

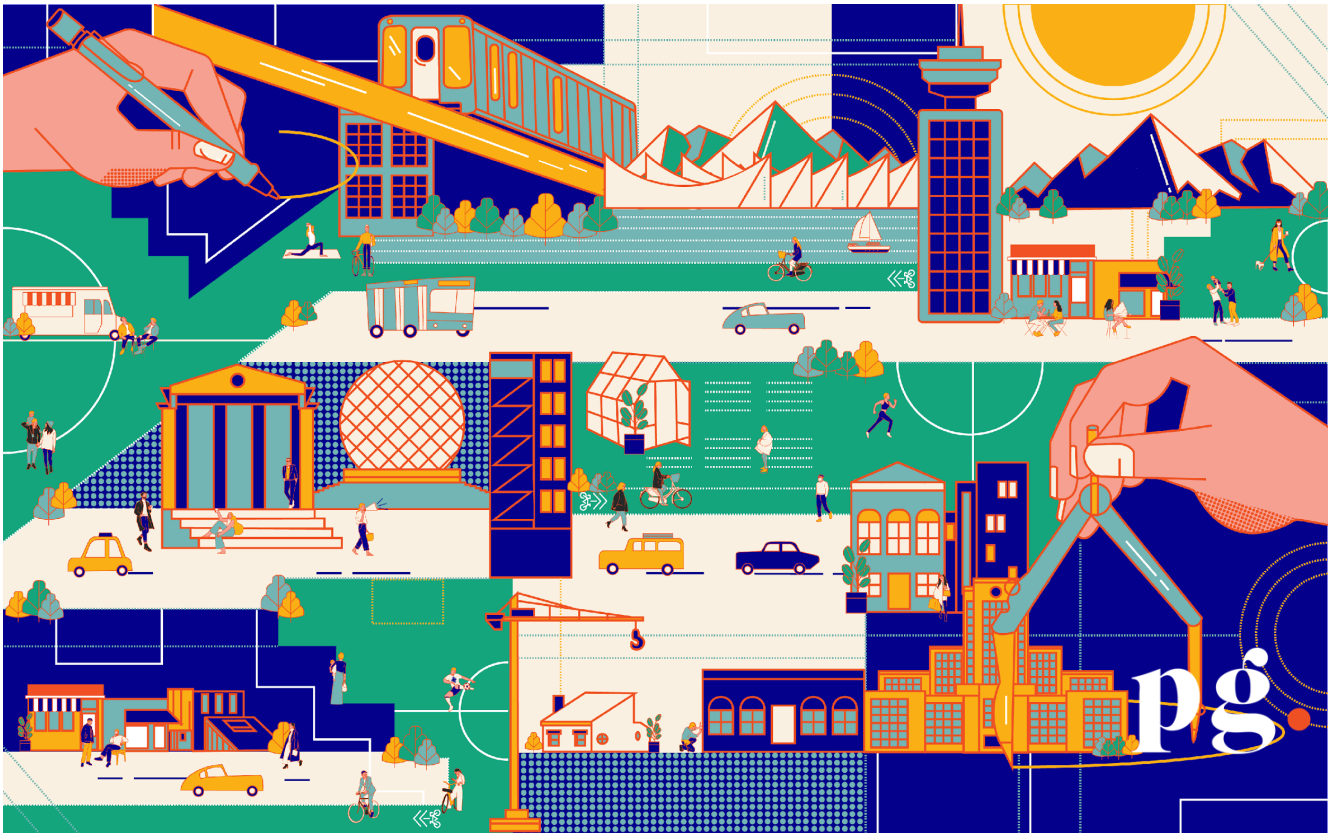
Attachment #6
Consultation Feedback

Attachment #6: Consultation Summary**Applicant-led Consultation and Response**

On June 19, 2024, an applicant-led in-person open house was hosted from 5 to 7 pm to provide updates and seek additional feedback from the community. The applicant has indicated that the notice was delivered to 4,666 addresses within 340 metres of the property and through an email subscriber list. The event was also advertised in an online newspaper and through social media (Instagram). A total of 107 pieces of written feedback were received through in-person comments forms, an online survey available at the applicant website and via email.

City-led Consultation

City-led consultation included a project website and online survey from September 9 to 30, 2024 published on Be Heard New West. Consultation was focused on feedback on a draft of the Columbia Square Policy Statement. Residents within 100 metres of the site were notified of the survey. 101 survey response were received. In addition, as of October 2, 2024 eight emails were received and responded to and a number or question were submitted via the Be Heard New West Q&A function.



Columbia Square Open House

Summary Report

Addressed to: City of New Westminster

From: Pooni Group

July 8, 2024

**pooni
group.**

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

604.731.9053
info@poonigroup.com
www.poonigroup.com

Executive Summary

In February 2023, EDGAR submitted a rezoning application for Columbia Square located at 88 Tenth Street in New Westminster, BC. The vision for the site is to create a pedestrian-oriented, high-density, mixed-use comprehensive community near transit. A community engagement space was opened and a project website was created for the planning process and proposal in February 2023. Since February 2023 the project website has received a total of 3,860 unique visitors.

Throughout 2023, several different events were hosted on-site, including an early community engagement event on June 22, 2023. This event aimed to share some high-level priorities for the site redevelopment with the community to gather feedback and ideas. A total of 155 people attended this event. A tenant information meeting on that date provided retail tenants with their own opportunity to speak to the project team and ask questions.

On June 19, 2024, an applicant-led open house was hosted to inform the community of the current plans and updated timeline of the project, update the community on what we've heard over the past year and how it informed the plan, and gain feedback as the draft zoning bylaw and policy statement for the site is prepared. A total of 92 people attended the in-person open house. A comment form was available at the in-person open house and on the project website, www.imaginecolumbiasquare.com between June 19 and July 4.

From June 19 to July 4, the project team received 107 pieces of written correspondence including:

- 2 emails
- 105 comment forms

The following themes emerged from comment forms:

- The desire to see a variety of dining options in the future project
- Support for the proposed open space and the naturalization of the future project through increased greenery
- The importance of a school and childcare space to serve the growing downtown community

This report summarizes the engagement efforts and feedback from the applicant-led open house period.

Table of Contents

Executive Summary	2
Table of Contents	3
1. INTRODUCTION & PROJECT OVERVIEW	4
2. PROJECT WEBSITE	5
3. PUBLIC OPEN HOUSE	6
4. FEEDBACK SUMMARY	9
5. CONCLUSION	13
6. APPENDICES	14
A. Project Website	14
B. Notification Area	16
C. Notification	17
D. News Ad	18
E. Social Media Ads	18
F. Emails	20
G. Open House Boards	21
H. Comment Form	29

1. INTRODUCTION & PROJECT OVERVIEW

88 Tenth Street (Columbia Square) is a large car-oriented, above-ground shopping center in downtown New Westminster. A rezoning application was submitted for the site in February 2023 for a high-density, mixed-use, transit-oriented development. The application includes significant residential density, phased replacement of all existing retail space, office space, a daycare and a large public open space.

In February 2023, EDGAR established a community hub on-site in a vacant retail space. This space has come to be known as the “I Heart NW” Community Space; an accessible place where emerging and seasoned artists and makers can showcase their work to the community. This space has become a place for gatherings and art exhibitions and has been well-received by the community. The project team has used this space for project-related engagement since February 2023.

In April 2024, New Westminster City Council directed City Staff to work with the applicant team to revise the proposal for Columbia Square to include 20% market rental housing, a not-for-profit daycare and a density bonus charge paid through redevelopment which could be used to fund affordable housing initiatives. Staff were also directed to draft a basic zoning bylaw for the site which would be presented to Council in Fall 2024.

To begin bylaw preparation, the project team hosted an applicant-led open house on June 19, 2024. The purpose of this meeting was to inform the community of the current plans and updated timeline of the project, update the community on what we’ve heard over the past year and how it has informed the plan, and gain feedback as the draft zoning bylaw and policy statement for the site is prepared.

This report summarizes this event and feedback received. Generally, the community acknowledges a need for more amenities in this area. The comment form responses highlighted the importance of increasing the natural environment and adding community gathering space within the future project. The community also identified their desire to see active retail uses on site with a variety of dining options that provides opportunities for outdoor seating.

2. PROJECT WEBSITE

On February 9, 2023 the dedicated project website, www.imaginecolumbiasquare.com went live. At this time, the website was a landing page which introduced that something was happening at Columbia Square. This launch coincided with the first community event that occurred at the I Heart NW Community Space. A bookings page was also created where community members could fill out a form expressing their interest in booking the space for their use. The website has since served as an online hub for project information. Interested community members can sign up as email subscribers and be notified about important project milestones and upcoming events.

Between Feb 9, 2023 and July 5, 2024 the project website received a total of 3,860 unique visitors.

On June 10, 2024, the website was updated with information about the in-person community open house. Visitors could find information about the in-person event and how they can participate.

On June 19, 2024 the website was updated to include the open house presentation boards and a link to complete a online comment form.

During the open house period of June 19, 2024 to July 4, 2024 the project website received 705 unique visitors.

A copy of the project website is included in Appendix A.

3. PUBLIC OPEN HOUSE

Notifications

4,666 unaddressed notifications were sent to residents within 340 meters of the Columbia Square site via Canada Post neighbourhood mail campaign. These notifications informed the community of the upcoming in-person open house session. Information on how to share feedback was included for those who were not be able to attend the session.

A copy of the notification area is included in Appendix B.

A copy of the notification is included in Appendix C.

Newspaper Advertisement

An advertisement that shared the same information as the notifications ran in the New West Record online from June 10-19, 2024.

A copy of the advertisement is included in Appendix D.

Social Media Advertisement

A social advertisement that shared the same information as the notifications ran on Instagram from June 10 to June 20, 2024. The advertisement brought in 214 unique website visits.

A copy of the social media advertisement is included in Appendix E.

Email Marketing

Two emails were sent out to our subscribers.

On June 17, 2024 an email was sent to 151 subscribers to attend the open house, sharing the same information as the notification.

On June 25, 2024 an email was sent to 182 subscribers reminding them to review the boards online and to complete the comment form. The increase in subscribers is due to additional people at the open house requesting to be added to the project information email list.

A copy of the emails are included in Appendix F.

Open House Meeting Details

On June 19, 2024 the project team hosted an in-person open house. The purpose of this session was to update the community on the revised proposal, answer questions and receive feedback from the community.

Open House:

- Date: June 19, 2024

- Time: 5-7 PM
- Location: Columbia Square Community Space, Unit 103 - 78 Tenth Street, New Westminster

This event was a drop-in format with no formal presentation. Project team members were available to answer questions or guide interested members of the community through the presentation materials. A total of 92 people were present at the in-person event.

Project Team Attendance:

- Matthew McClenaghan, EDGAR
- Parker Forch, EDGAR
- Blaire Chisholm, Pooni Group
- Anika Bursley, Pooni Group
- Mark Thompson, MCMP

City Staff Attendance:

- Mike Watson

Open House Presentation Materials:

1. Welcome
2. About EDGAR
3. Project Team
4. What informs the plan?
5. Site History
6. Site Context
7. Policy Context
8. What has Happened?
9. What are We Working On?
10. What We've Heard
11. EDGAR's Vision & Priorities
12. Proposal Overview
13. Preliminary Site Plan
14. Timing and Next Steps
15. Share Your Thoughts

A copy of the open house presentation materials can be found in Appendix G.

4. FEEDBACK SUMMARY

Community members had the opportunity to ask questions and provide feedback in a number of ways throughout this phase of engagement. These included:

1. By emailing the project email info@imaginecolumbiasquare.com or the applicant contact anika@poonigroup.com
2. By speaking with a member of the project team at the in-person open house
3. By completing a comment form on the project website or in person at the open house

Emails

Two emails were received during the open house period: one person asked about the timing of when the survey would be available online, and one person emailed to flag a small formatting error in the survey when it first opened. Note the error does not impact the responses in any way, it was simply indicating there was another page of questions when the survey was finished. This was edited immediately.

Open House Conversations

Members of the project team had many conversations with members of the community during the open house as participants reviewed the informational boards. The following summarizes the themes of conversations that occurred during the open house.

City Infrastructure

A recurring theme was the impact of growth on municipal infrastructure. Broader concerns were raised about transit and road capacity, and a lack of green space in the Downtown. Some attendees shared that there is a need for more schools across the City and region to accommodate the growing population.

Parking and Traffic

There were concerns about the increased traffic in Columbia Square. Community members also expressed a desire to reduce commercial parking stalls since the lot is often empty.

