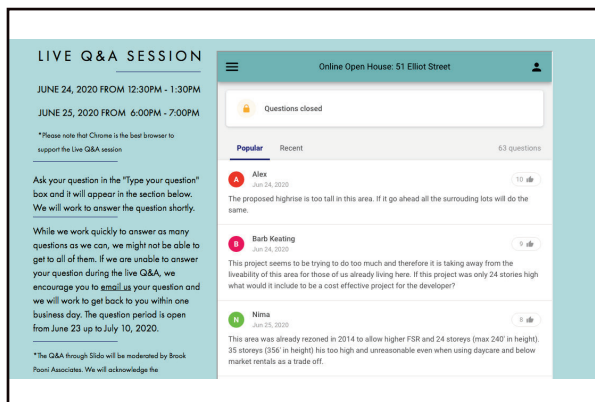
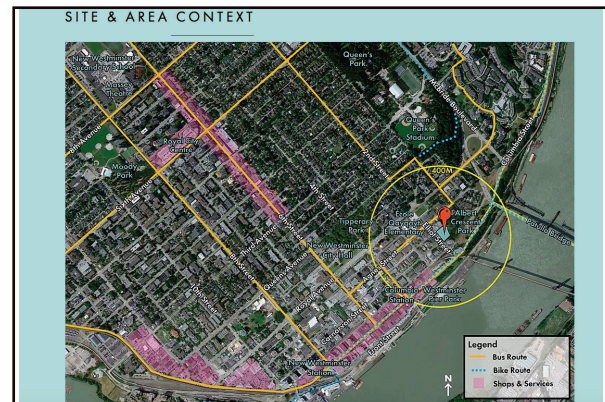
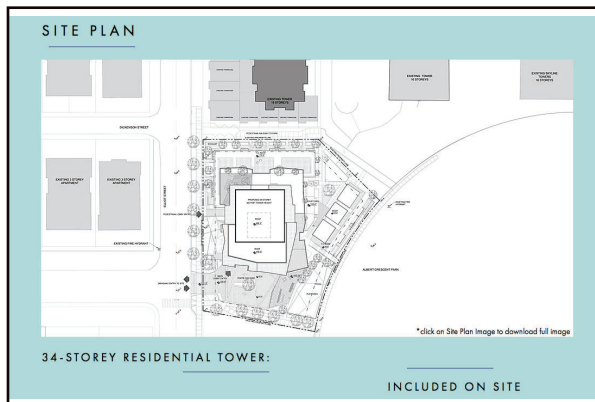
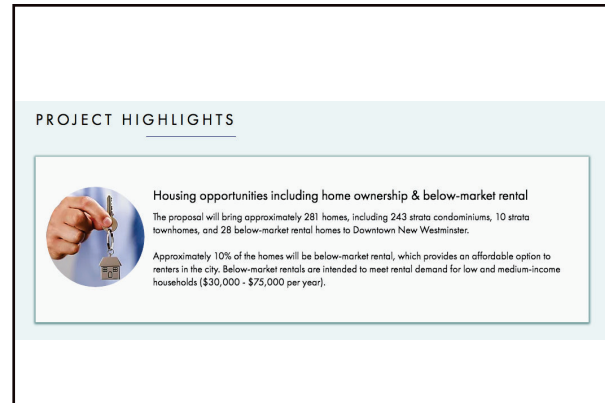
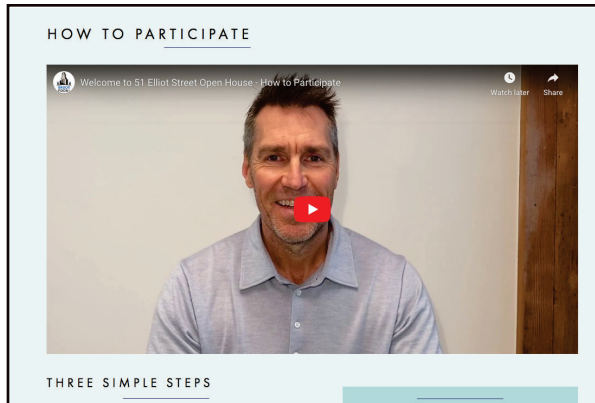
Join the online discussion

Regal Management Inc. is hosting onli...

[Learn More](#)

 Like  Comment  Share

APPENDIX E - Website Screenshots



APPENDIX F - PDF Information Package

WELCOME to our Online Open House for 51 Elliot Street.

The purpose of this open house is to:



1. Provide information on the proposal, and the site and policy contexts.



2. Answer your questions, during the live Q&A sessions (scan the above QR code with your smartphone camera), or go to our webpage: www.51elliot.com. You can also e-mail us at: openhouse@brookpooni.com



3. Gather your feedback via the comment form on the website (beginning June 24 at 12:30 PM).

[51 Elliot Street](#)

PROJECT TEAM



Regal Century Management Inc.

Regal Century Management Inc. is a real estate development and investment company based in Burnaby, BC. They are committed to building connected communities by applying over 30 years of experience in high-rise residential and commercial property development. Driven by the passion for creating unique projects that enrich the character of each community, Regal Century carefully selects their project locations and adopts a collaborative approach throughout their development process.



Chris Dikeakos Architecture

Chris Dikeakos Architects is an award winning architectural firm based in Burnaby that designs high quality multifamily residential projects across Canada. Community outreach is a key component to their design process that helps to create sustainable, vibrant and liveable communities.



Perry + Associates

P+A is a versatile landscape architecture and site-planning firm based in Vancouver. The range of their experience gained over 35 years of consulting includes the full spectrum of landscape architecture from site design to urban design and the planning of new communities.



ISL

ISL is the traffic engineering consultant on this project and share an enthusiasm for community infrastructure. From planning through to design and construction management, ISL creates nimble teams to tackle the unique requirements of every project.



Brook Pooni Associates

Brook Pooni Associates is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry leading knowledge, strong community relationships, and a solid understanding of local perspectives.

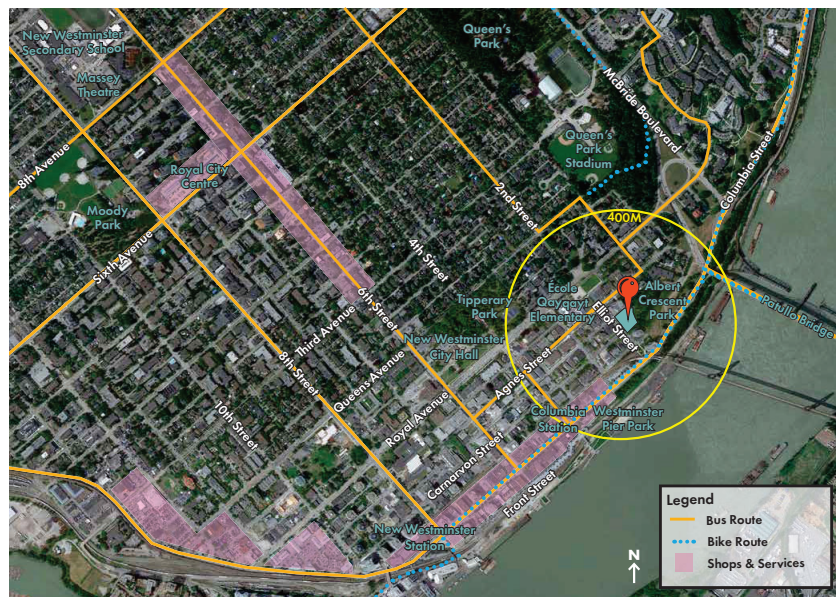
51 Elliot Street

SITE CONTEXT

51 Elliot is located Downtown, close to transit (Skytrain & bus), shops and services, and community amenities including schools and parks.

The property is located at Elliot and Carnarvon Street, approximately 400m (5 minute walk) from Columbia Skytrain Station and a block from Agnes Street to the north and Columbia Street to the south, both are serviced by a number of buses (#103, 105, 109, 321, N19). Columbia Street to the south is also a designated bike route.

The property is directly adjacent to Albert Crescent Park and less than a 10-minute walk to Tipperary Park and Westminster Pier Park along the waterfront. Ecole Qayqayt Elementary School, New Westminster City Hall, and shops and services along Columbia and Front Streets are all within walking distance of the site.



51 Elliot Street

THE SITE

51 Elliot Street, which is current vacant, has a gross area of approximately 38,788 sq.ft (0.89 acres) and slopes from the north to the south. The site is zoned Multiple Unit Residential District (High Density) (RM-6B).



51 Elliot Street

POLICY CONTEXT

The proposal is informed by and supports a number of regional and municipal policies.



Metro Vancouver 2040: Shaping Our Future (Regional Growth Strategy) (RGS)

The RGS represents the collective vision for all municipalities in the Lower Mainland to accommodate the projected growth of over 1 million people and 500,000 new jobs by 2040. The RGS promotes compact urban areas and complete communities. ***The site is designated as General Urban in the RGS, which are areas intended for residential neighbourhoods and centres, recreational facilities and parks.***



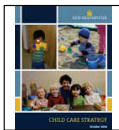
Our City 2041: New Westminster's Official Community Plan (OCP) & Downtown Community Plan

The OCP provides a vision, goals, and policies that direct growth and development in the city. The OCP includes community plans, which provides specific policy directions for individual neighbourhoods. The site is located within the Downtown Community Plan area and is designated as Residential – Tower Apartment. The designation allows for residential uses in a variety of built forms including towers and townhouses, and community amenities such as childcare. ***The proposal is consistent with the intent of the Residential-Tower Apartment designation in the OCP.***



Downtown Building and Public Realm Design Guidelines and Master Plan

The Guidelines provide direction on achieving a high quality, cohesive Downtown through building and public realm design. The site is located within the Albert Crescent Precinct, the guidelines for which is to maintain a residential character through development of housing for families, and ground-oriented homes that enhance safety through “eyes on the street”. High rise towers can be located around Albert Crescent Park that enhance the park setting. ***The proposed design of the site and building responds to these guidelines.***



Childcare Strategy

The Strategy provides an overall vision, policy framework and action plan in support of the development of quality, accessible and affordable childcare in the city. ***The proposal includes a City-owned, not-for-profit childcare facility on site, which will provide space for infants, toddlers, and school aged children.***

51 Elliot Street

POLICY CONTEXT

The proposal is informed by and supports a number of regional and municipal policies.



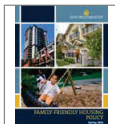
Density Bonus Policy – Phase 2

The Phase 2 policies apply to high density developments in Downtown. The Policy supports a rezoning of the site to RM-6 (DB) with a maximum residential density of 4.0 FSR and maximum height of 240 ft in exchange for bonus density charges. ***The proposal exceeds the height and density supported by the Policy; however, additional density may be warranted for projects that deliver additional community benefits. This proposal will deliver both below-market rental and a not-for-profit childcare.***



Inclusionary Housing Policy

The intent of the Policy is to increase the supply of new affordable rental housing to meet the needs of low and very low-income households in the city. The site is currently zoned RM-6B, which is exempt from this Policy; however, proposals that are seeking density beyond the maximum available under the Density Bonus program are encouraged to provide a below-market housing component. ***This proposal includes 28 units of below-market rental housing. Below-market rental units intended to meet rental demand for low and medium income households earning between \$30,000 and \$75,000 per year (in 2020).***



Family Friendly Housing Bylaw and Design Guidelines

The Bylaw requires multi-family developments to include a certain percentage of family-oriented units, with two or more bedrooms. A minimum 30% of all market strata residential units are required to contain two or three bedrooms – of which, a minimum 10% of the overall number of units need to contain three or more bedrooms. The requirement is exempt for below-market rental units. ***Over 40% of the market strata units will be family-oriented, with over 10% of these units containing three or more bedrooms. Approximately 20% of the below-market rental units will contain two bedrooms.***

51 Elliot Street

OUR PROPOSAL

The proposal is for a rezoning and development permit to permit a 34-storey residential tower, with strata and below-market rental homes, and a City-owned, not-for-profit childcare.

The Density Bonus Phase 2 Policy allows Council to consider proposals that exceed the height and density prescribed by the Policy in exchange for additional community benefits.

The proposal provides a not-for-profit childcare and below-market rental housing in exchange for additional height and density.



