

Attachment 4
Public Consultation Summary

PUBLIC CONSULTATION

Public consultation for this project was completed in 2017, and a Public Hearing was held in 2019, following which Council gave third reading to the original bylaw. Consultation consisted of a public open house, presentation to the Queensborough Residents' Association, two presentations to the New Westminster Design Panel, and presentation to the Advisory Planning Commission. Prior to Council consideration of the project in 2019, the applicant addressed feedback received through this engagement.

As the form of development remains largely similar to the original proposal, no additional consultation is being required of this application. Additional information on the 2017 engagement activities is provided below.

Applicant-led Consultation

Applicant-led consultation was conducted in 2017 and included a public open house and presentation to the Queensborough Residents Association (QRA). The QRA passed a motion stating that the Association had no objections to the application.

New Westminster Design Panel

The project was presented to the New Westminster Design Panel (NWDP) on February 28, 2017. The NWDP identified issues related to the proposed materials, colours, noise mitigation measures, and the location of the garbage and recycling area. The applicant presented a revised proposal to the NWDP on April 25, 2017. The Panel passed a motion of support for the project with consideration of the NWDP's comments, which related to the materiality of the proposed acoustic fence and treatment of the publicly visible waste storage area.

The February 28, 2017 meeting minutes can be found here:

https://www.newwestcity.ca/database/files/library/CNW_DOCS_1002364_v1_NWDP_2017_FEB_28_Minutes.pdf

The April 25, 2017 meeting minutes can be found here:

https://www.newwestcity.ca/database/files/library/CNW_DOCS_1042040_v1_NWDP_2017_APR_25_Minutes.pdf

Advisory Planning Commission

The project was presented to the Advisory Planning Commission (APC) on July 17, 2017. The APC supported the project with the provision that a traffic study be undertaken.

The July 17, 2017 meeting minutes can be found here:

https://www.newwestcity.ca/database/files/library/APC_2017_JUL_18_Minutes.pdf

Applicant Response and Revisions

Prior to Council consideration of the project, the applicant addressed NWDP comments through submission of an acoustic study and noise mitigation measures, which have been reviewed by staff. Comments regarding the waste storage area have been addressed by adding landscaping to further screen the area from view.

Prior to Council consideration of the project, a traffic study was also undertaken and reviewed by staff. This study has since been updated following exclusion of the formerly proposed City land purchase, and reviewed by staff.



Tien Sher Group of Companies is pleased to provide the Queensborough Community with construction of a new multi family townhouse development at 1005 Ewen Avenue, New Westminster, BC



The development consists of 24, three level at grade Townhomes and a 3,200 square foot commercial space. The development will include 44 parking spaces for residents and five parking spaces for visitors. The commercial portion of the site provides six parking spaces. Bicycle parking will be provided both internal to each Townhome as well as exterior at grade racks throughout the landscaped areas.

Primary access to the site would be from a driveway on Ewen Avenue with an additional access North of the site behind the Queensborough Fire Hall site linking to Hampton Street. To accomplish this connection, Tien Sher has offered to purchase land from the City of New Westminster and the Province.

The proposed commercial building is placed at the corner of Howes Strete and Ewen Avenue and creates a strong sense of arrival. The Townhouses along Howes Street have their front entry doors facing the street. Together these will help animate the public streetscape which will be designed with generous sidewalks, boulevards and street trees.

The exterior design includes an array of color choices which include bold yellows, reds, blues, greens and greys in a combination of Metal cladding and Hardi panels. Asphalt shingles and glazed balcony railings make up the remainder of the building design which echo a modern style.



Landscaping is intended to compliment the development and plant species chosen to be suitable for a mixed use setting. Drought tolerant native species were selected and the onsite and offsite landscaping are integrated with each other at the property lines on both frontages. Bistro seating is included fronting the commercial space as well as garbage receptacles and bench seating throughout the site.



If you would like to learn more about this project, please attend the upcoming Open House Public Information Session:

Tuesday, March 14, 2017

6:00pm-7:00pm

920 Ewen Avenue, Queensborough, New Westminster, BC

Our team will be available to answer any questions you may have and additional project materials will be provided for review and discussion.

Charan Sethi
President
Tien Sher Group of Companies
604.207.4633

Tuesday March 14 2017

To: Mayor J. Cote and Members of Council
City of New Westminster

Jim Hurst - Development Planner - City New Westminster

Charan Sethi - Tien Sher Construction Group Ltd.

**RE: Public Consultation - OCP Amendment and rezoning application
for 1005 Ewen Street**

On Tuesday March 14, 2017 , the Queensborough Residents Association reviewed Mr. Charan Sethi's of Tien Sher Construction Group Ltd. and his presentation regarding request for OCP amendment and rezoning 1005 Ewen Street with subsequent construction of 24 Townhomes and 3200 Square Feet of commercial space.

Our membership voted an approval of this application and project.

Sincerely,

Laurie David Moore
President Queensborough Residents Association
Email: qbresidents@yahoo.ca