Green Spaces

Many community members expressed a desire for more open space, some suggested moving city lands to the center of the site in order to increase green space.

Diverse Housing and Retail Mix

There were calls for more family-friendly units and a diverse mix of retail (local and family-owned businesses). Community members were worried about the displacement of existing businesses and potential rent increases.

Construction Impact

Concerns were raised about the impact of construction on traffic. Adjacent strata residents questioned what benefits they would receive in exchange for the impact.

Economic Impact

Several conversations focused on the recent media coverage of development fees making up a large portion of the housing costs.

General Sentiments

While there were concerns about construction and infrastructure, several community members expressed excitement and eagerness for the redevelopment project to proceed faster.

Comment Form

The comment form was available at the open house and online at www.imaginecolumbiasquare.com from June 20 to July 4. During this time, 105 comment forms were received.

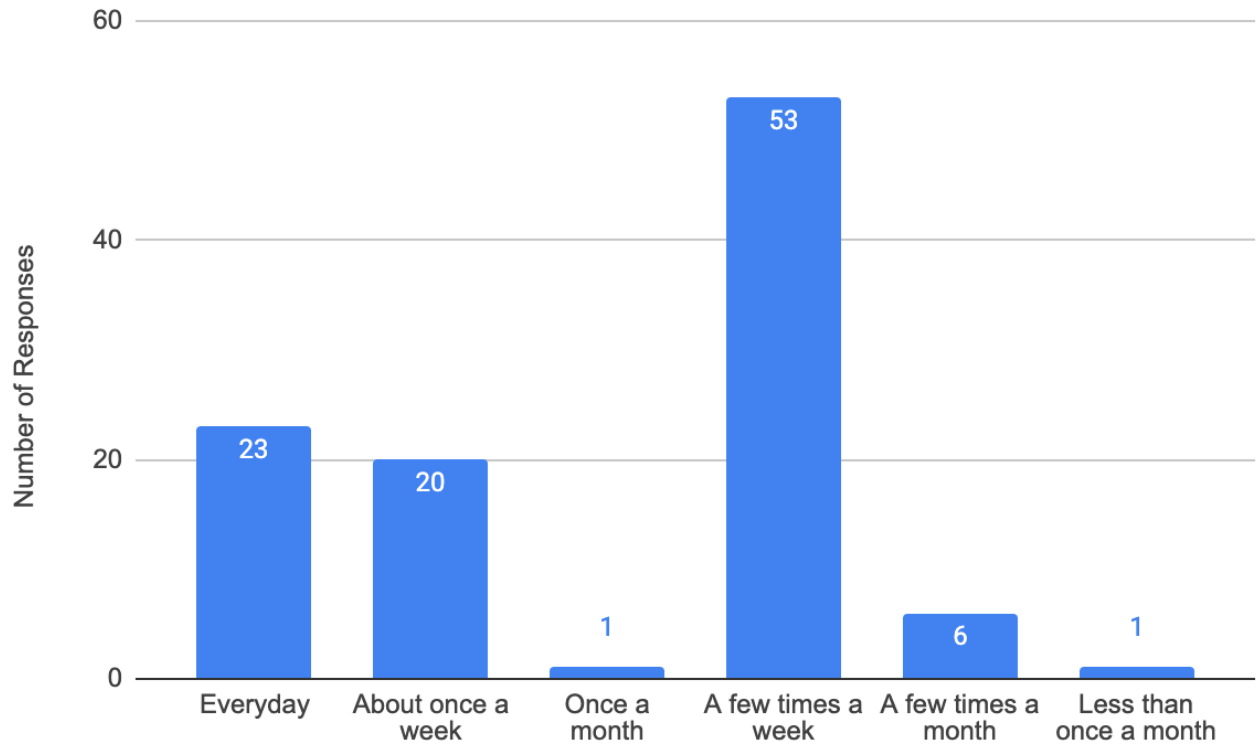
The following summarizes the questions asked and the responses received.

Q1. Name

Q2. Would you like to be contacted with updates about this project? If so, please leave your email address.

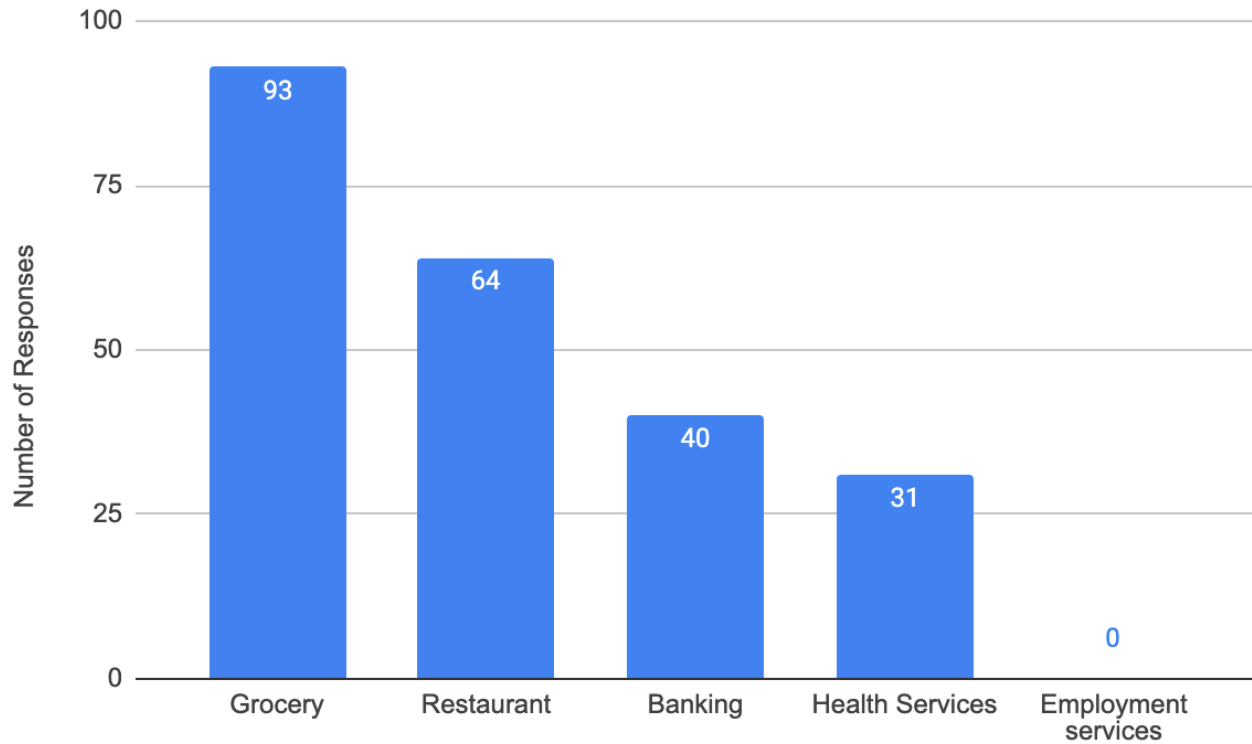
63 participants indicated that they would like to be kept up to date about the project.

Q3. How often do you visit Columbia Square?



Most respondents visit the site at least a few times a week to everyday.

Q4. What types of services do you frequent the most at Columbia Square?



Most respondents highlighted grocery as being the service they frequent the most often at Columbia Square.

Others include:

- Pet-related services: Pet store, veterinarian. (23 responses)
- Liquor Store (15 responses)
- Pharmacy (14 responses)
- Services: Dry cleaning, salon, postal. (8 responses)
- Retail (6 responses)
- Fabricland (5 responses)
- Cafes (4 responses)
- Fitness (3 responses)
- Big Box Outlet (2 responses)

Q5. What types of businesses and/or services are missing from this area of Downtown New Westminster?

Common themes of responses to this question included the following:

Variety in Dining (28 responses)

Many respondents felt this area of the downtown is missing locally-owned, upscale, bistro/cocktail-style restaurants. A few respondents who spoke about their desire for increased dining options also mentioned the project may provide an opportunity for a restaurant with an outdoor patio.

School (20 responses) and Child Care (10 responses)

A significant number of participants emphasized the need for more public schools and childcare facilities to support the growing population.

Hardware Store (21 responses)

Many participants spoke about the need for a hardware store in the neighbourhood.

Retail Stores:

Other, less frequently mentioned, missing businesses/services shared by participants included:

- Bakery/deli/cafes (11 responses)
- Small businesses (10 responses)
- Library/bookstores (9 responses)
- Community/Recreational centre (9 responses)
- Beauty Salon/Clothing stores (9 responses)
- Ethnic grocery stores (7 responses)
- Department stores (4 responses)
- Indigenous shops (2 responses)

Q6. Part of our application includes a large, pedestrian-centred public open space that may consist of active and passive park elements. What are some things we should consider including in this open space?

Common themes of responses to this question included the following:

Gathering Space with Seating (57 responses)

A significant number of participants emphasized the need for gathering spaces with covered areas with seating to provide protection from rain and to provide shade. Many participants cited the need for more benches, tables, and picnic areas to encourage social interactions and provide resting spots.

Greenery (31 responses)

The introduction of more trees across the site was frequently cited by respondents. Most were very supportive of a naturalized downtown area that includes native and non-invasive plant species, and water features. The importance of shading provided by trees was cited by many respondents as their key desire for green spaces across the site. Some respondents also mentioned the importance of having an open area with trees and grass for children.

Playground (16 responses)

Play space for children of all ages in the area was highly regarded as an important public realm consideration by many.

Open Space:

Less frequently mentioned considerations shared by participants included:

- A dog park or pet-friendly area (11 responses)
- The need for more parking around the site (10 responses)
- Safer bike lanes and additional bike racks (9 responses)
- Raised platform or stage for performances and other types of entertainment (9 responses)
- Adequate lighting to ensure safety and usability during the evening (7 responses)
- Public washrooms (5 responses)
- Community garden (4 responses)
- Chess, ping-pong tables, basketball court (4 responses)
- Pedestrian-focused walkways (4 responses)
- Fountain (4 responses)
- Safety and management of unhoused population (3 responses)
- Public exercise equipment (3 responses)
- Skating rink/pool (3 responses)

A copy of the comment form and associated responses can be found in Appendix H.

5. CONCLUSION

The engagement with the community for this phase of the application process has been successful in receiving:

- 705 unique project website visits
- 92 open house attendees
- 107 pieces of correspondence (comment forms and emails)

Key themes that emerged throughout our engagement included a desire for a variety in dining options, increasing child-related services, gathering spaces with seating, greening of the site and the inclusion of a hardware store.

6. APPENDICES

A. Project Website



Community Open House

June 19- July 4, 2024

Provide Your Feedback

From June 19, 2024 to July 4, 2024 you can share your comments by:



1. Review the presentation boards

[Download](#)



2. Fill out a comment form before July 4, 2024

[Complete Survey](#)

Connect with us:

Get project updates:

[Subscribe](#)

Follow us:

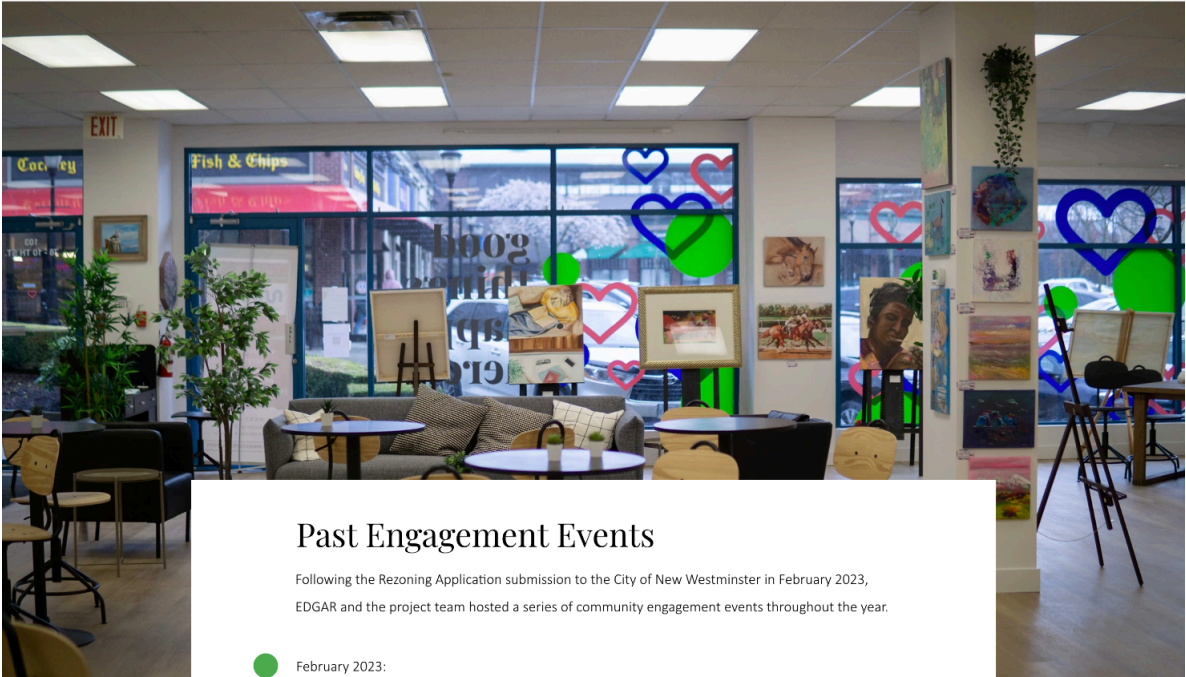


Email us at:

info@imaginecolumbiasquare.com

Call us at:

604-731-9053 ext. 102



Past Engagement Events

Following the Rezoning Application submission to the City of New Westminster in February 2023, EDGAR and the project team hosted a series of community engagement events throughout the year.