51 Elliot Street

PROPOSAL HIGHLIGHTS

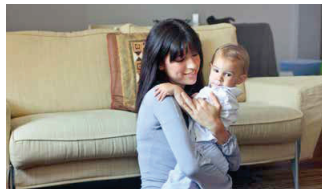
This proposal brings a number of benefits to the community including opportunities for home ownership, affordable rental options, and a new City-owned, not-for-profit childcare facility in a well connected and amenity rich neighbourhood.



New housing options

The proposal will bring approximately 281 homes, including 243 strata condominiums, 10 strata townhomes, and 28 below-market rental homes to Downtown New Westminster, close to transit, shops and services, and parks and green space.

10% of the total number of units will be secured as below-market rental housing, which provides an affordable option for renters. A non-profit housing provider will be selected to operate and manage these units.



Family-friendly & adaptable housing

The project provides opportunities for families to grow. Approximately 42% of the strata homes will be family-oriented, with two or more bedrooms. This includes ten larger townhomes with three bedrooms and den.

Over 20% of the below-market rental homes will have two-bedrooms. In addition, 41% of all the units will be adaptable, which allows senior residents to age in place and supports those with limited mobility.



Not-for-profit childcare

A not-for-profit childcare is proposed on-site, which will provide much needed childcare space (minimum 12 infant/toddler (0 to 36 months) spaces and 25 spaces for three-to-five year olds). The childcare will be located in a stand-alone building facing Albert Crescent Park, with an accompanying outdoor children's play area.

The childcare will be City-owned and operated by a child care provider, to be selected by the City.

51 Elliot Street

PROPOSAL HIGHLIGHTS



Distinct Architecture

The architectural design is inspired by the site's proximity to the Fraser River. The flow of water over the rocks is captured by angular patterns on the building's exterior. The primary materials of the building include glass, metal panel, and basalt stone, which adds texture and interest. Vertical glass fins on the east and west facades represent the flow of water, while also acting as sun shading to help reduce solar heat gains.

A water feature is proposed at the building's entrance, which enhances connectivity and further strengthens the nature and water theme of the project.



On-Site Amenity Spaces

The project will provide a variety of indoor and outdoor amenity spaces including lounge, meeting and co-working space, gym, dog zone, central courtyard, and children's play area.

The outdoor amenity spaces will be accessible by all residents, regardless of their housing tenure (renters and owners).



Public Realm Improvements

Improvements are proposed along the property frontages that will improve connectivity and contribute to a safer and more comfortable environment for pedestrians. The ground-level townhouses and childcare will provide an active frontage and more "eyes on the street" along Elliot Street and the north lane.

The proposed project will interface with an existing public walkway to the north, with access to townhouses and resident amenity areas. A new green walkway is proposed along the southern edge of the site, which will connect with the park's existing paths, creating an integrated network.

51 Elliot Street

PROJECT STATISTICS

The proposal will bring approximately 281 new homes including 253 strata homes, 28 below-market rental homes, and a 4,220 sf childcare to Downtown New Westminster.

Site Area: 38,788 sf **Lot Coverage:** 17,866 sf (46%)

Proposed Density (Floor Area Ratio): 6.69 FAR (includes residential and daycare)

Amenity Areas

Indoor Amenity Areas: 9,015 sf **Outdoor Amenity Areas:** 9,186 sf

Childcare: 4,220 sf

Unit Mix (281 Total)

Strata Homes

1-Bedroom: 75	3-Bedroom: 13
1-Bedroom + Den: 72	3-Bedroom + Den: 4
2-Bedroom: 53	3-Bedroom + Den (townhomes): 10
2-Bedroom + Den: 26	Total: 253

Below-market Rental Homes

1-Bedroom/1-Bedroom + Den: 22
2-Bedroom: 6
Total: 28 (10% of units)

Adaptable Homes

1-Bedroom: 36
2+-Bedroom: 80
Total: 116 (41% of units)
(included in the total unit count)

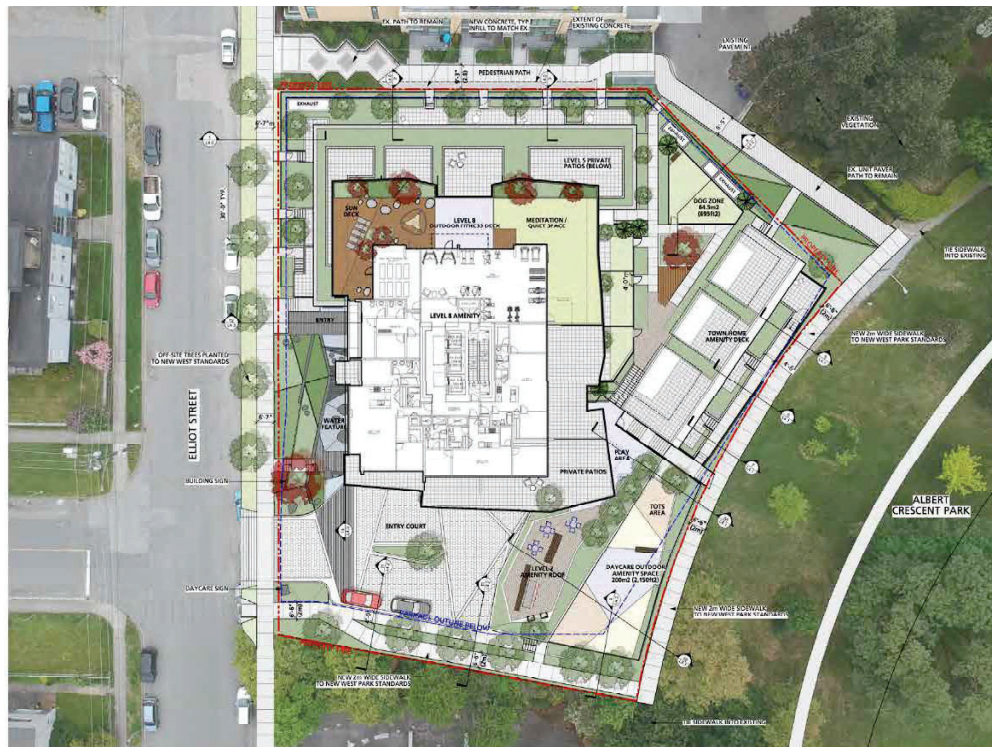
Vehicle Parking Provided

Visitor: 23 stalls	Childcare: 2 stalls	Car Share: 4 stalls
Residential: 253 stalls	Wheelchair Accessible: 10 stalls	Total: 280 stalls

Bicycle Parking: 370 stalls

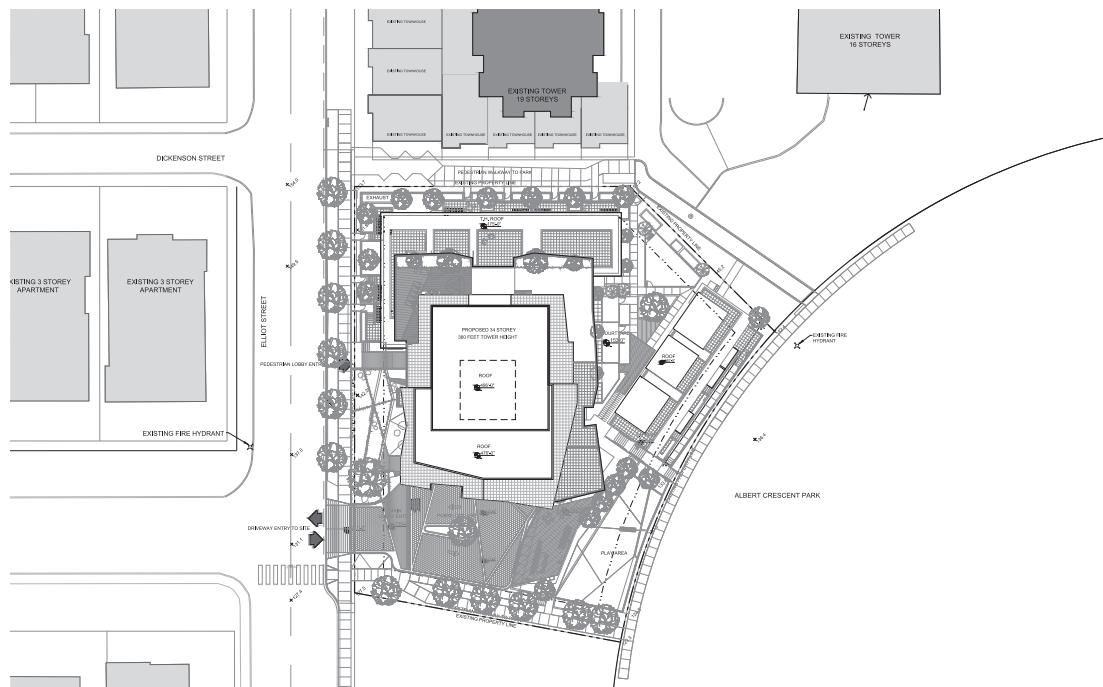
51 Elliot Street

LANDSCAPE PLAN



51 Elliot Street

SITE PLAN



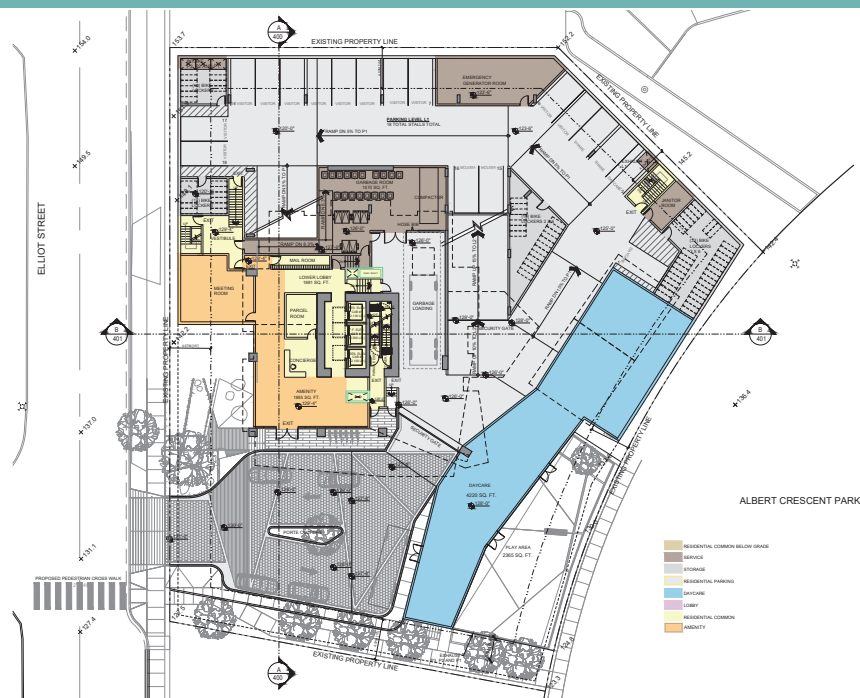
51 Elliot Street

TYPICAL PARKADE FLOOR PLAN (P1)