- February 2023:
 - A Community Hub was opened on-site known as the "1 Heart NW" Community Space.



- June 22, 2023:
 - An in-person and online community open house was held to introduce the community to EDGAR and the project team, and to share our preliminary key priorities for Columbia Square. To view the boards, click the button below.

[Presentation Boards](#)



- June 27, 2023:
 - Presentation to New Westminster Chamber of Commerce Board



- July 12, 2023:
 - Presentation to the Downtown New Westminster Business Improvement Association (BIA)

Connect with us:

Get project updates:

*enter your email address

Follow us:



Email us at:

info@imaginecolumbiasquare.com

Call us at:

604-731-9053 ext. 102

B. Notification Area



C. Notification



Columbia Square Location

Columbia Square: Community Open House

EDGAR submitted a rezoning application for 88 Tenth Street in Spring 2023. A preliminary engagement event was hosted in June 2023 to share their vision for the site's redevelopment.

Since June 2023, our proposal has been updated based on changes to policy and input from city staff, council, and the community. We want to share these updates with you and invite you to join us at an Open House.

Please join us:

Date: June 19, 2024

Location: Columbia Square Community Space (Unit 103, 78 Tenth Street)

Time: Drop in between 5-7 PM

The open house will be a drop-in event with display boards providing information on the updated proposal. The applicant team will be on hand to answer questions and receive feedback.

ED
GAR

How to Participate

Provide Your Feedback

From June 19, 2024 to July 4, 2024 you can share your comments in the following ways:



By filling out a comment form at the in-person open house on June 19; or



By visiting the project website at www.imaginecolumbiasquare.com and filling out a comment form on the website.

For those who are unable to join us in person, presentation materials will be posted the project website on June 20. You will have a chance to review them and provide feedback via the comment form online.

Contact Information:

Applicant Team: Anika Burse, anika@poonigroup.com 604-731-9053 ext. 102

City Staff: plnpost@newwestcity.ca



ED
GAR

D. News Ad

Columbia Square: Community Open House (June 19)



EDGAR

Contact Information:
Applicant Team: Anika Bursey, anika@poonigroup.com 604-731-9053 ext. 102
City Staff: plnpost@newwestcity.ca

EDGAR submitted a rezoning application for 88 Tenth Street in Spring 2023. A preliminary engagement event was hosted in June 2023 to share their vision for the site's redevelopment.


Since June 2023, our proposal has been updated based on changes to policy and input from city staff, council, and the community. We want to share these updates with you and invite you to join us at an Open House.

Please join us:
Date: June 19, 2024
Location: Columbia Square Community Space (Unit 103, 78 Tenth Street)
Time: Drop in between 5-7 PM

The open house will be a drop-in event with display boards providing information on the updated proposal. The applicant team will be on hand to answer questions and receive feedback. Online participation is available. For more information, please visit www.imaginecolumbiasquare.com.



E. Social Media Ads




EDGAR

Community Open House

EDGAR submitted a rezoning application for 88 Tenth Street in Spring 2023. Join us to learn about the updated proposal and share your feedback!

DATE: June 19, 2024
LOCATION: Columbia Square Community Space (Unit 103, 78 Tenth Street)
TIME: Drop in between 5-7 PM



EDGAR

Can't attend in person? Participate online!

On June 20 and onwards:

- Visit www.imaginecolumbiasquare.com
- Review presentation materials
- Fill out the comment form to share your feedback




Provide Your Feedback!

From June 19 to July 4, 2024, you can share your comments in the following ways:


- Fill out a comment form at the in-person open house on June 19
- Fill out the online comment form at www.imaginecolumbiasquare.com (available from June 20)

Questions?

Contact Applicant Team:

-  Anika Burse
-  anika@poonigroup.com
-  604-731-9053 ext. 102

Contact City Staff:

-  plnpost@newwestcity.ca

F. Emails

You're Invited: Columbia Square Open House



Hello,

Thank you for subscribing to stay up to date with what's happening at Columbia Square.

EDGAR submitted a rezoning application for 88 Tenth Street in Spring 2023. A preliminary engagement event was hosted in June 2023 to share their vision for the site's redevelopment.

Since June 2023, our proposal has been updated based on changes to policy and input from city staff, council, and the community. We want to share these updates with you and invite you to join us at an Open House.

- **IN-PERSON:** Wednesday, June 19, 2024 from 5:00 - 7:00pm at Columbia Square (Unit 103, 78 10th Street, New Westminster). No pre-registration is required.

The open house will be a drop-in event with display boards providing information on the updated proposal. The applicant team will be on hand to answer questions and receive feedback.

If you cannot make the session, the presentation will be available on the project website on June 20th and a feedback form will be available until July 4th, 2024. Your feedback will be shared with City staff and help inform the planning process.

We look forward to seeing you on June 19, 2024.

Sincerely,

The Columbia Square Project Team

[Check out our site](#) →

This email was created with Wix. [Discover More](#)



Hello,

Thank you once again for subscribing to stay up to date with what's happening at Columbia Square.

Last week on June 19th, we hosted an open house to share the updated proposal for the rezoning of 88 Tenth Street. We appreciate everyone who attended and provided valuable feedback.

For those who couldn't join us in person, we encourage you to visit our project website where the presentation boards are now available for review.

Review the Boards Online and Complete the Survey:

[Visit Website](#)

Survey Deadline: July 4th, 2024

Your feedback will be important as we develop the zoning bylaw for Columbia Square. We value your input and hope you'll take a few moments to review the materials and provide your feedback.

Thank you for your continued interest and participation in this project.

Sincerely,

The Columbia Square Project Team

[Check out our site](#) →

This email was created with Wix. [Discover More](#)

G. Open House Boards



Welcome!

Thanks for joining us today! The purpose of this open house is to:

- 1) Inform you of the current plans and updated timeline for Columbia Square (88 Tenth Street);
- 2) Update you on what we've heard from the community over the last year and how this has informed our plan; and
- 3) Gain your feedback as we prepare to draft policy which will inform the site's future design.

Once you've had a chance to review the boards, please make sure to complete a comment form either in person, or online via the project website imaginecolumbiasquare.com before **July 4, 2024**

If you joined us last year, a lot of our content will look familiar. Our intent for this project remains the same, however our timeline and process has changed.

About EDGAR

First established in 2009, EDGAR is a Vancouver-based real estate development firm focused on the creation of comprehensive communities. EDGAR has over 6,000 homes currently in development across BC and Alberta.



The Duke, Vancouver, BC



The MacLaren, Edmonton, AB



The Journey at Portwood, Port Moody, BC



Umbrø at Portwood, Port Moody, BC

Project Team

EDGAR has brought together an experienced team of professionals to support the development of this community in New Westminster.



MCMP
Architect



PWL
Landscape
Architect



Pooni Group
Urban
Planning and
Engagement



Bunt and Associates
Transportation
Engineer



Aplin Martin
Civil Engineer



Modern Formline
Cultural
Advisor

What informs the plan?

The plan for Columbia Square will be guided by City of New Westminster policies, technical constraints and site context, community input and needs, and EDGAR's vision for the site.



Site History

Situated along the Fraser River, Columbia Square's location has been important throughout history.

Pre-Colonial:

The Fraser River served as an important transportation route for many Indigenous people from a wide range of Indigenous communities through our Host Nations traditional territory since time immemorial. Given this site's historic rivers edge, Columbia Square once served as a resting place for Indigenous peoples who traveled along the Fraser to and from the Salish Sea.



Post-Colonial:

As New Westminster grew rapidly during the late 19th Century, so did industry along the Fraser River. The coastline was expanded to support the logging industry which existed where the Quayside neighbourhood is located today.

The land now known as Columbia Square was used for seasonal lodging and boarding houses for workers of the area's many industries, including the Dominion Pipe Company, Westminster Iron Works and the Electric Light Plant, among other thriving trades.



Site Context

Today, Columbia Square is a low-rise, car oriented shopping center at the western gateway to downtown New Westminster.



Centre of Columbia Square Plaza - facing northwest



Southern part of Columbia Square Plaza - Facing southwest

Policy Context

Several provincial, regional and municipal policies support the vision for the site’s redevelopment.



Provincial Bill 47 - Transit Oriented Development Areas

Columbia Square is located within the New Westminster Station Transit Oriented Development (TOD) Area. TOD Areas are defined as areas within 800 meters of a rapid transit station (e.g., SkyTrain station). This bill supports the development of mixed-use, high density developments within these areas to increase housing and promote the shift towards sustainable modes of transportation.

Metro 2050: Regional Growth Strategy

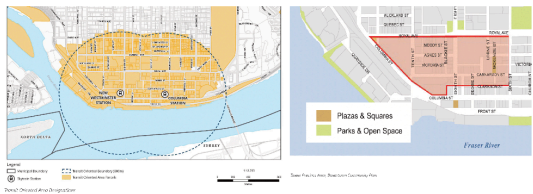
Metro 2050 designates the site as “Urban” within an “Urban Centre” (Municipal Town Centre); the locations in which residential densities should be concentrated.

New Westminister Official Community Plan (2020)

The Official Community Plan designates the site as Mixed-use high density and permits retail, office, service and residential uses.

Downtown Community Plan

The site is located within the tower precinct of the Downtown Community Plan; an area intended to accommodate most of the downtown’s residential and commercial growth. Large under-developed sites can be redeveloped as high-rise towers with pedestrian-oriented streetscapes and high-quality public realm.



What Has Happened?

Since the submission of our rezoning application in February 2023, there have been a number of key milestones that have impacted the project.

1. CITY-LED FINANCIAL ANALYSIS

Staff worked with the project team to identify the issues with the site which limit the viability of building affordable housing.

2. PROVINCIAL LEGISLATION CHANGES

In December 2023, the Province of BC announced changes to the local government land use planning framework to enable local governments to provide more housing. These changes include:

- 1. Transit Oriented Development Areas (TOAs)** - designation of TOAs within 800m of Rapid Transit, where housing density should be concentrated.
- 2. Development Financing** which provides the ability for municipalities to fund the costs of infrastructure and amenities through a fixed rate charge to developers.

3. APRIL 2024 COUNCIL DIRECTION

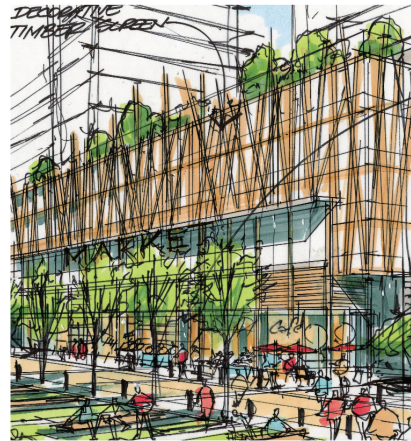
Given the outcomes of the financial analysis and new legislation from the Provincial Government, Council directed staff to work our with team to:

- Revise our proposal for the site, as outlined in the Council Report of June 12, 2023, to include 20% secured market rental, a not-for-profit child care. In line with provincial legislation around development financing, staff are recommending that a density bonus charge (paid through the redevelopment) be used to use to fund future affordable housing development in the City.
- Prepare a basic zoning bylaw to authorize that revised proposal for consideration of Council within 2024, and which secures requirements to complete a master planning process prior to construction.

What Are We Working On?

Council has directed City Staff to work with our team to draft a rezoning bylaw followed by the development of a Master Plan. This work will be guided by high level planning principles called a “policy statement”. To complete this work, we are focusing on the following items:

- **Density:** Across the overall site, and within each phase.
- **Residential Uses:** Amount and general phasing of residential uses, which includes a minimum of 20% residential floor area as secured market rental.
- **Commercial Office and Retail Uses:** Amount, and general phasing of commercial office and retail floor area.
- **Open Space:** Minimum required size and location of the publicly accessible park space.
- **Childcare Space:** Minimum amount and size of the secured non-market childcare.
- **Parking:** Accessible parking, bicycle parking and loading requirements.
- **Phasing:** General phasing of the project.
- **Building Heights:** General range of tower heights and conceptual massing of buildings.



Potential view of Phase 1 retail street with residential uses above.
*Illustrative concept drawings – for discussion purposes only.

All of the details we are sharing today are preliminary and may change as our project is refined through the detailed design process.

What We’ve Heard

On June 22, 2024, we hosted an early engagement event to hear the community’s thoughts about redevelopment of this site. The following themes have emerged, which we will consider as we work with City staff to draft policy for the site’s redevelopment.

1. Strong support for increased nature in the City

- Participants acknowledged the lack of park space with trees in the downtown area and many suggested the project should include community gardening spaces.

2. Importance of keeping the plaza accessible

- We heard from many seniors and disabled people who regularly frequent the site that they value the accessibility it currently provides.

3. Desire to minimize disruption

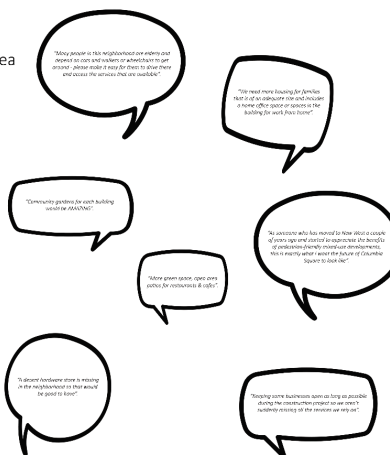
- Columbia Square Plaza is a well used shopping centre today. We heard that minimizing disruption in services is important to many during construction.

4. Need for family-friendly housing and spaces

- There is a strong need for community gathering space downtown, especially for children and families. Many community members voiced the importance of family-sized housing units and family-friendly amenities.

5. Diversity of businesses that allow people to mingle and linger

- We heard there is a lack of service-based businesses with patios in the neighbourhood. Restaurants, pubs, and cafes with outdoor seating are a strong future desire for the community.



EDGAR's Vision & Priorities

Our vision and priorities will help guide the creation of a policy statement and future Master Plan for Columbia Square. Based on recent Council direction and what we've heard, we've slightly adjusted our priorities for redevelopment.

Vision for Columbia Square:

"A transit-oriented mixed-use gateway to Downtown New Westminster that re-imagines urban living by creating a place that prioritizes people and reconnects the downtown core with nature".



*Precedent Images Only

Our revised priorities include:

1. Pedestrian-Focused Public Space
2. Job Space Retention and Creation
3. Family-Friendly Community
4. Nature in the City
5. Variety of Housing Types



Proposal Overview

There are a number of key items we are focused on refining as we develop the rezoning bylaw and policy statement for the site. The following provides a preliminary overview of these items.



HOUSING

- 20% Secured Market Rental Housing (approximately 600-700 units)
- 80% Market Strata Housing (approximately 3,000 units)



CHILDCARE

- Provided in Phase 1 as turnkey to a Not-for-profit



OFFICE

- Delivered in Phase 1 (40,000 ft²)



OPEN SPACE

- Publicly accessible park space



RETAIL

- Totalling 130,000 ft² across 3 phases of development
- Grocery store (36,000 ft²) in Phase 1

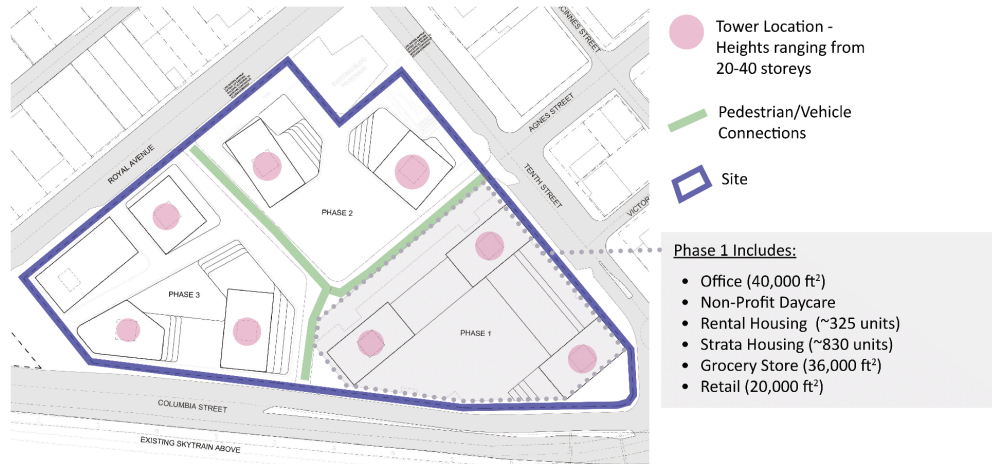
More work will be done to refine the proposal and provide details around things like:

- Residential unit count, size and unit type
- Size, height and number of buildings
- Number of vehicle, bicycle and loading spaces

*Specifications are subject to change as the project evolves

Preliminary Site Plan

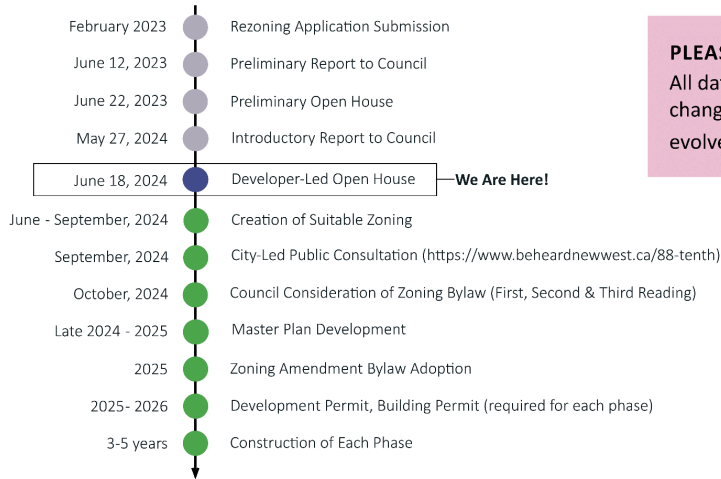
Given the importance of retaining the grocery store as operational through the entire planning process, phasing of this project has been at the forefront of our early planning.



*Specifications are subject to change as the project evolves

Timing and Next Steps

We are still early in the approvals process and there are many important milestones before construction could begin.



PLEASE NOTE:
All dates are subject to change as the project evolves.

Share Your Thoughts

Your feedback will be important as we work with City staff to develop our plans for Columbia Square.

Please take a moment to share your feedback with us by completing a feedback form in person, or by visiting [imaginecolumbiasquare.com](https://www.imaginecolumbiasquare.com)
The comment period is open until July 4, 2024.



Scan me with your cell phone camera to visit our website!

Questions? You can contact the applicant team, or City of New Westminster Staff:

Applicant Team Contact: Anika Bursey, email: anika@poonigroup.com phone: 604.731.9053 (ext. 102)

City of New Westminster Contact: plnpost@newwestcity.ca

H. Comment Form

Name	Would you like to be contacted with updates about this project? If so, please leave your email address.	How often do you visit Columbia Square?						What types of services do you frequent the most at Columbia Square?						What types of businesses and/or services are missing from this area of Downtown New Westminster?	Part of our application includes a large, pedestrian-centred public open space that may consist of active and passive park elements. What are some things we should consider including in this open space?	
		a. every day	b. about once a week	c. once a month	d. A few times a week	e. a few times a month	f. less than once a month	a. restaurant	b. banking	c. employment services	d. grocery	e. health services	other			
S.22(1)	S.22(1)		1					1	1	1				pet store, vet	Open-ended response elementary school, hardware store, craft brewery, art gallery or performance space, hotel	Open-ended response Outdoor skating rink (similar to Shipyards in NV), sitting area protected from elements, large space to house a viewing party on major sport
S.22(1)						1					1	1	1		Any compensation for the noise + disruption? I live at the corner of S.22(1) I'm not pleased. We will be directly impacted. New West is super congested as it is. Lack of parking, schools, a broken healthcare. I'm not sure anyone really cared. It's about the money usual. It's nice to invite everyone to the prov; but when they get here, they can have a \$24/hr job, I dont think they will be renting these units.	
S.22(1)					1			1	1	1	1	1			It is nice you're considering more green space (someone mentioned female trees cause less allergies.) Less concrete. It has the feel of building a university campus but with skyscrapers and towers. Would you want to live here? Why not build the affordable housing first, to get the public on your side? What is considered affordable? New West has a lot of hills. Would Gayya Elementary be the feeder school? There aren't enough parks. Will there be a new bus stop to take children to school.	When I drove through the neighbouring roundabout, it was packed with traffic. People ride bikes along the Quay but it feels too dangerous on the main roads. The Lower Mainland has rain most of the year. If they want people to take the skytrain now, they need to add more services to be realistic. Most people can't carry home their weekly grocery shop. There needs to be almost as many parking spots and underground as there are now.
S.22(1)	S.22(1)					1					1			pet store, vet	school, childcare, internet cafe, small businesses	fountain, bike lane/parking, rain shelter, picnic tables
S.22(1)	S.22(1)	1						1		1	1			Pharmasave, fabricland	hair salon, hardware store, bookstore/library, childcare, school	Dog park, LARGE open space for daylight/sunshine - with all the towers proposed, there will be so much shade in this area
S.22(1)	S.22(1)					1					1	1		pet supply store, vet, liquor store, yoga, post office	municipal amenities and services like community centres, recreation centre, library, entertainment venues, pubs, speciality and ethnic grocery stores, childcare spaces, affordable housing, hardware/trades stores	open green that could be used for sports and events, a space to accommodate local wildlife like a pond, a dog park, a mix of local flora and fauna to support local wildlife, a playspace/playground for children, walking paths, a fountain, bike racks, public fitness equipment
S.22(1)	S.22(1)					1					1				recreation, library, school. school is very much needed if this development goes forward	shade, playground, grass and trees, no open concrete park, limit paved area as much as possible for natural elements
S.22(1)	S.22(1)					1		1	1						hope to get more space for people to play and exercise. Not only to be here to buy something or to eat	facility swimming pool or some facility like that. The density in downtown new west will be growing quickly, which will attract more people to come in and feel happy here.
S.22(1)	S.22(1)				1				1	1	1				worried about how will we park	
S.22(1)	S.22(1)				1					1					clothing store, dry cleaners, hardware - miss Rona, school!	places for people to socialize, outdoor chess, basketball, stage, lots of lighting
S.22(1)	S.22(1)				1					1	1			yoga	good restaurants, brewery, wine bars, schools, bakeries, deli	water feature, shade, patios, cafes and bars, trees, community police
S.22(1)	S.22(1)	1									1	1			clothing stores for men and women, schools and child care	seating, trees, shade,
S.22(1)	S.22(1)				1						1				schools!! This is a real concern when learning about 3000+ units into the area without any schools. Quyyquit Elementary can't handle this elementary school needed as apart of this development. Industry standard projections for K-12 aged residents are way too low for modern urban development. It is irresponsible to build housing for families without doing everything possible to ensure the corresponding school spaces are available.	
S.22(1)	S.22(1)		1					1						pet store		
S.22(1)					1					1	1				big chain restaurant, hardware, free parking and plenty of it	plenty of parking so people can use the public spaces
S.22(1)						1					1				hardware store, chain restaurant, free parking	lighting
S.22(1)		1									1			pharmacy	A pub style restaurant, large patio	covered stage area that could be used to host outdoor live bands, dance events
S.22(1)					1					1	1				restaurants and public space for children and elderly	
S.22(1)		1									1				hardware stores, mens clothing stores	seating, shade, trees, fountains
S.22(1)	S.22(1)				1			1	1		1				produce stores, entertainment	free parking
S.22(1)					1										schools, green space, retail shopping, banks	great idea, thank you for considering this project, it will be great for the community. Please strongly consider a school in your planning. Schools in NW are already at capacity and with 3700 more units this could deter young families from adding to our vibrant community.
S.22(1)					1				1	1	1				public gathering area, nice restaurants, library	some nice arts design component, ublic interactive componenets like little playground area, patios/chairs so that people can get connected and hang out around this area
S.22(1)			1								1				a school, 7000 people will mena a school is necessary for people living within this area and they will need to travel out of NW for school	
S.22(1)	S.22(1)				1						1				elementary school - even just an annex? Maybe instead of some office space, another little lane pool would be great	Active for kids to climb on. More adventurous than Quay playground, more like Sapperton.
S.22(1)	S.22(1)					1							Fabricland and Big Box	dollar store, london drugs type stores like Canadian General Store, more restaurants, Indigenous Shops and spaces	Easy and intuitive access to parking. Not Uptown in Victoria. See Saanich Centre in Victoria for a good example (clear entrances and stairs) Indigenous Presence -> art, language, history	
S.22(1)	S.22(1)							1	1	1	1				recreation, walkaround, shopping	small businesses/market-style shops, sustainable businesses, doctor's office/ urgent care, coffee shops, indigenous artists shops!! can you guarantee that shops that are here currently all have a guaranteed spot in the new buildings? No Price gouging!!
S.22(1)			1								1			big box outlet, pharماسave	home, garden, hardware, independent coffee shops	green spaces to offset heating/climate hotzones, tree cover and incorporating nature into development so we aren't left with a large parking area, prioritizing pedestrian access over parking, encourages people to come by other means than cars.
S.22(1)					1						1				Personally I think the current business mix in fine. This should be maintained or replicated. Include a mix of different sized retail spaces or other small businesses. Childcare! I know schools arent included so it is a school hard thing but a school!	tree cover is necessary. Include other similar elements and mitigate climate change impacts. Minimize public spaces dedicated to cars. Maximize covered green spaces and accessibility, spaces to encourage active lifestyle - cycle paths, unbroken walking routes.
S.22(1)					1									coffee shop	co-working spaces, bookstores (used?), hardware store, more diverse restaurants, things that are open later, more cafes wouldn't hurt, bike shop, print shop	plenty of green space, trees, raised platform, wireless internet, covered area - it's vancouver, it's wet!, chairs that allow socializing, child-friendly areas, walking paths, please explore creating more 3-bedroom units, better shared amenities, and less parking spots than you think you need.
S.22(1)						1					1			liquor store	markets, black smith baery or similar, seafood retailer, butcher retailer, walkable, clean sidewalks	security, lighting, green spaces, outdoor seating for cafes, restaurants, cohesive design - an identity
S.22(1)						1					1			pet store, vet	low income housing, hardware store, pub, speciality groceries (thai, korean, chinese stores) recreation centre, library	drought resistant plants and trees, dog park
S.22(1)	S.22(1)				1						1	1			We have a good variety of businesses and services here right now. It would be nice to have more of these businesses in the future. Will there be free parking space for shoppers and restaurant customers?	Theatre stage or platform for small concerts and pop-up entertainment/celebrations