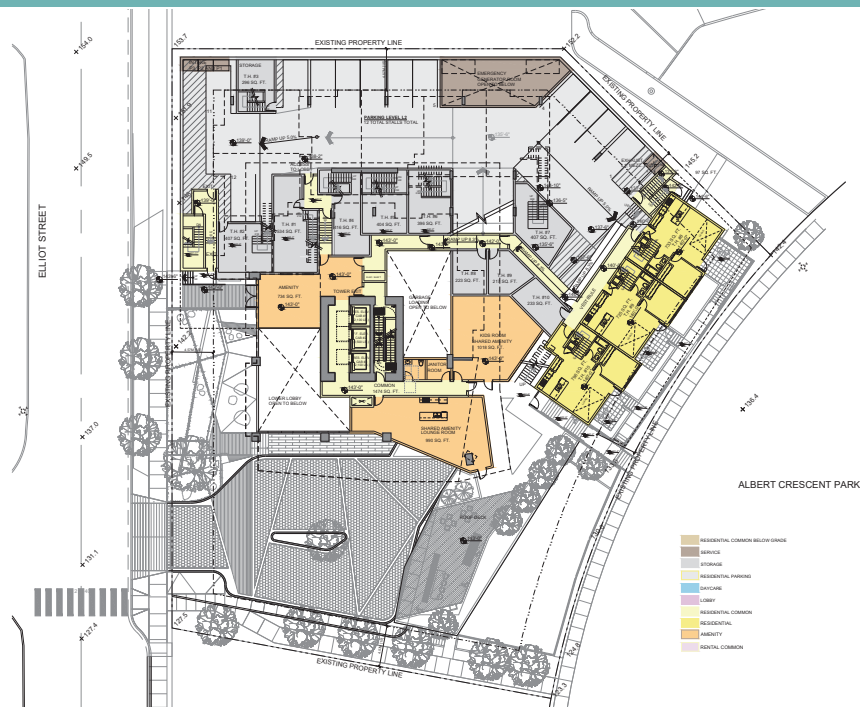
51 Elliot Street

L1 FLOOR PLAN



51 Elliot Street

L2 FLOOR PLAN



51 Elliot Street

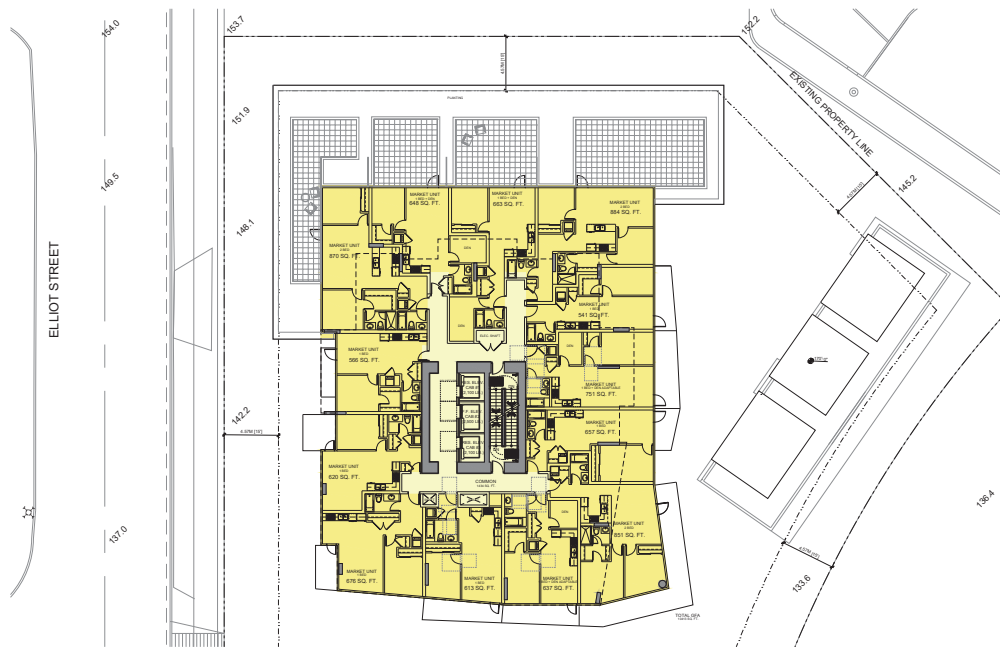
L3 FLOOR PLAN



L4 FLOOR PLAN

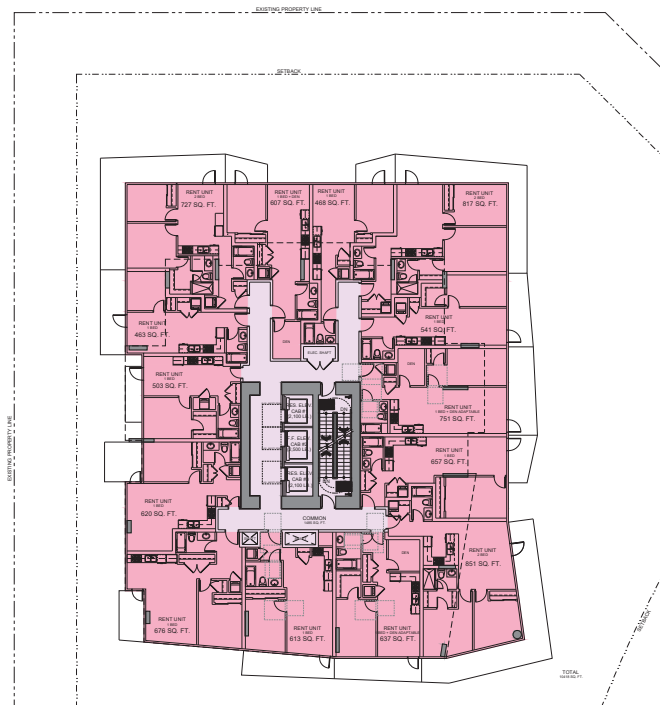


L5 FLOOR PLAN



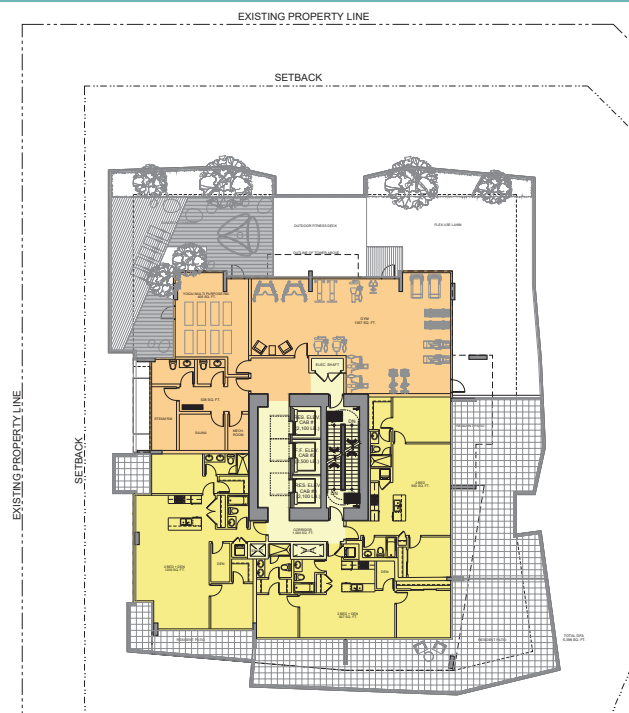
51 Elliot Street

L6-L7 FLOOR PLAN



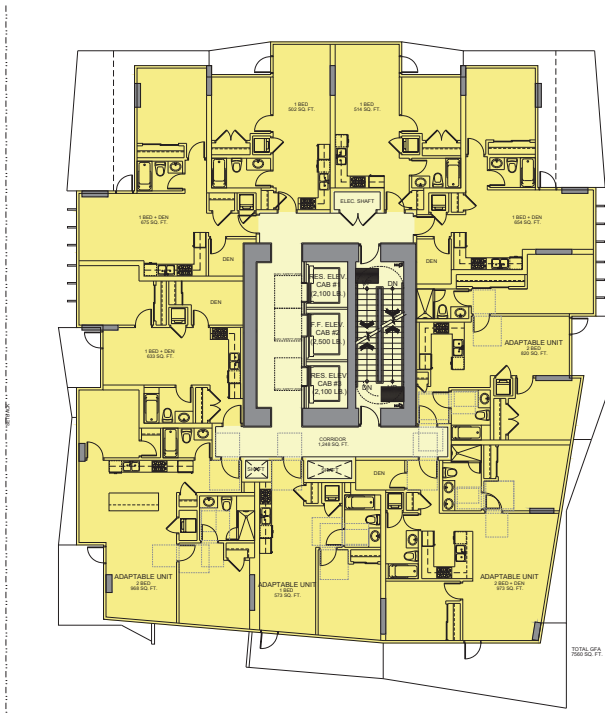
51 Elliot Street

L8 AMENITY FLOOR PLAN



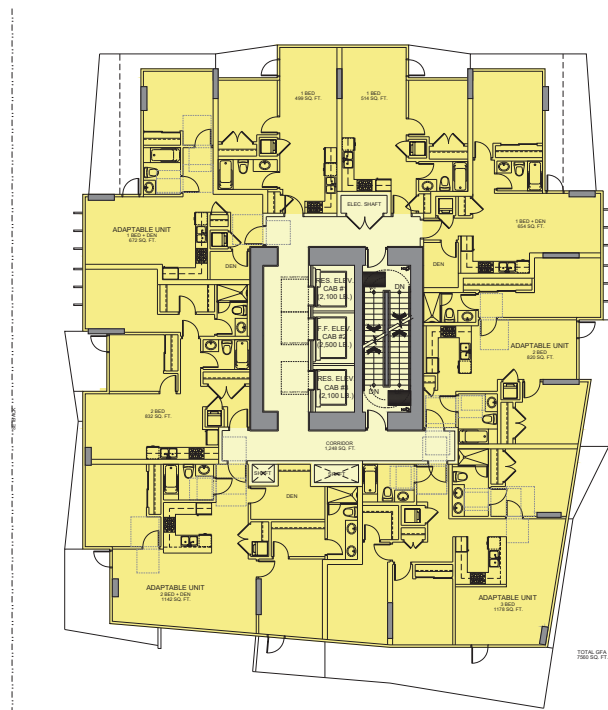
51 Elliot Street

L9-L23 TYPICAL TOWER FLOOR PLAN



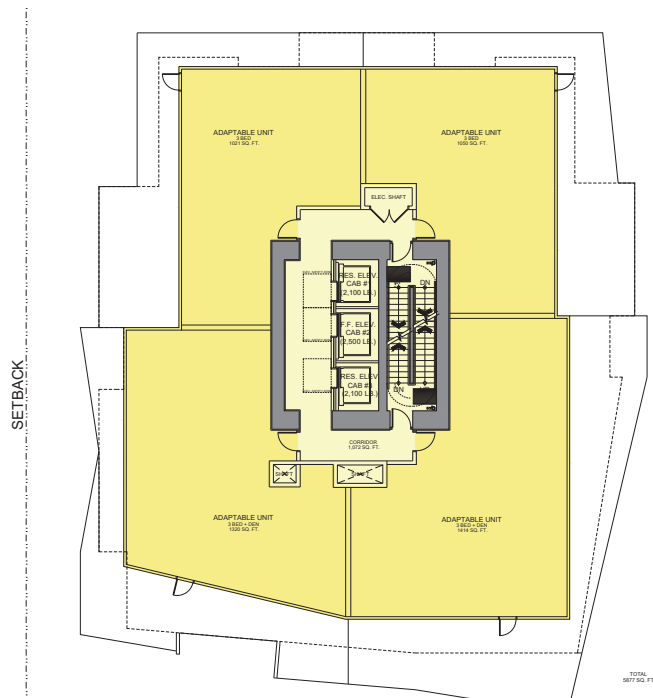
51 Elliot Street

L24-L32 TYPICAL TOWER FLOOR PLAN



51 Elliot Street

L33-L34 PENTHOUSE FLOOR PLAN



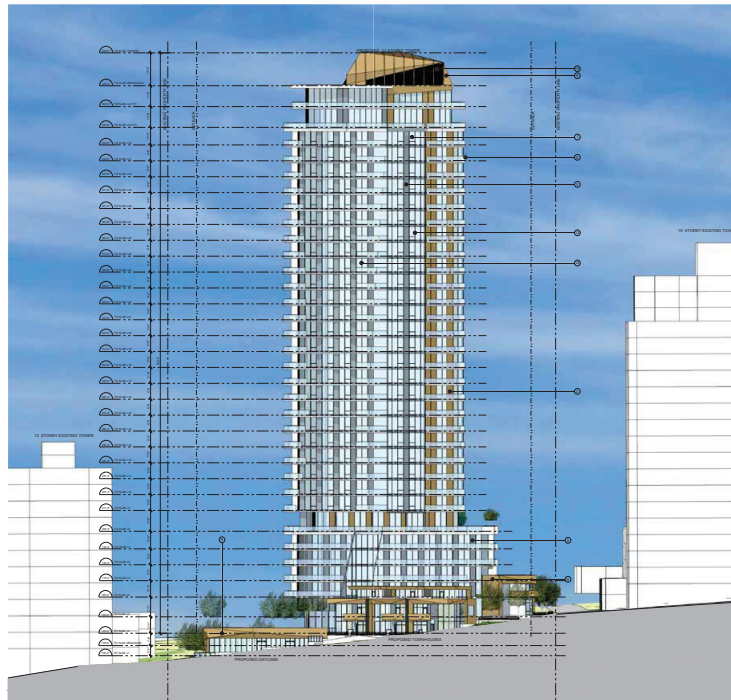
51 Elliot Street

SOUTH WEST ELEVATION



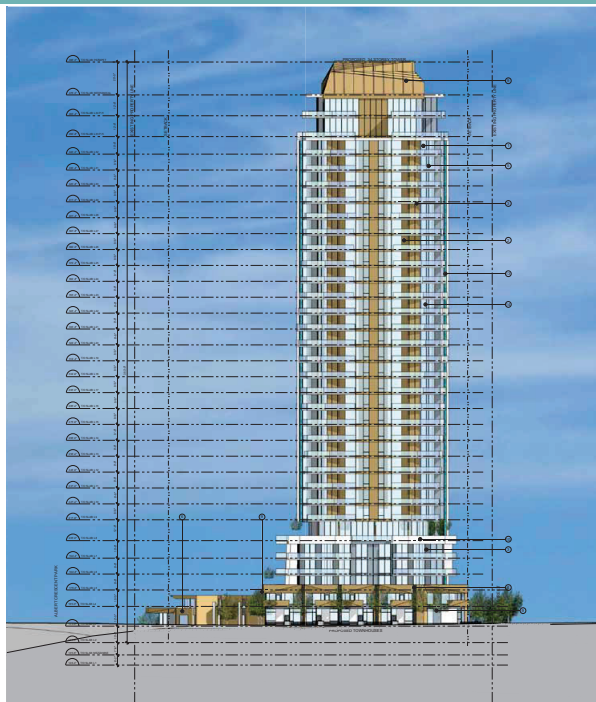
51 Elliot Street

NORTH EAST ELEVATION



51 Elliot Street

NORTH WEST ELEVATION



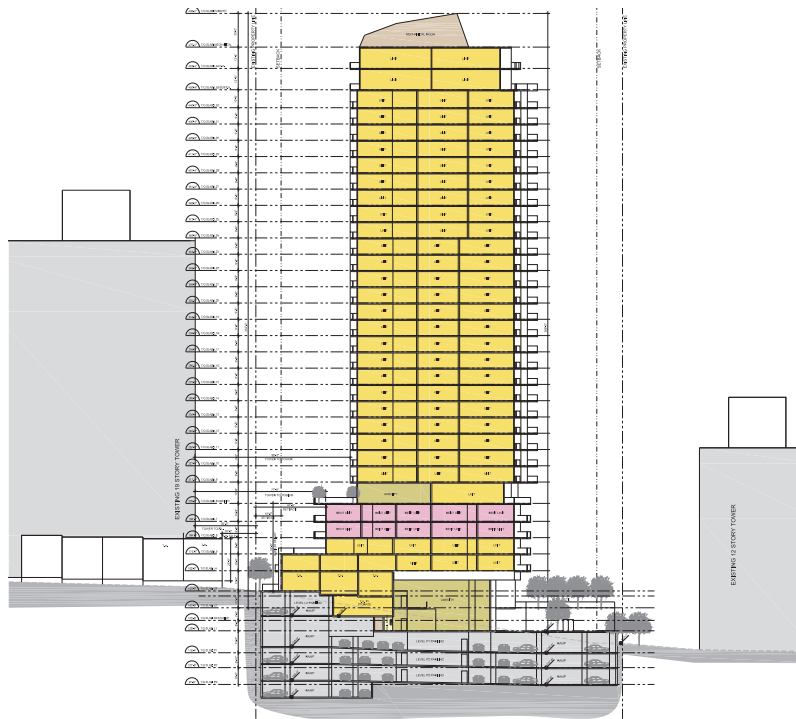
51 Elliot Street

SOUTH EAST ELEVATION



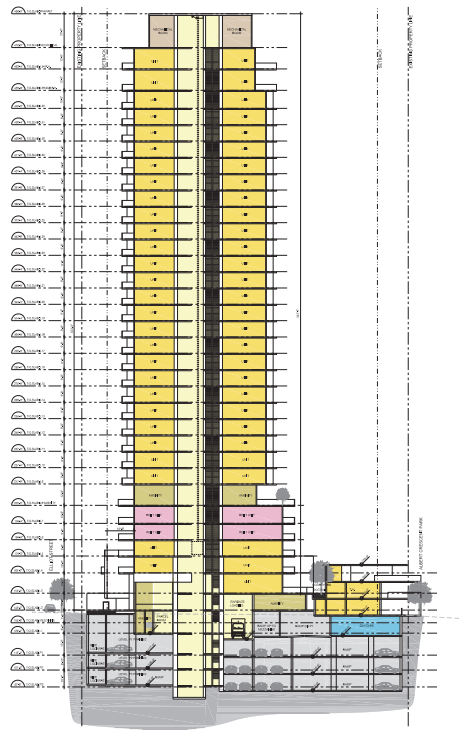
51 Elliot Street

NORTH SOUTH SECTION



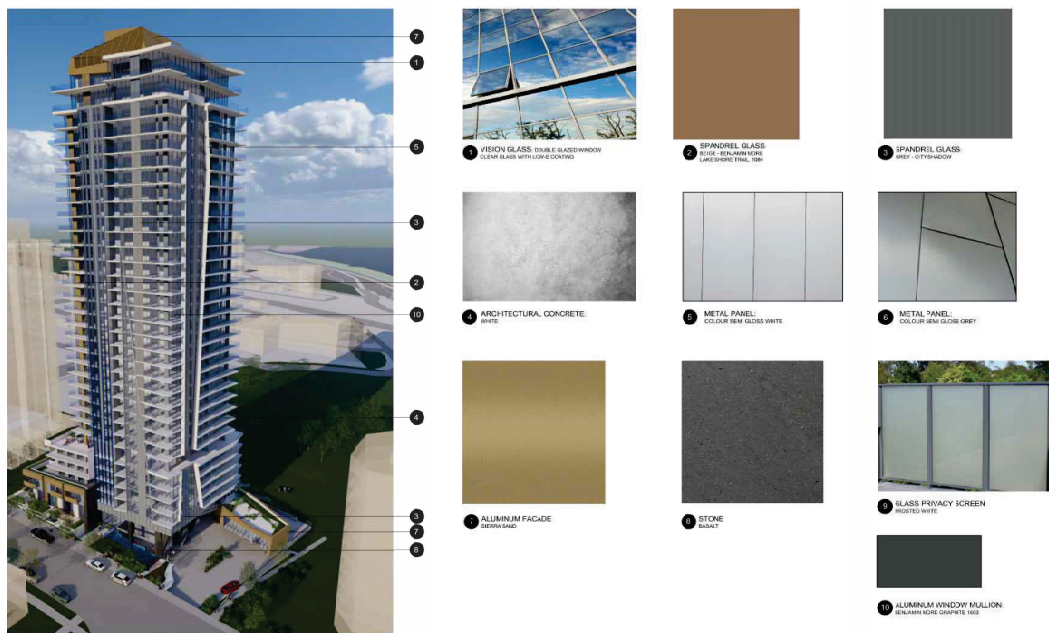
51 Elliot Street

EAST WEST SECTION



51 Elliot Street

EXTERIOR BUILDING MATERIALS



51 Elliot Street

SHADOW STUDIES

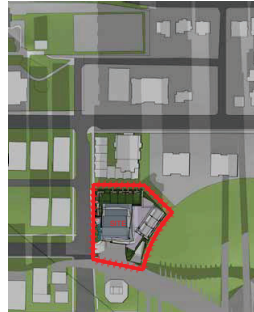
March 9AM



June 9AM



December 9AM



March 12PM



June 12PM



December 12PM



51 Elliot Street

SHADOW STUDIES

March 3PM



June 3PM



December 3PM



March 6PM



June 6PM



December 6PM



51 Elliot Street

DESIGN CONCEPT: SOUTH EAST VIEW



51 Elliot Street

DESIGN CONCEPT: NORTH VIEW



51 Elliot Street

DESIGN CONCEPT: SOUTH WEST VIEW



51 Elliot Street

DESIGN CONCEPT: VIEW FROM ALBERT CRESCENT PARK



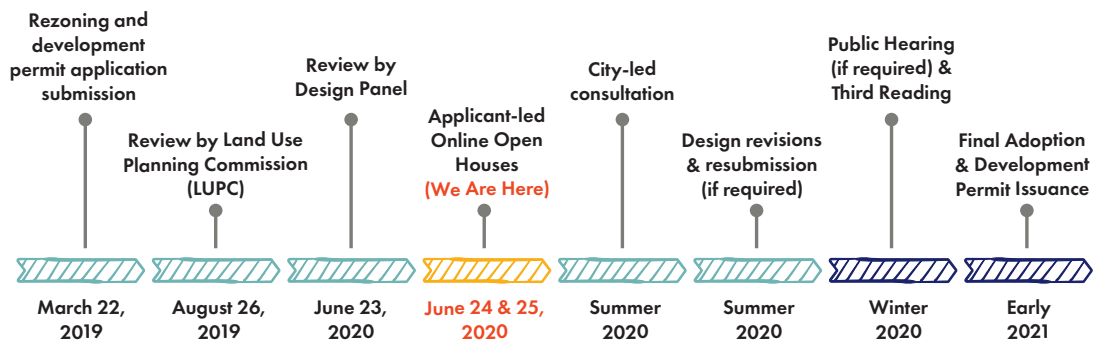
51 Elliot Street

DESIGN CONCEPT: VIEW FROM ELLIOT STREET



51 Elliot Street

TIMELINE



51 Elliot Street

APPENDIX G - Comment Form

COMMENT FORM

Comment forms can be submitted until July 10, 2020. Comments can also be emailed to openhouse@brookpooni.com

First Name*

Last Name*

Email*

Phone

Address

☐ I would like to receive project updates.

What do you like about the proposal?

What concerns do you have about the proposal?

Anything else you would like to add?

SUBMIT COMMENT FORM

*Review our [privacy policy here](#)

APPENDIX H - Comment Form Transcriptions

Number	What did you like about the proposal?	What concerns do you have on the proposal?	Anything else you would like to add?
1	This is a good proposal with a nice mix of amenities. Really like the storage for the Townhouses and direct access to the parkade. Seems like bike parking is well thought out and close to the doors. Daycare and non-market uses are very much needed. I do not have a problem with the height - better up than out!	Should incorporate at least 1 EV stall for each market unit - this will be the new norm. Very large parking variance may create issues - seems to be well below typical utilization rates for this type of development	Would you consider combining TH4 with 2-bedroom unit above to create one, larger 3-story Townhouse unit?
2	The position and shape of the tower portion taking considerations to attempt to minimize impact to the buildings around it.	The noise construction will create disrupting the homes nearby for years on end. The overall height allowing other buildings in the future to continue pushing the boundaries.	
3	Nice design for downtown Metrotown, Burnaby.	No hi-rises on this hill, or you'll pay the price if there's an earthquake which has been debated in New Westminster City Hall for years!!!! It will also add too many cars, not enough road side parking, and congestion to the neighborhood. It's very INVASIVE. New Westminster is too small too add a hi-rise with that many people to this diverse side of the community. The Ecole Qa-yqayt Elementary School is filled to capacity!!!! Where will the children of 51 Residence go to school? The land cannot accommodate an oversized hi-rise in this location. Please reconsider a low-rise townhouse complex. Thank you.	The "Beautiful Albert Crescent Park" you advertise is so misleading!!!!!! It's smaller than you advertise, not peaceful, noise wise with the traffic with Patullo Bridge & Columbia Street traffic, not safe to walk in at night. Not to mention our vulnerable community lives here to which is a part of a community of constant homeless people from New Westminster, to Surrey with mental addiction and homeless needs.