ONLINE

S.22(1)	S.22(1)	1																wer	xyz
S.22(1)	S.22(1)	1						1	1			1	1						lots of shaded areas and benches, include benches and tables covered for when it rains as well
S.22(1)			1																New school, public library, affordable restaurant and commercial rents (think Portland food truck plazas) and public 3rd spaces
S.22(1)	S.22(1)																		Lots of green space, lots of seating areas, areas for food vendors that could set up in micro type suites and ideally a pet friendly area.
S.22(1)	S.22(1)																		I believe this open space could be even larger by situating more of the buildings to the outside of the site and swapping land with the City of New West. Consider a playground that could be attached to a urban school or community centre. Perhaps a sports field if large enough and flat enough.
S.22(1)	S.22(1)																	walking my dog; liquor store; postal service	Off-leash dog park area!
S.22(1)	S.22(1)																	Where I get my pet food.	Sitting and lots of green space. NO dentist office. need to make sure we can go to the pier park and all the way to Sapperton on a nice walk.
S.22(1)																		Dept. store McDonald's	
S.22(1)			1															Drug store	None
S.22(1)																			Public schools and childcare
S.22(1)																			Playground
S.22(1)	S.22(1)																	pharmacy, other retail	
S.22(1)	S.22(1)																	parking	
S.22(1)																			Purolator/ups mail service center, hardware store.
S.22(1)																			Gym
S.22(1)																			Pet friendly spaces
S.22(1)	S.22(1)																		Asian bakery, Asian grocery store, places to visit in the evening
S.22(1)	S.22(1)																		Safe places to congregate with people
S.22(1)	S.22(1)																		Not attracting people with mental issues and unpredictable unsafe behaviours.
S.22(1)	S.22(1)																		Pharmasave
S.22(1)	S.22(1)																		Healthcare Centre, Hair Salon, fresh produce store,
S.22(1)	S.22(1)																		Accessibility for Seniors and the Disabled. Free public parking
S.22(1)	S.22(1)																		Cafes, patio restaurants, clothing stores not selling wedding attire, night life
S.22(1)	S.22(1)																		Seating that isn't exclusionary to the unhoused, public toilets open 24/7
S.22(1)																			Dog park
S.22(1)																			Insurance
S.22(1)																			Nails pet store
S.22(1)																			
S.22(1)	No	1																	Not sure if this area is the best choice with all the traffic on the area
S.22(1)	No	1																	
S.22(1)	S.22(1)																		Trees, benches, shaded areas, covered seating areas for when it rains
S.22(1)	S.22(1)																		Stage for performances, community garden, fruit trees
S.22(1)	not needed	1																	MacDonald's, community centre, gallery. Recycling depot. There's no recycling facilities in downtown. People, who have no car, have to catch buses or Skytrain to uptown or braid.

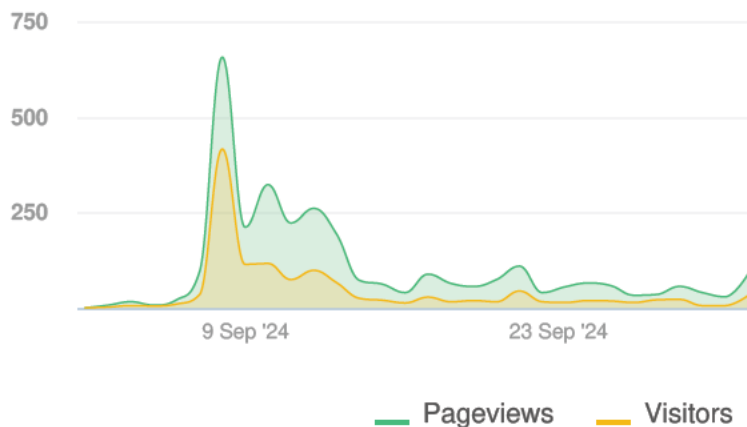
Project Report

01 September 2024 - 30 September 2024

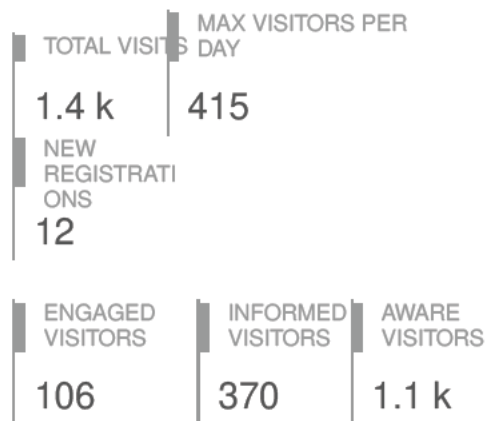
Be Heard New West City 88 Tenth Street (Columbia Square)



Visitors Summary

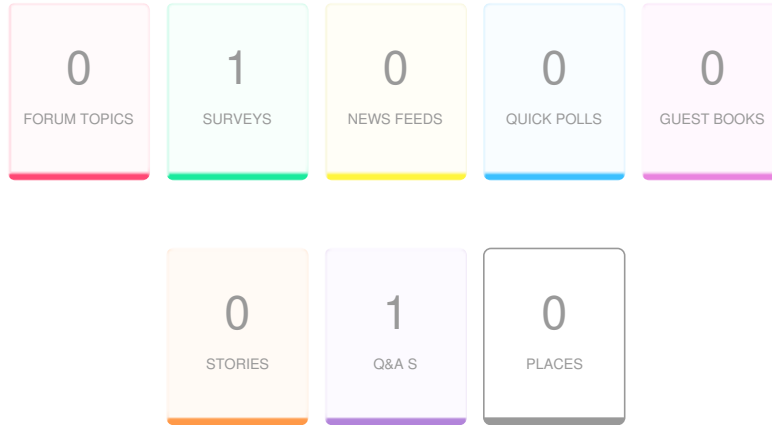


Highlights



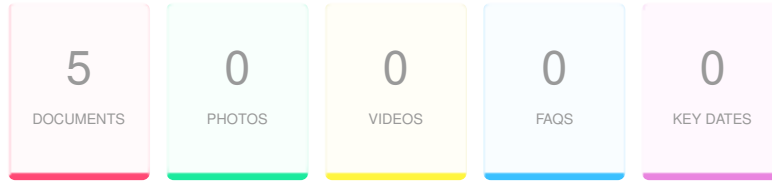
Aware Participants		Engaged Participants			
1,149		106			
Aware Actions Performed	Participants	Engaged Actions Performed			
Visited a Project or Tool Page	1,149	Registered	Unverified	Anonymous	
Informed Participants	370	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	23	73	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	262	Posted on Guestbooks	0	0	0
Visited the Key Dates page	0	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	9	5	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	259	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	106				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 88 Tenth St (Columbia Square)	Archived	53	9	5	0
Survey Tool	Comment Form	Archived	226	23	73	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	88 Tenth St (Columbia Square) - Applicant Site Plan and Sketches	176	207
Document	88 Tenth St (Columbia Square) - Policy Statement	123	149
Document	88 Tenth St (Columbia Square) Applicant-Led Open House Summary Repo...	58	59
Document	88 Tenth St (Columbia Square) - Application Revision Report (May 2024)	23	24
Document	88 Tenth Street (Columbia Square) – Introductory Report (June,2023)	15	15

QANDA

Ask a Question about 88 Tenth St (Columbia Square)

Visitors 53	Contributors 14	CONTRIBUTIONS 16
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Q 
05 September 24

This side of the city is very family oriented. Will there be more low-density buildings in this project that are more family friendly? If it is all high rises, it might bump up the already high traffic between Royal and Stewardson Way. How do you manage the air pollution and noise pollution for the current and future residents?

A Publicly Answered

Hello, thanks for the question. While much of the detailed work to refine the form of development is expected to be completed through the development of a master plan for this site, it is anticipated that the development would include low-rise podium structures with high-rises above. The City also has a family friendly housing policy which requires a minimum number of larger two and three bedroom units in all multiple unit residential developments. The draft Columbia Square Policy Statement notes an expectation for the development to meet or exceed the requirements of the Family Friendly Housing Policy (Section 3.3 Housing, Policy 1). The draft Columbia Square Policy Statement includes a Guiding Principle in relation to sustainability (Section 2.1.6) which references the intent for the development to be transit and active transportation oriented and car-lite. Additionally this section focuses on high performance buildings, which would include both noise and airtightness.

QANDA

Ask a Question about 88 Tenth St (Columbia Square)

Q

07 September 24

What school will the residents of the new towers send their kids to? I'm concerned about overcrowding in schools.

A

Publicly Answered

Schools are important community facilities that are essential to the livability of our neighbourhoods. Short and long range planning for school facilities are the responsibility of the New Westminster School District, and funding for school capital projects comes from the Provincial Ministry of Education and Child Care. The City collaborates closely with the School District as we continue to accommodate growth in accordance with Council's Strategic Priorities and requirements of Provincial legislation. To help ensure the District is planning and making funding requests to the Province based on updated information, the City provides the District with information on development applications such as the application at Columbia Square. In addition, the City provides information regarding housing needs, growth projections and targets, data and policy information to support their planning efforts and requests for funding. This is reflected in the draft Columbia Square Policy Statement (Section 3.2.4, Policy 1) which also further identifies the opportunity for the New Westminster School District to partner with the developer to purchase or lease property to potentially to deliver an urban format school within Phase 3 of this development.