4		<p>Height and lot coverage of building seems excessive and out of scale with the neighbourhood. Park will be dwarfed and darkened by this development. No significant benefits or amenities for neighbourhood, aside from child care.</p> <p>Bus service on Agnes (103, 105) to and from Skytrain is already beyond capacity during rush hours. This will only make it worse.</p>	<p>Will car share spaces be accessible to non-residents or within locked garage area?</p>
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5	<p>-There has been some effort to locate the building appropriately within the site to accommodate view concerns of 188 Agnes St and others (keeping the building back from the park, and close to Elliot Street).</p> <p>-Shade can be a good thing</p> <p>-Materials look good</p>	<p>-First 7 floors have a very large footprint</p> <p>-Any attempt to slim the tower to minimize impact to view corridors and views from neighbouring residences would be seen as a benefit to neighbours</p> <p>-Suggest a water feature is a superfluous add on and a maintenance issue and doesn't add much to the building</p> <p>-Are there any renderings available showing views from neighbouring residences? Specifically, from different levels and flats in 188 Agnes St (say, every 10 floors, for flats on the south corner and SE faces of the building)?</p> <p>-Suggest improvements to the local community that everyone could benefit from would be better than a day-care facility. For example, contributing to or paying for improvements to Albert Crescent Park</p> <p>-There are a lack of amenities in towers surrounding Albert Crescent Park - perhaps access to amenities for other Albert Crescent Park residences impacted by this construction could form part of the argument to get neighbours on board with a zoning change / exemption on the tower height</p>	<p>What flexibility does the developer have to alter the design once the development permit is granted? What is seen as a significant change? For instance, if the floor plan increases by say 5%, does that constitute a change?</p>
6	<p>The mix of suites (1 bedroom up to 3 bedroom + den), that rentals are included and there's plenty of bike parking (secured?).</p>	<p>The look of the building - it comes across as too much 'concrete and steel' vs the more traditional look I associate with New Westminster.</p>	<p>The height is great. Possibly shift the tower slightly - in the render it looks quite close to the existing building to the north and completely blocks all their views towards the Fraser.</p>

7	<p>I love the focus on families with more larger units and the included daycare and child play spaces; the included amenities (gym, work spaces); and the attention the surrounding community. My family currently lives in the Albert Crescent neighbourhood and we would love to stay in this area, so we are very excited about this project as a possible affordable housing option for us.</p>	<p>1) Bedroom sizes. I asked about this during the Q&A and was told 10x10ft is average. This size is too small to reasonably accommodate multiple children in one bedroom, which due to housing costs many families have no choice but to have children share rooms. Please consider offering some layouts with larger bedroom sizes (notably 2bdrm / 2bdrm+den units) that could accommodate multiple beds and dressers.</p> <p>2) The floorplans included in the info package appear to be mainly the style where bedrooms open directly off the main living area; will there be some variety to the floorplans styles available (for example, where the bedrooms are more secluded from the living area, such as down a hallway)?</p> <p>2) Storage: Will there be storage lockers available? What kind of in-unit storage will there be (for seasonal items, pantry, etc.)?</p> <p>3) Parking for families with multiple vehicles. Will there be an option to acquire street parking permits and/or purchase additional parking spots if you have more than one vehicle?</p> <p>4) Will residents of the building be given priority in the onsite childcare?</p>	<p>Please consider including innovative solutions for small-home living, such as clever storage, layouts that allow for privacy/separation between family members, etc. Perhaps make built-in add-ons an available option.</p>
8	<p>Shadow Impact is so serious and no sun light due to high rise(34 storey)</p>	<p>Strong objection to carry out project without consent of the residents</p>	<p>If you continue to carry out the project, please suggest us compensation plan with agreement to keep our condo value as it is.</p>

9	<p>I HAVE STRONG OBJECTION, MAINLY BECAUSE COMPLETE SHADOW IMPACT AND TOO CLOSE TO OUR CONDO</p> <p>ADDITIONALLY HIGH RISE COMPARING TO OUR CONDO.</p> <p>OUR VIEW WILL BE COMPLETELY HINDRANCE AND NO SUNLIGHT ALL DAY LONG</p>	<p>PLEASE CANCEL THE PROJECT WITHOUT CONDITION FOR BENEFIT OF THE RESIDENT OF OUR CONDO</p>	<p>IF YOU WANT TO CARRY OUT THE PROJECT,PLEASE SUGGEST US AFFORDABLE COMPENSATION PLAN IN DETAIL FOR OUR SATISFACTION WITH MUTUAL AGREEMENT</p>
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APPENDIX I - Live Q&A Transcriptions

51 Elliot Street Online Open House Session #1 and #2 Q&As		
Question	Reply	Submission Date
Session 1 (June 24)		
Also will this impact the helicopters from Royal Columbian	Thank you for your question, we have already answered a question regarding flight paths.	06/24/2020
Any idea what the price range is going to be? Can you clarify what "below-market" rental is and how the application process would work? What are the tentative dates for sales and project completion (curious about gap between down payment and move-in)?	For the strata component. It is still too early in the process to establish price points for the condominiums and townhomes. The prices will be dictated by the market conditions closer to completion. We expect the price points and product type will be attractive to a wide range of prospective purchasers from first-time homebuyers to growing families to downsizers. Regarding the below-market rental, it is intended to serve low to moderate income households (e.g. earning between \$30,000 - \$75,000 per year). The rental rates will be set by the chosen operator and will be consistent with the City's Inclusionary Housing Policy for below-market rental.	06/24/2020
Are the units going to be pet friendly?	The proposal includes amenities for pets, such as a dog run; however, rules around pet ownership will be determined by the building strata and the non-profit housing operator.	06/24/2020
complete compensation plan with mutual agreement due to high rise condo and no sun light just in front of my condo which should decrease my condo value seriously if you want to carry out	Thank you for your comment.	06/24/2020
Construction noise is a particularly sensitive issue in New Westminster. What is being done to mitigate construction noise from excavation, pile driving and other construction related noise issues that disturb residents in nearby homes? What construction methods are planned to reduce disruption?	A construction management plan will be developed and signed off on by the City before any construction begins. Regarding noise, construction will abide by the City's Construction Noise Bylaw, which restricts construction noise to 7am-8pm Monday through Friday, and 9am-6pm on Saturday. Construction is not permitted on Sundays or statutory holidays.	06/24/2020
Continuing on the EV train, why aren't all spaces going to be built to accommodate EVs? Knowing this will take quite a few years for completion and the timeline for the Province's Zero Emissions Act, seems short sighted not to.	The City's requirement is for all residential spaces to be level 2 EV charging ready. This proposal will comply with the City's requirement.	06/24/2020
Do you have a data sheet showing what is currently allowed on the site vs. what is being proposed?	This information is available in the City of New Westminster's design panel staff report - https://www.newwestcity.ca/committees/articles/4924.php	06/24/2020
what is the parking allocation per unit type?	This information is available in the information package PDF on page 10. This is available for download on the website (there is a blue button that says download PDF). A total of 280 spaces is provided in an underground parkade for residents, visitors, childcare and handicap parking. In addition, 370 bicycle parking stalls will be provided for residents and visitors.	06/24/2020
What is the projected number of children that you believe will live in this complex at the Kindergarten to Grade 5 level, at the Grade 6-8 level, and at the Grade 9-12 level when you and the City Planners were discussing projected enrollment numbers that would be forwarded to the School District?	The school district has experience in undertaking these projections and uses the data provided by the City to conduct the necessary school district planning. The City provides information on long term planning that includes population projections and project specific information, such as unit mix.	06/24/2020
Has there been any consideration been put in place to add EV charging stations for residents?	EV charging stations will be provided on-site.	06/24/2020
How are you going to deal with both ground water and surface water in all seasons on this hill? In December 2018 heavy rains flooded Columbia St and Columbia St station and Elliot St was challenging for even emergency vehicles. In the winter black ice or snow can make Elliot St extremely dangerous.	A geotechnical report has been completed to identify and mitigate against ground water issues generated by this site. The City's requirement is for stormwater to be managed & mitigated on site to minimize impact on the City's infrastructure and adjacent properties. The sidewalk adjacent to the property will be maintained by the strata corporation and shoveled in the event of snow.	06/24/2020
I am concerned about the impact of such a large development on the school district's ability to accommodate children and families at all of the neighbourhood schools and connected services. Why is this development so large?	The City regularly consults with the school district for community plans and on an application by application basis in order to keep the district informed about future anticipated enrollment. The site is located within the Downtown Community Plan area and is designated as Residential – Tower Apartment, which allows consideration of residential towers and community amenities, like childcare.	06/24/2020
I have strong objection and please cancel the project without condition if the serious compensation plan is affordable to me with mutual agreement.	Thank you for your comment.	06/24/2020
Interval between our condo and your condo to be planned is too narrow, thus sunlight will make worsen and worsen. front view is increasing condo market value. It should be obstacle and critical influential to market value.	Thank you for your comment.	06/24/2020
No, the questions have not been restored	All questions appear on my end, there is nothing in the archive. Please email us at openhouse@brookpooni.com if you are looking for a specific one and do not see it.	06/24/2020
Re: condos: Will unit sizes be mixed throughout the floors? For example, if I wanted a larger unit as a young family, but didn't want to be too high up... would that be an option? Or are most of the larger units on higher floors with smaller units on the lowest?	Unit sizes are mixed on each level - combination of smaller and larger units.	06/24/2020
Re: daycare, what sort of study has been done to show that it's needed, or that it's of a suitable size? Will buyers of the building's units have first dibs at the 37 spaces? Doesn't seem that the community at large would benefit and therefore really giving away height. Really need more info here.	The City's Childcare Strategy (2016) identifies a need for childcare spaces in the city. The childcare facility will be City-owned and operated by a not-for-profit childcare provider, to be selected and will serve the community at large.	06/24/2020
Regarding the parking, yes I have reviewed that page; however, it seems that there are many 2 bed, 2 bed + den, 3 beds etc... what are they going to be allocated. 280 spaces total (daycare, rentals, non-rentals) does not seem adequate. We already have on street parking issues.	The intention is for all parking generated by the proposal to be accommodated on site - visitors, daycare and residents, and to not impact on street parking. Parking allocation by unit will be determined as we finalize the proposal.	06/24/2020
serious shadow impacts and no sun light due to high rise condo	We've received your comment, thank you.	06/24/2020
Why are questions being archived before the Q&A is even finished?	Hi Anne, I am one of the moderators. I did not mean to archive any questions, I have restored them (there was only 2) of the 30 comments or questions that have come in. Thank you for bringing to our attention.	06/24/2020
Sorry to ask this again, but my question wasn't answered. Looks like you're hoping to get the final go-ahead for the project early next year. Based on that, what is the tentative timeline for when sales would open and when the project would be completed?	At the earliest, pre-sales will not begin until the rezoning bylaw has received third reading at the end of the year or early next year. Notwithstanding our current health crisis, if everything moves along in a timely fashion and Council approval is granted for the rezoning and development permit is granted, we hope to break ground in the second quarter of 2021. Construction is estimated to take approximately two and a half years.	06/24/2020
The info package does not have all the details (elevations) in a survey, showing surrounding area. What are the proposed setbacks to all buildings? Hard to make out some areas. What type of screening will be specified for outdoor amenities/ larger patio spaces/electrical equipment?	Setback to the tower to the north is 92 ft; and the setback to the tower to the south is 109 ft 5 inches. On the north side, the line of trees will be continued. On the south side, a line of trees will be added and stepped planting to soften the transition at the property line. Low planting is provided around townhouse patios and outdoor amenity spaces are screened with vegetation. There is no exposed electrical equipment.	06/24/2020
The proposed highrise is too tall in this area. If it go ahead all the surrounding lots will do the same.	Thank you for your comment.	06/24/2020
This building seems to be about 10 stories higher than it is maximally allowed to be. If the rentals are removed from the building (this neighborhood has loads of rentals already) maybe the height would be more reasonable?	Affordable housing is a regional challenge and New Westminster has adopted an inclusionary housing policy to support the development of affordable housing. This proposal meets the objectives of the inclusionary housing policy. Where appropriate, considerations for additional height are reviewed by the City when affordable housing and childcare are provided.	06/24/2020
What will be the estimated size of bedrooms? New builds are notorious for having small bedrooms. (Keeping families in mind.)	Bedrooms average 10 ft X 10 ft.	06/24/2020
This tower looks great for the area. The below market rental is desperately needed.	Thank you for your comment.	06/24/2020
Would a smaller building still be able to provide as many daycare spaces, and below-market homes? These are important to me as I plan to start a family soon, and have friends who, as frontline workers, would love to live closer to Royal Columbian.	A reduction in the project size will significantly reduce the project's ability to deliver below-market housing and a not-for-profit childcare.	06/24/2020
What are the considerations are there for the neighbours around as this tower will be higher than anything else in the neighbourhood	We recognize this site's adjacency to two existing towers – one to the north and south, and low-rise apartments to the west. The site is also directly adjacent to Albert Crescent Park. The building has been designed to minimize view and shadow impacts on our neighbours and the park. More details are provided in the FAQs - question #9.	06/24/2020
What considerations are you giving for the airspace above the tower?	Thank you for your question, we will answer shortly.	06/24/2020
What considerations are you giving for the airspace above the tower?	There are no anticipated impacts on helicopter flight paths to and from Royal Columbian Hospital, but this will be part of the City's review process for the proposal.	06/24/2020
What considerations have been made for noise cancellation between units, especially floor to floor?	The building will be of concrete construction, which will mitigate noise between units and floors. The building will be built to the BC Building Code sound transmission coefficients.	06/24/2020
What did the site geotechnical report say about the ground water? Where can I get a copy of the report to review?	Thank you for your question. We will answer shortly.	06/24/2020

What did the site geotechnical report say about the ground water? Where can I get a copy of the report to review?	We understand that you represent a neighbouring building and we will be happy to have a separate conversation with you directly. You can reach out to the developer and the City representative to set up a meeting.	06/24/2020
What green building features are proposed for the site? Is there a survey showing top elevations of buildings in the surrounding area as compared to the proposed buildings (daycare and tower with townhouses)? Any view corridor renderings?	The building will target Step Code 2 compliance. Solar screening will be installed to minimize solar gain in the units and stormwater retention, generous drought tolerant planting, and a planted roof to minimize the solar heat island effect. Elevations and renderings are available in the downloadable information package - a button is provided on the website.	06/24/2020
What is the ASL height of the tower	We believe you are asking about the geodetic height, which is 496 ft (highest point of the building). If this doesn't answer your question, please email us at openhouse@brookpooli.com	06/24/2020

Question	Reply	Submission Date
Session 2 (June 25)		
What are some foreseeable barriers/challenges that may extend the construction time past the proposed 2.5 years?	Every effort has been made to understand all possible constraint; however, there may be factors that are outside of our control that may impact this timeline.	06/25/2020
What is your research of crime rate might increase/decrease due with this high density building being built?	The building design has incorporated Crime Prevention Through Environmental Design (CPTED) measures including open sight lines, and well lit pathways and public realm. The ground-level townhouses and childcare will provide an active frontage and more "eyes on the street" along Elliot Street and the north lane.	06/25/2020
While your design effort to reduce the impact on the view and light passage is appreciated, it does not address the concerns properly. The rights of the owners of the adjacent buildings will be infringed and the proper compensation plan should be proposed for review and consideration.	Thank you for your comment.	06/25/2020
Why are all the pictures of the surrounding buildings shaded out? I feel the building at its height will stand out dramatically and does not fit in to the neighborhood. Do you have pictures that show how it would look from various view points without the other buildings shaded out?	The drawings have provided massing of the existing neighbouring buildings. The greyed buildings reflect the existing height and volume of the surrounding buildings based on available information. This information is for reference only.	06/25/2020
Why was a traffic study of First and Royal left out of your study? It would be the closest access to Royal. And under 5 minutes from your location.	The study focuses on the potential traffic impacts on the most immediate intersections including Agnes and Elliot, Carnarvon and Elliot, Agnes and Fourth, and Carnarvon and Fourth. This is the standard practice for traffic impact studies and it meets the City's requirements.	06/25/2020
Will the construction management plan detailing how the noise will be controlled be published for the public to provide input?	The construction management plan is required and will be reviewed by the City to ensure it meets construction noise bylaw requirements and other city regulations. Technical documents of this nature are typically not shared publicly; however, if you are interested you can reach out to the City at time of building permit for further information.	06/25/2020
Will the windows be double or triple pane? As a resident in the area, this will greatly affect the noise levels in the units	The windows will be double paned.	06/25/2020
yes, agree with Melinda...city documents show 31-33 storeys but plans show 34 storeys plus large mechanical room on roof. also, please explain incentives which are allowing for less than the required # of off-street parking spaces.	The site's transit-oriented location will significantly help to reduce additional generated traffic to the road network. The proposal includes space for four car share vehicles. Transportation Demand Management (TDM) measures have been proposed that would encourage the use of alternative modes of transportation including provision of cyclist end-of-trip facilities. One-year, two-zone transit passes will be offered to 25% of the strata homes and 100% of the below-market rental homes.	06/25/2020
Your answer, "The building has been designed to minimize view and shadow impacts on our neighbours and the park. More details are provided in the FAQs - question #9" does not resolve the issue of shadow impacts on neighbours. The height of this building impacts every resident in this area negatively.	Thank you for your comment.	06/25/2020
35 story of building is too high in this area. There is already many rental properties in the area as well. Street parking is already hard to find and adding another high density building would make the situation worse. It also affect residents using the park.	Thank you for your comment.	06/25/2020
According to your FAQ, where the lower than market rental suites are mentioned quite frequently as being a benefit to the neighborhood, only 20% of these units will be 2 bdrm, that's only approx 6 units that can fit a family. Please explain.	The below-market rental homes would target families and units mix would be determined in conjunction with a not-for-profit housing operator.	06/25/2020
Are any trees in the park going to be topped or removed?	The City's urban forest management strategy focuses on the retention of existing trees. The arborist report submitted as part of this proposal is still under review by the City.	06/25/2020
Are there any studies to show how park usage might affected? My understanding is it is one of the oldest parks in New Westminster.	A new green walkway is proposed along the southern edge of the site, which will offer an improved experience to access the park from Carnarvon Street. The City recognizes the need for a new master plan for the park given recent changes around the Pattullo Bridge and demand for park space in the Downtown neighbourhood.	06/25/2020
As a follow up question to my question about barriers that may lengthen the construction timeline, could you please list at least 3-5 examples of barriers you've considered? Thanks.	A number of conditions have been considered, as diverse as supply chain, economic conditions, and labour constraints.	06/25/2020
Given increased traffic from the residents of 51 Elliot, on Royal, Agnes, Carnarvon, what is the city considering about this issue.	Based on the traffic analysis undertaken by ISL (traffic consultant) it has been concluded that the surrounding road network will be able to accommodate the traffic generated by the proposed development.	06/25/2020
Given the proposed design and height of the tower, it will be inevitable that the proposed tower will obstruct the river view, and the passage of light to, the adjacent buildings. If you were to proceed, what is your plan for the compensation?	The site is located within the Downtown Community Plan area and is designated as Residential - Tower Apartment, which permits residential towers. Significant consideration has been given to existing views and shadow impacts when we placed the tower on this site and the impact on adjacent buildings, as well as public view corridors from the street level and sidewalks. The building narrows as it goes up to allow for light to reach the park and sidewalks and adjacent residential buildings.	06/25/2020
Has any study been done on the impact of traffic? I have noticed a lot of traffic on 1st and Royal. It has a no right turn during restricted hours, many do not follow this rule and I have seen many accidents occurring for those trying to get onto the bridge or looking for a short cut.	Yes, a traffic impact study has been undertaken by ISL (traffic engineers) as part of the development application. The intersection you have referenced is outside of our study area. City staff have been working on a master transportation plan for the Downtown neighbourhood to address all modes of transportation and road safety throughout the neighbourhood. A draft of this plan was presented to Council on Monday, June 22.	06/25/2020
how far are the townhouses/tower/daycare from property lines, not other buildings, please. and, is the developer prepared to handle a development of this scale, in this economic climate? 2.5 year build is unlikely due to weather, perhaps groundwater issues etc.	The townhouses and daycare are setback 15 ft from the property line. The tower is setback 65 ft from the property line on the north side, 26 ft 9 inches on the west side and varies from 57 ft 2 inches to 78 ft 8 inches on the south side. The economic climate could impact the project; however, the developer is excited and prepared to under take this project in New Westminster. The developer is closely monitoring factors that impact construction schedules and will provide a best estimate to the public.	06/25/2020
How many meters will be between the new tower and the tower currently existing to the north of the proposed construction site at the ground level? What about at the 15th story?	The distance from the proposed building to the building to the north is 92 ft. It is the same distance at the 15th story.	06/25/2020
If the proposed height is not approved will you still offer the childcare? Or is this only a condition for allowance on height?	A reduction in the project size will significantly reduce the project's ability to deliver below-market housing and a not-for-profit childcare.	06/25/2020
Since there is no other building in the are of this height, the impacts would be incredibly detrimental to all surrounding areas, including the park and all of the views of all surrounding buildings.	Thank you for your comment.	06/25/2020
Sorry that does not answer if there has been any studies done. "improved" is relative, some might not consider a shaded path with a 34 story building an improvement. If the proposal passes there will be a 34 story building which does not fit into the neighborhoods context blocking the sky view.	Thank you for your comment.	06/25/2020
What is the current allowable height (in stories) for this location? Is it the 34 stories being proposed?	The site is currently zoned Multiple Unit Residential Density (High Density) (RM-6B), which permits a maximum residential density 4.0 FSR and maximum height of 73.15 m (240 ft) (approx. 24-storeys), in exchange for bonus density charges under the City's Density Bonus Phase 2 policy. This Policy further allows Council to consider proposals that exceed the height and density prescribed by the policy in exchange for additional community benefits.	06/25/2020

What is the purpose of another ridiculously tall tower in New Westminster. There have been at least 12 tower developments in the last 5 years. There is no way that a need for more spaces is needed. Please explain.	The City of New Westminster's Official Community Plan (OCP) guides growth and development in the city and designates sites in the City for consideration of different size and types of buildings on the Land Use Designation Map. The site is located within the Downtown Community Plan area and is designated as Residential – Tower Apartment, which permits residential towers and community amenities, like childcare.	06/25/2020
Sorry, my question was not answered. Do you have non shaded images of the surrounding buildings and your proposed building? I feel having them shown would allow one to see how the building look in context. The architecture not the mass. The mass we can see is far higher then any other building.	No, we do not have photo realistic images of the existing context.	06/25/2020
sorry, that answer does not explain it. in the arborist's report are any trees proposed to be removed or topped?	The applicant team proposes removal of trees that they have assessed to be hazardous/unhealthy; however, this is still under review by the City. Should removal be required, replacement trees will be required.	06/25/2020
The height of this building is too high. It is not only blocking the light going into the park, it also look awkward with other surrounding building are lower. How would your "solution" in the Q&A of locating the building as west as possible resolve this issue?	Thank you for your question, we will answer shortly.	06/25/2020
The height of this building is too high. It is not only blocking the light going into the park, it also look awkward with other surrounding building are lower. How would your "solution" in the Q&A of locating the building as west as possible resolve this issue?	By locating the tower on the west side of the site allows for more southerly sun to shine on the park.	06/25/2020
This area was already rezoned in 2014 to allow higher FSR and 24 storeys (max 240' in height). 35 storeys (356' in height) his too high and unreasonable even when using daycare and below market rentals as a trade off.	Thank you for your comment.	06/25/2020
This new building is being built between two buildings on a hill with lower height. It will look awkwardly so much higher than other buildings and it does not harmonized with the surrounding residences. Would lowering the height of the building be considered?	We recognize this site's adjacency to two existing towers – one to the north and south, and low-rise apartments to the west. The site is also directly adjacent to Albert Crescent Park. The building has been designed to minimize view and shadow impacts on our neighbours and the park. More details are provided in the FAQs - question #9.	06/25/2020

APPENDIX J - Email Transcriptions

From: [REDACTED]
Sent: Wednesday, June 24, 2020 9:03 PM
To: Mike Watson <mwatson@newwestcity.ca>
Subject: 51 Elliot Street High Rise proposal contrary to zoning

Hi Mike. How is it this area keeps getting proposal for high rises when it is zoned in the Downtown plan for low and midrise development. Doesnt a community plan count for anything? We bought here thinking this was the plan for the east side of 6th street, yet we seem to keep having to attend open houses for high rise proposals.