Q

07 September 24

How Can We Accelerate this Process? This development is an ideal location. It's next to other high density, a skytrain station, and the land is currently underutilized, with much of the current commercial space either unleased or being leased by retail with low foot traffic. Much of the space is devoted to a parking lot and there is ample unleased commercial space elsewhere nearby. This is the exact type of development New West needs to be pushing forwards to address the housing crisis. What can we do to accelerate this development, streamline the consultation process, reduce costs, and get shovels in the ground quicker both on this site and elsewhere?

A

Privately Answered

Thank you for providing your feedback. It will be summarized and provided in a report to Council for their consideration.

QANDA

Ask a Question about 88 Tenth St (Columbia Square)

Q

07 September 24

I tried downloading the images of the site plan, but it was all (except for first page) really blurry

A

Privately Answered

We are sorry you are experiencing difficulty accessing the images for the site. They are large file and may just need a few minutes to download. If you are continuing to have challenges accessing them please feel free to either call 604-527-4532 (during business hours) or email devfeedback@newwestcity.ca and we can either email a copy or link or print a copy for you to pick up.

Q

07 September 24

I do not agree with the development that size - there is currently not enough basic infrastructure to accommodate the current residents, let alone more new residents.

A

Privately Answered

Thank you for providing your feedback. It will be summarized in a report to Council for their consideration.

Q

08 September 24

How many units of affordable housing are the developers providing? How many buildings are rental? How many units of affordable rental? How many parking spots are the developers providing for the entire complex? Per building? Per rental unit? How does that differ from current bylaws? Is this being connected with the needed schools being built so this does not create a further overcrowded school system?

A

Publicly Answered

Consistent with direction from Council, the proposal would include 20% of the overall housing to be provided as secured rental market housing. Additionally, the application would be required to provide density bonus contributions to the City which could be used to fund future affordable housing development and opportunities in the city. As this stage of the application, detailed development plans have not yet been developed and the number of proposed parking and loading spaces has not been determined. The development is expected to comply with the parking and loading requirements within the Zoning Bylaw.

QANDA

Ask a Question about 88 Tenth St (Columbia Square)

Q

08 September 24

How many units of affordable housing are the developers providing? How many buildings are rental? How many units of affordable rental? How many parking spots are the developers providing for the entire complex? Per building? Per rental unit? How does that differ from current bylaws? Is this being connected with the needed schools being built so this does not create a further overcrowded school system?

A

Publicly Answered

Consistent with direction from Council, the proposal would include 20% of the overall housing to be provided as secured rental market housing. Additionally, the application would be required to provide density bonus contributions to the City which could be used to fund future affordable housing development and opportunities in the city. At this stage of the application, detailed development plans have not yet been developed and the number of proposed parking and loading spaces has not been determined however, the development is anticipated to be consistent with the parking and loading requirements within the Zoning Bylaw. Short and long range planning for school facilities are the responsibility of the New Westminster School District, and funding for school capital projects comes from the Provincial Ministry of Education and Child Care. To help ensure the District is planning and making funding requests to the Province based on updated information, the City provides the District with information on development applications such as the application at Columbia Square.

Q

08 September 24

The New West arts community (artists and writers) really appreciated the free use of the empty storefront in Columbia Square over the past couple of years, as there's a shortage of easily accessible, low cost (or free) transit-friendly spaces to display work and to hold workshops, events, etc. Will there be an indoor community space available at low or no cost that the New West arts community can use - a space that can be reserved not just by and for residents of this neighbourhood, but for the larger New West artistic community as a whole?

A

Publicly Answered

The draft Columbia Square Policy Statement (Section 3.2.4, Policy 3) does identify the need to continue to consider the needs for institutional space including arts, cultural, entertainment or education services. As such, partnerships and opportunities to incorporate these types of spaces will be continued to be considered through the review of the application and creation of a Master Plan.

QANDA

Ask a Question about 88 Tenth St (Columbia Square)

Q

08 September 24

Why? Why is NW continuing to destroy buildings to create such ridiculous density in such a small city? Seems money driven is the agenda and not the well being of current residents! Totally unacceptable! The roads are flooded already & the insane idea we all just walk/bike & transit is unacceptable & being attempted to force! Council doesn't seem to care about lining pockets of their agenda. I absolutely am against a mass of more towers! The river is a wall of them already! No sunshine will even reach the current units! Insane! I vote & will keep voting NO! Why? Why? Why? There is no housing crisis... there is only immigration flooding issues!

A

Privately Answered

Thank you for providing your feedback. It will be summarized in a report to Council for their consideration.

Q

09 September 24

Your answer to the question about school capacity is vague and evasive. "Build it and hope the province will fund new schools" is not a viable strategy. Let me re-phrase: What are you doing to ENSURE that there will be enough school seats for the residents in the proposed new buildings?

A

Privately Answered

Short and long range planning for school facilities are the responsibility of the New Westminster School District, and funding for school capital projects comes from the Ministry of Education and Child Care. The draft Columbia Square Policy Statement also identifies the opportunity for the New Westminster School District to partner with the developer to purchase or lease property to potentially to deliver an urban format school within Phase 3 of this development (Section 3.2.4, Policy 1).

QANDA

Ask a Question about 88 Tenth St (Columbia Square)

Q

09 September 24

Where can I find the detailed plans and costing for adding infrastructure (roads, sewer, water, electric, schools), to support 7,000 new housing units at the site?

A

Publicly Answered

At this stage of the application, detailed servicing reviews have not been completed. The draft Columbia Square Policy Statement (Section 3.11 Policies 1, 2 and 4) outlines the necessary studies, reviews and modelling needed to understand civil engineering, transportation and servicing needs of the proposal to be complete and installed by the applicant.

Q

10 September 24

The Comment form - one page, a slot for responses for the (overwhelming) draft plan, and my closeness to the project - that was IT??

A

Privately Answered

Thank you for providing your feedback. It will be summarized in a report to Council for their consideration.

Q

10 September 24

Is this the best for city? Meaning as the city's population grows we would want more places to go shop, eat and play. This piece of land is very central, in the long run we also want to attract people from other cities to spend their money here in new westminster. Shouldn't we look at brentwood town center or Oakridge center as references? Using this prime location to genify the city and a place to generate revenue.

A

Privately Answered

Thank you for providing your feedback. It will be summarized in a report to Council for their consideration.

QANDA

Ask a Question about 88 Tenth St (Columbia Square)

Q


13 September 24

Will the existing businesses in Columbia Square be allocated appropriate space in the ground level mixed-use spaces in the plan?

A

Publicly Answered

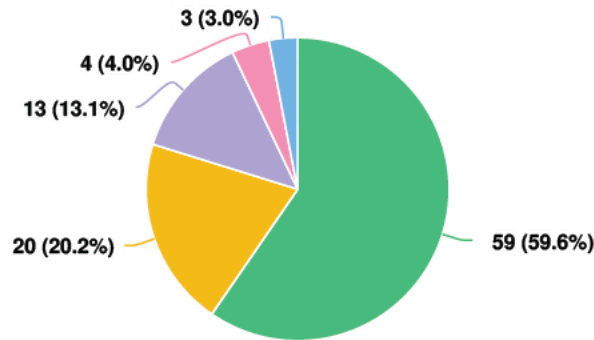
Thank you for your question. The applicant has indicated they wish to retain and relocate existing retail tenants on site where possible. City staff will consider revisions to the draft Columbia Square Policy Statement to incorporate some language in regards to retention of existing retail tenants within the new development.

ENGAGEMENT TOOL: SURVEY TOOL

Comment Form

Visitors 226	Contributors 96	CONTRIBUTIONS 101
---------------------	------------------------	--------------------------

OPTIONAL: What is your connection to the proposed project?



Question options

- I live in the immediate vicinity (within 1-3 blocks)
- I live in the area but further than 3 blocks away
- I live in a different neighbourhood, but am interested in the project
- I own/operate a business nearby the project site (within 1-3 blocks)
- Other (please specify)

Optional question (99 response(s), 2 skipped)

Question type: Radio Button Question

Survey Responses

01 September 2024 - 30 September 2024

Comment Form

Be Heard New West City

Project: 88 Tenth Street (Columbia Square)



VISITORS					
226					
CONTRIBUTORS			RESPONSES		
96			101		
23	73	0	24	77	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Unverified

Responded At: Sep 09, 2024 10:01:01 am

Last Seen: Sep 09, 2024 10:01:01 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Looks like an amazing project for New West! It will undoubtedly bring positive growth to the community by addressing the need for housing and enhancing the area's overall appeal.

Q2. OPTIONAL: What is your connection to the proposed project?

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



Respondent No: 2

Login: Unverified

Responded At: Sep 09, 2024 10:05:54 am

Last Seen: Sep 09, 2024 10:05:54 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

This is the kind of project New Westminster needs to address the chronic housing shortage - I hope red tape and delays will not get in the way of this being approved

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 3

Login: Unverified

Responded At: Sep 09, 2024 10:10:04 am

Last Seen: Sep 09, 2024 10:10:04 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

New West would greatly benefit from this additional housing. It's a well thought out project that will greatly enhance the neighborhood and overall community.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 4

Login: Unverified

Responded At: Sep 09, 2024 10:14:40 am

Last Seen: Sep 09, 2024 10:14:40 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Please use this space for a school and green space. The only Elementary school serving downtown New West is full and recently had to destroy some of their green space to build portables. There needs to be infrastructure for 7000 more people. There needs to be community green spaces where families can be outside (water park/playground,dog park etc...)

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 5

Login: Unverified

Responded At: Sep 09, 2024 10:45:24 am

Last Seen: Sep 09, 2024 10:45:24 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Looks like an amazing project for New West. The region desperately needs housing and this project provides meaningful much needed housing while bringing additional residents and life to the area.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 6

Login: Registered

Responded At: Sep 09, 2024 11:04:23 am

Last Seen: Sep 09, 2024 17:51:07 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Columbia Square is a well-used gathering place and retail centre for downtown residents. While the new building will replace some of the retail space, the cost per square foot is very high, meaning that the area will likely be populated by dental offices and such, rather than community retail and restaurants like the current square. Parking for the new retail does not seem sufficient, and residents of the towers are sure to complain about people gathering "in their back yard", meaning that the city will lose an important community space. Adding another 7,000 housing units to the area, which is already congested, is sure to create a traffic nightmare. Who will be paying for the additional infrastructure needed to support the project (sewer, water, etc)? 7,000 new residences will probably require at least one new school. Where is that planned for? Removing retail from Columbia square will further degrade the living experience downtown, while increasing congestion uptown. This project sounds like an expensive lose-lose proposition.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 7

Login: Unverified

Responded At: Sep 09, 2024 11:23:49 am

Last Seen: Sep 09, 2024 11:23:49 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

As a resident in close proximity to 88 Tenth Street, I am strongly opposed to the rezoning proposal. This neighbourhood is already congested, loud, and busy and I do not want several more towers going up that will exacerbate those problems. The sheer volume of new residents would tax the already stretched local infrastructure and make living here unpleasant. Additionally, as a new parent, there is no guarantee that the city would have the necessary resources to accommodate another large influx of kids for both childcare and schooling. It would be more beneficial for local residents if Columbia square were to revitalize the grocery store (Save On), open additional child care facilities, and to somehow provide better support services and shelters for the growing unhoused population in New Westminster.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 8

Login: Unverified

Responded At: Sep 09, 2024 11:53:11 am

Last Seen: Sep 09, 2024 11:53:11 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I have owned a two bedroom rental condominium at 125 Columbia Street for over 10 years. This home has been occupied by a single-parent family for the majority of that time and know this family to be a very exceptional part of the New West community. They utilize the Skytrain daily and patronize the small businesses on Columbia Street. I support quality developments that provide the much needed housing for homeowners and renters alike. New West has three skytrain stations and this location would be an excellent location for development. I would be interested in a condominium within this project with the intension to rent to another longterm tenant.

Q2. OPTIONAL: What is your connection to the proposed project?