[REDACTED] Wed, Jun 24, 3:29 PM ★ ↩ ⋮
to openhouse ▾
Hello,
I am interested in purchasing a unit. I would like to be added to all mailing lists to be kept up to date. Furthermore, I would like to be one of the first to view available options once sales begin.
I am most interested in units L24-L32, South West corner, 2bd + den.
I look forward to hearing more information on this project.
Thanks.
[REDACTED]

From: [REDACTED]
Sent: Thursday, June 25, 2020 8:11 PM
To: Mike Watson <mwatson@newwestcity.ca>
Subject: 51 Elliot Street

Mike Watson
City of New Westminster

Hello,

Re: the proposal for 51 Elliot Street

After seeing the blue perimeter fence for what, a year or more and the monitoring of the drill sites (although I don't know what they are exactly), the area community can't be surprised the inevitable will happen. I personally am disappointed that so many high rises continue to sprout in New West. I walk uptown and downtown and in my five years here see more traffic. I understand business and taxes but will there be extra police? Already seems like too few around when needed. I also appreciate that others need accommodation and the area is beautiful. Parking will really become a nightmare in the area. Hopefully the growing pains won't be too severe. I suspect a three year construction within fifty meters of my apartment, maybe four? As a writer, the end of my time here is now clear.

The real seed I would like to plant here is for the very historic Albert-Crescent Park. It was the entry to mainland BC when paddle wheelers didn't need the deeper waters that the Quay offered the bigger ships. Just across the river is the Old Yale Road that wandered throughout the lower mainland and valley. If you couldn't afford to buy passage on a ship to Yale and the gold fields, or later the CPR terminus, you could walk. The park was the place to be. Simon Fraser's statue at the Quay was here, the cannons were here, and a bandstand. Sundays in the park demanded a parkade when the auto replaced the horse.

Patullo's bridge stole some of the park and it suffered again under the massive cut and cover for the skytrain. Required I know for progress but the park is not any where what it was. But it should be, at least somewhat more than it is now. I hope the city will find an increased population in the area deserve more improvements in the park. The added trees and pathway are a great start. Please make a commitment to update the park and make it the jewel it once was. I also suggest a park display for its heritage. The park predates the Irving House and deserves to be recognized and upgraded.

Respectfully,

[REDACTED]

From: [REDACTED]
Sent: Sunday, June 28, 2020 3:47 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: 51 Elliot Street

To whom it may concern,

Can I please have an update on the building proposed for 51 Elliot Street? (<https://dailyhive.com/vancouver/51-elliott-street-new-westminster>) Specifically, I would like to know the following:

1) Has this development been approved? If not, what is the timeline to submit feedback?

This development has not been approved and is still being reviewed. Applicant-led consultation is continuing until July 10th, 2020 as per comments above and additional consultation will be conducted, likely in the fall.

2) Is 34 storeys within the zoning rules for the area, or is a special exemption being made?

The City of New Westminster's Official Community Plan (OCP) guides growth and development in the city and designates sites in the City for consideration of different size and types of buildings on the Land Use Designation Map.

The site is located within the Downtown Community Plan area and is designated as Residential – Tower Apartment, which permits consideration of applications for residential towers and community amenities, like childcare.

The site is currently zoned Multiple Unit Residential Density (High Density) (RM-6B), which permits a maximum residential density 4.0 FSR and maximum height of 73.15 m (240 ft), in exchange for bonus density charges under the City's Density Bonus Phase 2 policy. This Policy further allows Council to consider proposals that exceed the height and density prescribed by the policy in exchange for additional community benefits.

This proposal is consistent with the OCP and is seeking additional density and height, in exchange for the provision of below-market rental housing and a City-owned, not-for-profit childcare as anticipated through the Density Bonus Phase 2 Policy

3) What will be the starting price for a two-bedroom unit? Will it be priced to be affordable to the median family income in New Westminster?

The condominium component of the development would be sold at market prices. Presale would not start unless Council approves the projects.

4) Because the building will result in a reduction in green space, will there be offsets? (That is, the equivalent amount of green space be found elsewhere?)

The site is vacant and privately owned. It does not result in decreased publically accessible greenspace, but the proposal does include publically accessible pedestrian connections from Elliot St into Albert Crescent Park.

5) What is the estimated carbon footprint of the building process including materials, and will this be offset?

I don't have information on the overall carbon footprint of the building.

6) Will it be a zero emission building once it is completed?

The building is not a zero emission building but is targeting BC Energy Step Code Level 2 compliance. Green building features have been proposed including solar screening to minimize solar gain in the units, stormwater retention, generous drought tolerant planting, and a planted roof to minimize the solar heat island effect.

I look forward to your reply.

Best regards,
[REDACTED]

*Answers in purple were provided by City of New Westminster planning staff and correspondence forwarded for this report.

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

From: [REDACTED]
Sent: Tuesday, June 23, 2020 9:51 PM
To: Mike Watson <mwatson@newwestcity.ca>
Subject:

Hello Mr. Watson

Thank you for taking the time to read my email.

I am writing in regards to the open house for 51 Elliot Street.

My husband and I moved into [REDACTED] just over 2 years ago.

We were happy with our move to New Westminster and how central and peaceful the area is.

Our previous rental had been very stressful and we feel so lucky with our move to have found a place to feel comfortable and to be able to relax and enjoy.

We will attend the online open house but we wanted let you know of some of our concerns.

The proposed building is almost double the height of the tallest buildings in the area. Most apartments are 5 to 10 floors (Most being around 5 or less). The new building would be extremely tall and we feel it would not fit into the current context of the neighborhood and the impact the height would affect the current skyline. All of the pictures on the website show the surrounding buildings shaded out this I feel gives a false impression of how it would look. I feel if they showed an image of the proposed building within the context of the actual buildings one would see the design really stands out. The architectural design does not fit in with the surrounding buildings and neighborhood. This I believe (I may be wrong) is the only empty property in the area, most have rentals and recently built buildings (which are not close in height) in the area and I believe it would be a long time before something else that big would be built in the area thus making it really stand out in all directions.

New Westminster is one of the few cities that I have noticed that prides itself upon tenant rights. I worry that smaller older rental buildings may decide to sell their land and evict their tenants in order to make these new high-rises. These new high-rises also come with a higher rent. When we moved two years ago we were shocked at the price of rent. We actually paid a bit more for our apartment compared to others in the building and area due to the river view. We were misinformed and told that the proposed property was part of the park as there were no fences up at the time. With the possibility of the new building we would lose our river view and we would not get a reduction in our rent. We understand cities will build but the size of the building is of concern to us.

Another concern is for traffic, a building of that, size 280 parking spots, would bring a lot of traffic with it. It would also affect the street parking, which is difficult to find in the area. This area of new west has a lot of no right turns during many hours and I see people continuously breaking this rule and accidents all the time at Royal and 1st. Increasing the traffic in this area would increase the traffic issues in this area.

We saw the shadow studies it will block some of the buildings at different times but it is not just the affect of shadows that will have an impact on the surrounding buildings and park. It will affect the view of sky. Instead of looking out of your window or up to the sky in the park your vision will be blocked by this massively tall looming building.

I also understand that they are offering a daycare. Would they still offer a daycare for a lower building? or this offer is being proposed in order to have the area rezoned to allow for height of the enormous out of place proposed building?

The proposed building is around a 50% increase in residential density and a 45.8 % increase in height of what is allowed with the current zoning. Many people may have purchased homes in the surrounding areas assuming that anyone building on that property would also follow and abide by the terms of the zoning restrictions. There must have been a reason for those conditions to have been put in place. When all the recent builds in the area, the adjacent building, the building next to the Romanian Orthodox church, the building across the elementary school being built at a much reduced height what justifies this building to be build to this height. There is nothing in the area to compare it to most buildings of this height are condensed together towards the waterfront area near the Quay. As a massive cluster they do stand out as much as this one will. We will attend the virtual meetings this week but we wanted to voice our concern as once this is built and the skyline is affected it can not be undone and it will be a lone building standing out that will be seen from all directions.

Thank you for your time

[REDACTED]

From: [REDACTED]
Sent: Tuesday, June 23, 2020 1:40 PM
To: Mike Watson <mwatson@newwestcity.ca>
Subject: 51 Elliot Street Rezoning hearing

Dear Mike

The condo location to have a plan for rezoning and development permit application is just in front of 144 Agnes Street.

Big problem is shadow impact. due to 34 story tower (high rise) and just front view for which nobody want it.

Thus I have strong objection to permit of rezoning and development.

If you could suggest reasonable compensation plan arising from shadow impact. **it should be considered**

Please let me know the compensation plan

Yours faithfully

[REDACTED]

From: [REDACTED]
Sent: Monday, June 22, 2020 10:20 AM
To: Mike Watson <mwatson@newwestcity.ca>
Subject: Feedback

Good morning mike. I'm writing about the building that was just built on the corner of Agnes and Elliot St in New Westminster. The ramp that was built so cars could access and egress the buildings. (120, 188 Agnes st) There's an island (concrete parapet wall about 36 inches by 10 inches wide in the centre of the ramp) a intercom in this wall that connects to the condos in the building of (188 Agnes st). I've only seen one person use it. When I seen this one person in a car using it, I stopped and drove into the other lane and passed the telecommunications island and car. I had no idea how long the occupant in the other car would be talking to the other person in other apartment. I looked over at the other car and could see a stunned look of amazement in the drivers face. When I got to the bottom of our ramp I could see the other buildings garage door was beginning to open. I've heard other people complain of this little island. That's a minor complaint. You should see the 5 to 10 ton (guessing) garbage trucks that try and do navigate that ramp. I have seen them (the 5 to 10 ton garbage trucks) backing down the ramp on the exit (right side) of the ramp. Why, you tell me. Sometimes the trades that work in the other building (188 Agnes) park at the bottom of the ramp, one behind the other, bottle necking our entrance and exit to one lane. There is no place for moving trucks for people (occupants of 188 Agnes building) to move their furniture in and out of the building. Where do they park (guess). On the ramp. I went to exit the building yesterday and what's at the top of the ramp, (a large delivery van abandoned with his flashers on entirely blocking the exit onto the street and obscuring the view of oncoming traffic) I drove out using the entrance. There's no drop off or pickup area for people in that building. Quite often people are just let out of a vehicle in the middle of the street or at the top of the ramp and they use the bottom of the ramp for a turnaround area. Delivery vehicles sometimes stop in the middle of the street (Skip the dishes, UPS, pizza, you get the idea) A lot of people shop on line (internet) nowadays and my guess is, it's only going to increase. The road in front of that building had 2 feet of width taken from it when they need more than ever, like I said there is no pickup or drop off in the front of that building. There is a bus stop. (Go figure) Oh yes, one day I seen the recycle guy pushing the recycle containers up the ramp. etc. (What is going on)

To Mike Watson and the Project Team of 51 Elliot,
Please find below my feedback and comments on the proposed design.

I would like to firstly preface this by indicating that [REDACTED]

Firstly, I believe that the height and the massing of the project is acceptable for the neighbourhood. I appreciate that the townhouses have been located along Albert Crescent Park and the pedestrian connection, and believe that this will create a very safe and welcoming connection to the park. I also believe that the increase in height and density is an acceptable trade for the below-market rental homes and non-profit childcare, which will both be a significant benefit to the neighbourhood. I trust that the parking and access to parking for childcare users will be sufficient.

There seems to be two separate lobbies, indicated as "Amenity" on the proposed plans. I would hope that the two lobbies are not used to provide separate access for below-market rentals and the market ownership units. It is also difficult to see how accessibility for the childcare parking in the parkade will be provided. Please consider an elevator and separated childcare parking area in the parkade which has private access points.

My primary concern for this project is in the proposed materials and the parti for the tower. The materials proposed, specifically the highly reflective metal panel, are not currently present in the Albert Crescent neighbourhood, and feel like a stark departure from the vernacular in downtown New Westminster. I am concerned about the level of reflectivity from these panels, and would ask the design team to revisit their material palette choices from a livability and neighbourhood character perspective. These metal panels on the townhouses are facing west and seem to be angled in ways that might impact those living across the street or in the adjacent towers, and should be revised. This elevation gets a substantial amount of sun in the early to late afternoon, and these angled panels could generate a significant amount of nuisance reflections in the summer months.

The context of this neighbourhood, including the proximate new developments, all include masonry at the base of the project as well as incorporated in the tower design. I would ask the design team to reflect on the materials used on 118 Agnes, Qayqayt Elementary, 318 + 328 Agnes, The Beverley (510 Agnes), and Novare (527 Carnarvon), and to revise the high-reflectivity metal panel to a more appropriate material for the neighbourhood, such as masonry. The common element in all the projects listed above, aside from being constructed in the past 5 years, is the use of masonry in the design. As such, the proposed use of metal panels on the ground plane seems to clash with the established character of the neighbourhood, and clashes with the Albert Crescent Precinct Vision of the Downtown Community Plan that envisions "materials sympathetic to the historic character of parts of the precinct." (P.34)

On this note, I would also ask that the design team revisit the colour palette of the proposed materials. While this comment is absolutely subjective to individual taste, I believe that a more universally attractive colour palette could be arrived upon.

Lastly, I would like to touch on the parti for the project - the cascading waterfall concept. The inclusion of the blue coloured glass on the East and West elevations might require more thought and consideration as an intentional design choice, and likely would not have the effect of providing effective relief from solar heat gain as stated in the open house materials. Residents in the adjacent building (188 Agnes) consistently complain about solar heat gain on the West elevation, and I believe that this environmental issue should be addressed in earnest in the proposed tower design. Vertical fins on this elevation will not alleviate solar gains effectively, the design should incorporate exterior horizontal fins made of an opaque material on the West elevation if solar heat gain is to be reduced.

Additionally, these glazed "waterfall" elements seem to be placed in front of living rooms. I believe this would be substantially undesirable for occupants of these units, due to the diffusion of coloured light and reduced views. Additionally, the solar heat gain reductions will be minimal due to the fins being oriented in a sub-optimal orientation. It also is difficult to understand why solar heat gain is addressed on only a few units per floor, rather than finding a solution to address this contextual condition on all units on the Western elevation. I would suggest that the design team revisit the parti for this project, and reduce design choices that impact livability. If a design element is added to reduce solar gain, it should function the way it is intended.

Thank you for your consideration of these comments, I look forward to discussing this project with you at further public consultation events.

[REDACTED]



MEMORANDUM

To:	Eric Cheung	Date:	March 13, 2024
Client:	Regal Century	Project:	51 Elliot Street
From:	Pooni Group	Project #:	2284B
Re:	188 Agnes Street meeting summary		

INTRODUCTION

On Wednesday, March 6, 2024, the 51 Elliot Street project team made a presentation to the strata Council of 155 Agnes Street (building to the north of the site).

The objective was to share the proposal with the strata Council, present the proposed shared walkway design, and answer questions and collect feedback.

MEETING FORMAT

A presentation was made to the strata Council during their Council meeting via Zoom, followed by discussion. The meeting was attended by:

- The property manager (First Service Residential) and strata Council members of 155 Agnes Street;
- Eric Cheung, Regal Century (developer);
- Sophie Perndl and Chi Chi Cai, Pooni Group (planning consultants);
- Thaddeus Holland, Perry & Associates (landscape architect);
- Mike Watson, Manager of Development Planning, City of New Westminster

Presentation slide deck is attached as Appendix A.

PROPOSAL

51 Elliot Street is proposed to be rezoned in accordance with the City of New Westminster's Downtown Community Plan to permit:

- A 37-storey, multi-family residential building including 277 condominiums, 10 market townhomes, and 13 affordable rental homes (owned and operated by Metro Vancouver Housing) (total of 300 homes);
- A 3,875 sq/ft non-profit childcare that will be owned and operated by the City; and
- Underground parking



**200-1055 West Hastings
Vancouver, BC, Canada
V6E 2E9**

**604.731.9053
info@poonigroup.com
www.poonigroup.com**

The site design includes a shared pedestrian walkway between the northern portion of 51 Elliot St and southern portion of 188 Agnes St. There is an existing pedestrian walkway that serves the ground-level townhomes of 188 Agnes St. This proposal will widen and improve the walkway (better lighting, wayfinding, and drought-resistant plantings) and it will serve the ground-level townhomes on both sites.

FEEDBACK & QUESTIONS RECEIVED

Feedback from the strata Council included:

- Try to minimize below grade excavation due to the water table levels in the area.
- The current walkway acts like a wind tunnel and can be unpleasant to travel through.
- Preference is for twinning of the walkway - 6m total, 3m on each property, with a double row of trees.
 - *Regal's response:* as part of the redevelopment, we are providing an additional 2m wide walkway along our site's southern property line, which aligns with Carnarvon Street and provides a new connection to Albert Crescent Park.
- The eastern end of the walkway (closest to Albert Crescent Park) is a bit of a blind corner and users have safety concerns, especially after dark.
- Allowing a passageway on both sides of the vent proposed on 51 Elliot St will help with circulation and provide more space for passing.
 - *Regal's response:* the existing vent location at 188 Agnes St limits the width of the walkway. Adding a passageway around our proposed vent on the south side of the walkway will greatly reduce the livability of our ground-level townhouse units and patio spaces.
- Need better sightlines along the walkway and elimination of choke points
- Note that the proposed maple trees tend to grow quickly and eventually may have to be cut down in order to avoid interference with the building footprint - trees that grow too close to the building may cause a problem - consider planting more mature, slower growing trees
- Continue conversation around the shared maintenance of the walkway
- Will be helpful to see a cross-section to the proposed walkway from the eastern end
- Ensure the new lights along the shared walkway is not installed too high to minimize glare into the adjacent townhomes
- Suggestion to meet on site to discuss design solutions

The strata Council indicated that they will be providing written feedback following the meeting. This correspondence will be provided to the City when received from the strata Council.

Questions from the strata Council included:

- Is the proposed parking reduction standard?
- Will the BC Hydro vista switch be located underground?
- Will the proposed vents on 51 Elliot be above-grade or flush with the ground?
- Any plans to improve the condition at the eastern end of the walkway, beyond the location of the proposed vents?



- When will construction begin?

Answers to the questions were provided verbally during the meeting.

NEXT STEPS

- Regal Century to consider the feedback received in finalizing the shared walkway design. The majority of the comments/feedback provided by the strata can be addressed by Regal as they finalize the design, except for the two points noted above with “Regal’s response”.
- Perry & Associates and the City landscape team to review the maple tree planting.
- Explore setting up a site visit with strata Council members.



APPENDIX A - PRESENTATION DECK

Welcome

Meeting with 188 Agnes Street - Pathway Design

Mike Watson
City of New Westminster
Manager, Development Planning

Eric Cheung
Regal Century
Developer

Thaddeus Holland
Perry & Associates
Landscape Architects

Sophie Perndl
Pooni Group
Planning & Community Engagement

Proposal for 51 Elliot Street

PROJECT STATISTICS

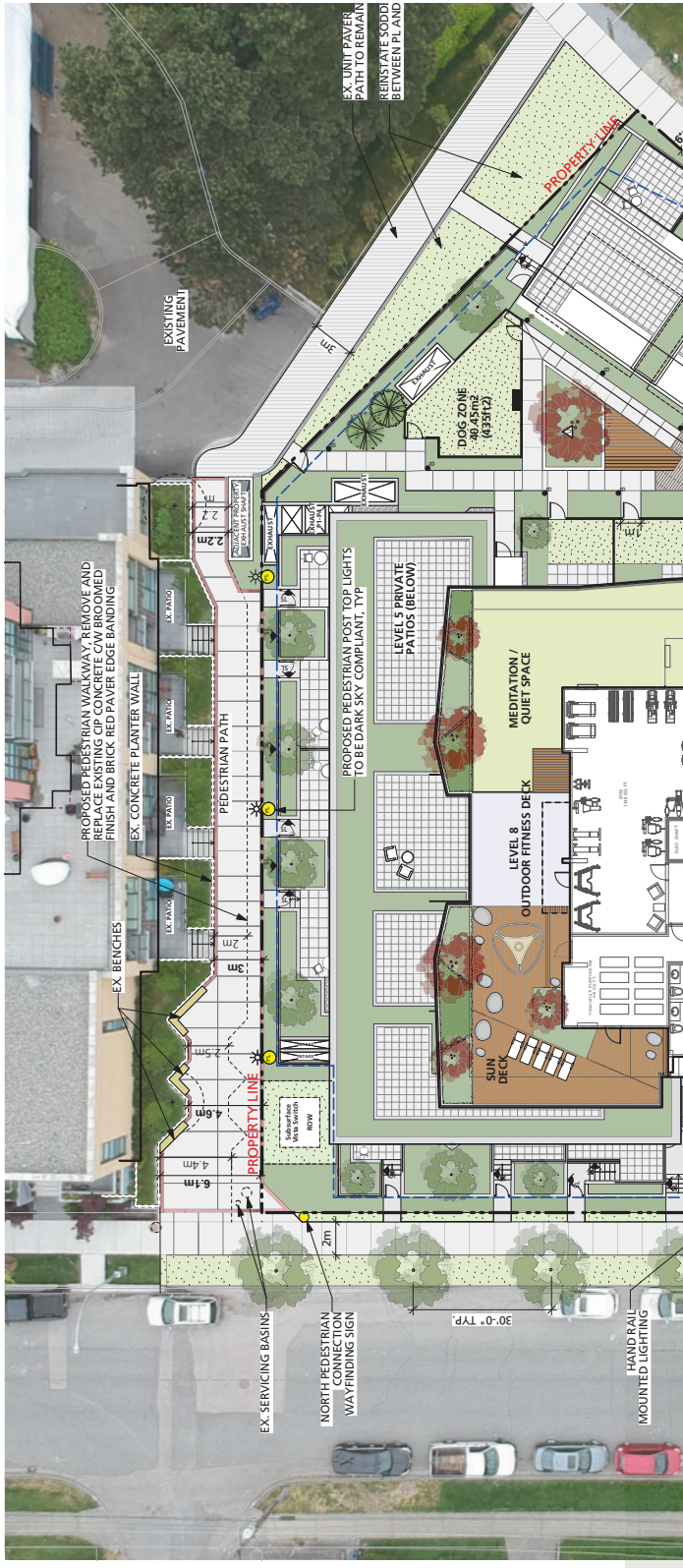
Current Zoning	RM6
Proposed Zoning	CD - Comprehensive Development
Current Use	None
Future Use	Residential + Non-Profit Childcare

Height	37 storeys
Market Homes (Condo)	277 condos
Market Homes (Townhome)	10 homes
Affordable Rental Homes	13 homes
Adaptable Units	120 homes
Parking (Vehicle)	245 stalls
Parking (Bicycle)	532 stalls
Non-Profit Childcare	3,875 sq ft





Shared Pathway Design



Our proposal responds to some existing constraints including:

- the retaining wall
- the location of the vent along the pathway
- the Hydro vista switch

Upgrades and Benefits

- Upgrades proposed by Regal Century include:
 - The Elliot St. pathway entrance will be widened to 5.9m to present a more welcoming experience.
 - The pathway will be widened from 2m to 3m.
 - Additional 40m of lighting added to the pathway.
 - New landscaping
 - Addition of signage placed at the entrance of the pathway to improve way finding to the park.
- The improved pathway presents an opportunity for shared long-term maintenance.



Planting Palette



Acer campestre - Queen Elizabeth Maple



Mugo Pine



Azalea - Seasonal



Sword Fern



Rhododendron



Pachysandra - Groundcover



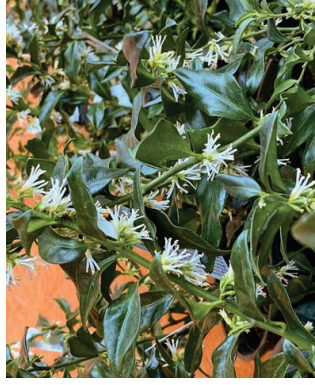
Yew Hedging



Berberis



Carex 'Ice Dance'



Sarcococca - Fragrant

Shared Pathway



AERIAL OF NORTH PEDESTRIAN WALKWAY

Timing + Next Steps

We are still in the Rezoning Application phase of the application.

Next steps include:



Once the application advances to the Development Permit stage, a Construction Management Plan will be developed and considered by the City. In addition, Regal Century is committed to keeping neighbours informed and will ensure the following is provided:

- Contact information for the construction company
- Contact information for the onsite construction contact
- Details for access, traffic and pedestrian flow changes



Landscape Sections