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



Respondent No: 9

Login: Registered

Responded At: Sep 09, 2024 12:01:50 pm

Last Seen: Sep 09, 2024 18:41:56 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

In general I'm in favour of this development but the language around space for a school is far too vague. The commitment for a school site (air space is fine) MUST be immediate as part of adoption of the master plan and any rezoning. The space should be available within the first phase, or any phase, if necessary. Also: there should be zero vehicle circulation above ground. I thought that this was the case but I now notice "Agnes Mews" with cars. I assumed that Agnes would be an immediate entry point for the underground parkade.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 10

Login: Registered

Responded At: Sep 09, 2024 12:25:07 pm

Last Seen: Sep 09, 2024 19:22:58 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I think the high level tenants are great and encompassing of what is needed for a development of this size. While I recognize that building schools is not the purview of the city, I would like some work done to dig into 'complete' to name partners who need to be involved like the school board and the ministry of education.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 11

Login: Registered

Responded At: Sep 09, 2024 12:43:07 pm

Last Seen: Sep 09, 2024 19:36:48 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Overall I really like this project. Adding density next to the Skytrain is much needed. I do worry about the increased foot traffic crossing at the 10th Street roundabout, as it's already a bit dangerous, so would welcome a design that allows people to move from those new public spaces to the Skytrain without needing to interact with vehicular traffic. I also worry about lack of rent control on the commercial spaces and worry that some commercial tenants will be displaced, I hope the city can get permission from the province to set rules around this and allow for a more reasonable transition for existing tenants into the new spaces. I expect that a new elementary school may be needed to accommodate all of these new residents and hope that the city will work with the province to find space for one (perhaps negotiate it onto this site).

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 12

Login: Unverified

Responded At: Sep 09, 2024 13:34:18 pm

Last Seen: Sep 09, 2024 13:34:18 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I oppose this development as we do NOT have any more room for any more vehicles in this section of New West as well as it is the only space to shop that is not in the station. I highly disapprove of this due to the low amount of promised "affordable" rentals now no longer being withheld. We already have plenty of units for rent in Aqua 88 yet no one will rent there because of the prices. We DO NOT want more shoebox apartments costing over \$2000 a month. If this goes through you can absolutely bet I will be looking for other places to live.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 13

Login: Unverified

Responded At: Sep 09, 2024 15:05:38 pm

Last Seen: Sep 09, 2024 15:05:38 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I have three pieces of feedback to share regarding the redevelopment of 88 Tenth St. Firstly, and most importantly, I believe the proposed height of the podiums (6 stories) would create an overwhelming sense of building mass surrounding the street and would not allow for adequate permeability of the urban form. Having above-ground parking situated in these podiums as illustrated in plans for phase 1 and 3 worsens the situation, and will create a blank, canyon-like effect similar to that on Carnarvon Street at the SkyTrain station. Having eyes on the street is important in a dense urban context and these built forms will not help promote a feeling of safety in this neighbourhood. They also create a sense of discomfort for pedestrians as the surrounding architecture is not human-scaled. Please explore alternative ways of providing parking for the development, such as underground parking, and consider reducing the height of the podiums to four stories maximum. Secondly, I would like to reiterate the importance of completing discussions with the school board regarding the situation of a school on the site as the current growth of this area is unsustainable without a concrete plan in place for how to deal with the growth in school-aged children. Finally, a more specific goal for ensuring accessibility is needed as the current goals outlined in the policy document are vague at best. Without a clear definition of what accessibility or universal design means to the city, this area of the design will not measure up to best practices. Ideally, all public spaces should comply with the CSA standards for accessibility in the built environment, as the BC Building Code does not have adequate regulation or guidance to ensure "Universal Design".

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 14

Login: Unverified

Responded At: Sep 09, 2024 15:07:14 pm

Last Seen: Sep 09, 2024 15:07:14 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I really support the idea of transit orientated mixed-use projects - this project looks incredible and the community surrounding the project is in need of the change and housing that will become available.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 15

Login: Unverified

Responded At: Sep 09, 2024 17:15:23 pm

Last Seen: Sep 09, 2024 17:15:23 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

not answered

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 16

Login: Unverified

Responded At: Sep 09, 2024 20:33:33 pm

Last Seen: Sep 09, 2024 20:33:33 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

The CURRENT commercial retail and office area is the immediate access to supermarkets, pharmacy, restaurants and other stores. It is convenient for the buildings in Carnarvon street to have easy access to everything.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 17

Login: Registered

Responded At: Sep 09, 2024 22:46:34 pm

Last Seen: Sep 10, 2024 05:39:45 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

1. Disappointing to see no school in the sketches. 2. There will be car access above grade, which was prohibited initially. Sad. 3. Parking above grade is unacceptable. 4. Please avoid creation of the external plazas at intersections, they will be poorly used due to noise and traffic dangers.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 18

Login: Unverified

Responded At: Sep 10, 2024 09:34:00 am

Last Seen: Sep 10, 2024 09:34:00 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Eight (8) additional towers on this small land area will bring far too much density to our area. Not to mention the loss of views, sight lines and sunlight. This proposal is seeking approval for 3305 rental, strata, and retail units on the existing foot print which is way too many especially when you consider the density that we currently have in this area. I am not opposed to redevelopment and I would like to see a plan for half as many towers and density.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 19

Login: Unverified

Responded At: Sep 10, 2024 11:31:14 am

Last Seen: Sep 10, 2024 11:31:14 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am concerned of the use of very needed facilities within the square as things are built. I would be curious to see what the solution to the places that exist are, if they would be temporarily moved/available still through constructions. Also, I would love a walking bridge that connects the quayside dr and the Columbia royal avenue corner.through the west side of 1245 quayside Dr.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 20

Login: Registered

Responded At: Sep 10, 2024 12:14:46 pm

Last Seen: Sep 10, 2024 18:48:55 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I think this looks like a great plan. I agree with prioritizing pedestrians, but accommodations need to be made in order for people to live their lives... regarding passenger drop off areas: please ensure that vehicles in passenger drop off areas can park for a short time (say 15 minutes). Often people are getting dropped off because they are disabled and/or elderly or sick/injured and they need help getting inside their apartment. Also, areas for tradespeople to park, people who are moving and non-commercial loading zones. People can live without cars, but if you want to take a large item to the dump or bring home a large item you need a space to park a borrowed personal vehicle for a short time - not everyone can afford to hire a commercial vehicle. I think this type of pedestrian friendly community will work best if these accommodations are made.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 21

Login: Unverified

Responded At: Sep 10, 2024 13:00:35 pm

Last Seen: Sep 10, 2024 13:00:35 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

not answered

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 22

Login: Unverified

Responded At: Sep 10, 2024 13:06:57 pm

Last Seen: Sep 10, 2024 13:06:57 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

New West (& BC) needs more affordable housing. But actually affordable, not "20% of units at market value" affordable... So 80% are way above market value? & We all know market is way above what's livable for most people.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 23

Login: Unverified

Responded At: Sep 10, 2024 13:43:57 pm

Last Seen: Sep 10, 2024 13:43:57 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

“Looks like an amazing project for New West and will do a lot to improve this area and provide badly needed homes

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 24

Login: Unverified

Responded At: Sep 10, 2024 15:13:09 pm

Last Seen: Sep 10, 2024 15:13:09 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am a condo owner and live in the building adjoining this megaproject (Plaza Pointe, 98 Tenth St), and of course have serious concerns about the project. This project will produce years of noise and disruption for us residents. Besides, our building is directly integrated into the whole Columbia Square complex as it stands. There are stores that are under our building e.g. Fabric Land, and there are parking and service entries directly connected to the Columbia Square complex. I don't see how the construction will be able to realistically work around these close integrations without serious and long-term disruptions, leading to annoyed and restless residents. There would also be safety concerns of course, with high rise construction happening just meters away from an existing building. I think that a generous payout offer to all condo owners in this building, upon approval of this project, would be a smart move by the City and developers. This would give us the opportunity of walking away from potentially a couple of decades of noise and disruptions. The approval of this project can also negatively affect our property values, another source of concern for us owners. All considered, you face the real risk of residents apposing, protesting and potentially considering legal action against the project principals, so make sure to acknowledge and deal with us at 98 Tenth St very early in this planning.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 25

Login: Unverified

Responded At: Sep 10, 2024 16:00:57 pm

Last Seen: Sep 10, 2024 16:00:57 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

not answered

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 26

Login: Unverified

Responded At: Sep 10, 2024 17:00:24 pm

Last Seen: Sep 10, 2024 17:00:24 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

The scale of this is overwhelming! A value stated is "vibrant human scale," and it hard to see the value being fulfilled. How HIGH are those highrises going to be? And how are "anchor" businesses to be located, given the rather run-down NW environment at present? As other respondents have noted, green spaces, schools, parking and other infrastructure (EV chargers) need to be carefully provided for.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 27

Login: Unverified

Responded At: Sep 11, 2024 10:12:42 am

Last Seen: Sep 11, 2024 10:12:42 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am very much against this proposal. The area is already crowded enough and the introduction of thousands more people into this small space would appear ludicrous. The traffic is very heavy all ready and one can only imagine a few thousand more cars in the immediate area. Will the proposal include parking? The infrastructure the sewers, roads are already in a delicate state. Please leave the remaining small breathing space and services alone. Our concrete jungle doesn't need to grow any bigger.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 28

Login: Unverified

Responded At: Sep 11, 2024 14:16:44 pm

Last Seen: Sep 11, 2024 14:16:44 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

i think this development is much needed in this area and in the bigger picture in the Lower Mainland. The housing crisis is ongoing so more homes, especially rental ones is always a positive. I also think the school that is proposed as part of this development is extremely important. Classrooms are already overcrowded so new schools are necessary. I think the inclusion of parks and methods of making the area more walkable and accessible to cyclists is great as well

Q2. OPTIONAL: What is your connection to the proposed project? not answered



Respondent No: 29

Login: Unverified

Responded At: Sep 11, 2024 14:32:16 pm

Last Seen: Sep 11, 2024 14:32:16 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Having worked in New West many years ago, I feel that this development will bring much needed vibrancy, housing, and commercial opportunities to the community. New West is geographically at the heart of Metro Van and it would be great to see it grow and flourish.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 30

Login: Unverified

Responded At: Sep 11, 2024 14:43:30 pm

Last Seen: Sep 11, 2024 14:43:30 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Looking forward to seeing the area revitalized! Columbia square definitely needs a refresh.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 31

Login: Unverified

Responded At: Sep 11, 2024 14:56:26 pm

Last Seen: Sep 11, 2024 14:56:26 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

As a resident of the city, I think this project is a great opportunity to bring new life to our community. The plan for 88 Tenth Street combines housing, retail, and public spaces in a way that makes sense for a growing, modern city. It's exciting to see a focus on transit-oriented development and walkable, pedestrian-friendly areas, which will make the neighborhood more accessible and vibrant. With up to 3,800 new housing units planned, including 20% for market rentals, it helps address the housing challenges we're facing while offering flexibility for both renters and owners. Plus, the design prioritizes people over cars, with plenty of public spaces for everyone to enjoy. I'm really supportive of this development because it's forward-thinking, sustainable, and a great step toward creating a more connected, livable city for all. I encourage others to share their thoughts too—it's a chance for all of us to help shape the future of our community!

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 32

Login: Registered

Responded At: Sep 11, 2024 14:59:14 pm

Last Seen: Sep 11, 2024 21:35:43 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I do not see the city is preparing for the expo line expansion in Surrey/Langley. With this project bringing thousands of residents, plus the policy direction is all the way to promote public transit, the New Westminster station is expecting a perfect storm of congestion and bottleneck. The StewardsonWy && Roy is a vital corridor of regional road transport. With population boom in downtown area, I think the city has a critical role and responsibility to prepare for a foreseeable challenging traffic condition. I'm a resident at 888 Carnarvon

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 33

Login: Unverified

Responded At: Sep 11, 2024 15:00:36 pm

Last Seen: Sep 11, 2024 15:00:36 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

We are in favour of this redevelopment as it densifies people close to transport. A few caveats: 1. 10,000sf of day care space should be a min, 2. land passed to the school board for a middle school and primary school. In doing so, and in particular to this area of New West, there needs to be consideration for major allocations of space for day care, and schools. While this is outside the prevue of the City, restricting zoning on condition of provision of space for these pieces of important public infrastructure will create value for the developer and is crucial for these major developments to be successful.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 34

Login: Registered

Responded At: Sep 11, 2024 15:34:44 pm

Last Seen: Sep 11, 2024 22:19:32 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

While attending the International Public Market Conference in 2023, I had the great experience of visiting Regents Park neighbourhood where a developer is required to engage with the local community to not push them out with development. While this project is not extremely similar to Regent Park, there are some great values and aspects of the Regent Park development that could be seen in this proposal. In Regent Park, the city created requirements to incorporate community amenities and focus on support local small scale businesses - from incubator, to store front. I would love to see this project include a nice profit for the developer, but also robust community amenities (both hard and soft) Here is a link to some information from the developer, which is not as comprehensive of the tour I got that included the developers and community champions. <https://danielshomes.ca/communities/regent-park/>

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 35

Login: Unverified

Responded At: Sep 11, 2024 16:11:54 pm

Last Seen: Sep 11, 2024 16:11:54 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I would like to express my support for this project as it's bringing over 3000 housing units including 20% rental. Hopefully the City will apply the majority of the density bonus money to non-market housing and infrastructure upgrades to the area. The area is over due for revitalized retail, community and employment space.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 36

Login: Unverified

Responded At: Sep 11, 2024 16:43:57 pm

Last Seen: Sep 11, 2024 16:43:57 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am completely against this idea, as New West is already so dense, no parking and way too much traffic. New West doesn't have the infrastructures to accommodate that many new residents, as we still don't have the full effect, of all the newer towers that were built recently and other on going projects.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 37

Login: Unverified

Responded At: Sep 11, 2024 17:11:05 pm

Last Seen: Sep 11, 2024 17:11:05 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I live in the area and this part of town greatly can do with more of everything this project is offering. Market rental, new retail and commercial, a daycare etc... Please help to bring us new neighbors which will bring us more services, bars, coffee shops and restaurants!

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 38

Login: Unverified

Responded At: Sep 11, 2024 17:27:55 pm

Last Seen: Sep 11, 2024 17:27:55 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Looks like a very cool project. This will do a lot to improve the area and provide necessary housing.

Q2. OPTIONAL: What is your connection to the proposed project?

Other (please specify)

I lived in New West for four years. Hope to move back one day.



Respondent No: 39

Login: Unverified

Responded At: Sep 11, 2024 18:46:50 pm

Last Seen: Sep 11, 2024 18:46:50 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I have lived my entire life in New Westminster. We chose to build our home in the west end and raise our family after growing up in New Westminster. This little gem of a community centred in the lower mainland is missing that modern, vibrant, generational corner stone to fit where the region is going. We are very excited and in full support of this plan. Appreciate the planned approach which will put New Westminster front and Center instead of that little middle zone never mentioned. Thank you.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 40

Login: Unverified

Responded At: Sep 11, 2024 21:26:38 pm

Last Seen: Sep 11, 2024 21:26:38 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Good evening, I remember when the Sky-Train area was nothing but stairs and dirt parking lots. I remember walking past London Drugs located at Columbian Square, the IGA, the many shops and restaurants that came and went. I remember those dirt parking lots turning into buildings, and concrete, to the point that one could no longer see Fraser River unless walking down 10th street. As of now, the only familiar thing left of New Westminster "downtown" is the Columbia Square Shopping Plaza. All else has changed. I recall walking the overpass onto Quayside drive (where I live), and being able to see the river. Now I can no longer see it because there are buildings surrounding it. Redeveloping Columbia Square should be reconsidered for the following reasons: 1. It is a place where many of the elderly population in the area are accustomed to going shopping. It is a close drive. It is safer than shopping at Safeway or Shoppers at the New Westminster Sky-Train where one is exposed open drug use, theft, and even stabbings in the parking lots. 2. Although stores have shut down and other have re-opened, it is still a familiar, recognizable, and safe place where where families living in the surrounding are can grab something for dinner, ship a parcel, or simply go out for dinner as there are restaurants. 3. It is an area that families in surrounding areas can reach during rush hour with ease compared to other shopping centers. I beg you to think of travelling to Walmart in Queensborough, or Save-On Foods on Marine Drive during rush hour. Traffic in New Westminster is horrendous as it is: Is it sensible to add more population in the area and expect it to miraculously improve? The proposal would have 7000 more people living in the area of 3800 new rental units. Statistically that would be 1.8 people per unit. Being close to Douglas College, with no capability of limiting rentals or occupants, that number could double. However, let's assume it remains an unrealistic statistic of 7000 more people: That could potentially mean 3500 more vehicles. 3500 more vehicle that need to move in rush hour in New Westminster, in an area that is already congested. 4. Lastly, speaking for myself and how my family feels: We do not need more congestion, population, and density in New Westminster. When the Sky-Train was changed to a higher density, we saw a rise in crime and thefts. We saw a rise in crevasses where individuals could hide, sleep, and "house" themselves. The same would happen with this proposal. I am certain that after reading this, you think I am an old timer who does not want to let go of the past and accept the "future" or "progress". Quite the contrary: I am 38, and I am sharing this sentiment. Imagine how a 70+ year old person living in New Westminster would feel...

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 41

Login: Registered

Responded At: Sep 12, 2024 07:22:08 am

Last Seen: Sep 12, 2024 00:13:40 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Draft policy reads like a bunch of left wing garbage. Just ensure that the retail is not lost and let them build. It is not the land owners burden to solve climate change, affordability, reconciliation, and people's feelings. Let them build what they want and the population will be served rather than what he special interests of the activists in city counsel.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 42

Login: Unverified

Responded At: Sep 12, 2024 08:07:09 am

Last Seen: Sep 12, 2024 08:07:09 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I understand that this project will greatly increase apartment availability in New Westminster which is a net positive for everyone in my opinion and would help give me and my wife the opportunity to better enter the housing market.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 43

Login: Unverified

Responded At: Sep 12, 2024 09:05:38 am

Last Seen: Sep 12, 2024 09:05:38 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am looking forward to seeing this development come to fruition, especially with the significant amount of rental and condos, as well as the added infrastructure such as daycare and community spaces.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 44

Login: Unverified

Responded At: Sep 12, 2024 10:16:25 am

Last Seen: Sep 12, 2024 10:16:25 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Excited to see a fresh new look to the area in New Westminster, comparable to what some of the neighboring municipalities have been developing.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 45

Login: Registered

Responded At: Sep 12, 2024 10:30:17 am

Last Seen: Sep 12, 2024 17:10:07 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

This is the only giant project that can make downtown New West a real downtown. I really hope the developer will come up with high quality, unique design of the urban public space, bring more jobs, population, street life, energy and light to downtown area. Please be thoughtful with the building design and have at least a landmark building, don't just produce a bunch of similar regular boring condos. With the increase in density and businesses, please make sure you have enough parkings either for residents or customers. I live right next to the skytrain, most of my errand run are by foot but still need car for special ones. Please make this project a pride for downtown New West residents that can wow people travelling through by either skytrain or car.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 46

Login: Unverified

Responded At: Sep 12, 2024 13:32:24 pm

Last Seen: Sep 12, 2024 13:32:24 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I believe the form and density of this development is necessary for the jurisdiction of New Westminster and is suitable for its location. The overall development will bring vibrancy and live/play/work opportunity to the local area with great connections to local transit and skytrain. This kind of forward-thinking density is necessary if we are to deliver the housing stock necessary to support the Lower Mainlands population growth and address the affordability of living in this area.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 47

Login: Unverified

Responded At: Sep 12, 2024 15:09:17 pm

Last Seen: Sep 12, 2024 15:09:17 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I'm very worried about this upcoming proposal as a resident in the area. As it is, there are already issues with the existing infrastructure, including traffic issues, transit, limited schooling spaces, and there are shortages in Health Care, including at RCH. With a proposed 7000 more residents, that will further exacerbate these issues. As well, during development, I'm worried about impacts to groceries, dental, vet and pharmacy services, etc, which I and my family depend on in Columbia Square.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 48

Login: Unverified

Responded At: Sep 12, 2024 16:45:23 pm

Last Seen: Sep 12, 2024 16:45:23 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Being born and raised in New Westminster, we are looking forward to this new development and excited for the changes coming to an area which needs some revitalization. It great to see how downtown New Westminster is taking shape!

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 49

Login: Unverified

Responded At: Sep 12, 2024 20:31:20 pm

Last Seen: Sep 12, 2024 20:31:20 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

There are major concerns regarding the new development proposal for Columbia Square. I have lived here for over ten years and have noticed a significant decline in the neighbourhood and its community over the last 2-3 years. While this redevelopment project will likely revamp Columbia Square and create a more desirable living space, it will not address the unhoused population that has become an issue in the area. There has been a significant increase of unhoused people, people actively using drugs in the open and abandoned drug paraphernalia littered on the streets (in addition to feces and public urination). I have on a number of occasions while walking in the community with my infant stumbled into second hand drug use, drug transactions and other unsafe situations. New Westminster used to be a safe community, unfortunately it had become increasingly scary and we are unhappy living here.

Q2. OPTIONAL: What is your connection to the proposed project?

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



Respondent No: 50

Login: Unverified

Responded At: Sep 13, 2024 10:45:06 am

Last Seen: Sep 13, 2024 10:45:06 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I support the project.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 51

Login: Unverified

Responded At: Sep 13, 2024 11:05:26 am

Last Seen: Sep 13, 2024 11:05:26 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I love it!! This looks like such a wonderful gateway to New West for those coming out on the skytrain, and would be such a wonderful area to add to what is, frankly, a bit of a drab area: when I first moved out in 2021, all that was left post-Covid were dentists, naturopaths, and bridal shops; it's been great to see the community wake back up a bit since then, but I think spaces like this are exactly what's needed to really rejuvenate it to live up to the "not a suburb!" insistence of the mayor. My apartment, on the SW-facing side of 898 Carnarvon (within 100m of the nearest proposed tower), will lose some of its "view" (of strip-mall parking lots), and will be more shaded; frankly, this will save me a lot of money—my place would be utterly uninhabitable without its heat pump, and even then it's very uncomfortable from 3PM to as late as 9PM, these days ranging from May to September but likely only getting worse in the future; a bit of extra shade on that side will be appreciated. If anything, the illustrated towers seem unambitious, even a bit stumpy: why not have the westernmost one serve as a 60-story pinnacle to complement the one on the river? But I'll take what I can get. I'm also excited for the strip-mall wasteland to be eliminated; it's "accessible" in terms of being close and ostensibly possible to walk through, but I've never felt safe actually venturing there—almost every time I head over to the BCL, I've nearly been mowed down by some giant SUV who seems to think it's a bumper cars rink. The notes on walkability and open space provide a lot of reassurance for me, and would vastly improve the area from its current state as an odd way-station for those going elsewhere. (Drivers will have a better time going to big box stores off the highway rather than languishing in traffic around here, anyway.) There are a few local businesses around there; it would be nice if small businesses (not franchises) owned by locals had some assistance to relocate or otherwise come back after completion. I wish there were some social housing to ensure disadvantaged members of the community could benefit from the project as well, but I'll take a fantastic effort to turn this neighbourhood into a livable community worth exploring and be happy to welcome thousands of new neighbours regardless of their income levels. Please don't let the NIMBYs kill this through bad-faith arguments and frivolous litigation.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 52

Login: Unverified

Responded At: Sep 13, 2024 11:06:21 am

Last Seen: Sep 13, 2024 11:06:21 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

This downtown area has a lot of residential towers finishing/planned over the next 5 years. Please ensure that adequate commercial space is carved out on this site to service all the residents moving into the area. As the site is between two major arterial roads (Royal Ave and Columbia St), I believe an extensive traffic flow study is required in this area to avoid gridlock and ensure pedestrian safety in the internal minor streets bound by Royal Ave/Columbia St/8th St. Will a new pedestrian overpass connecting the site to the Quay be considered? The pedestrian sidewalks on McInnes overpass is quite narrow and don't feel very safe due to car blindspots going uphill and a curve. Thank you.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 53

Login: Registered

Responded At: Sep 13, 2024 14:05:01 pm

Last Seen: Sep 13, 2024 21:00:02 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Looks good so far. Will existing businesses (BMO and TD banks for example) be moved into the grade level mixed use spaces? I find the existing businesses (especially those banks) to be very convenient -- within easy walking distance of my home.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 54

Login: Registered

Responded At: Sep 13, 2024 16:23:09 pm

Last Seen: Sep 12, 2024 23:00:46 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Entered by staff on behalf of resident. - Would like to see a recycling depot included here o No recycling depot downtown; there are just a few places like in Uptown by the secondary school and maybe one by Braid station o Downtown new west has so many homeless people and they are always carrying cans and bottles, but they can only recycle at specific stores with daily limits (like save on, safeway, liquor store) and they sometimes dump the excess liquid on the floor o Recycling depots don't have limits so homeless people can recycle all of it without carrying it all the time - This resident has a program in her building (for the past 4 years) where people can donate cans and bottles, she buses to Uptown where they can get money and then she donates it to homeless programs - Fabricland is where there used to be a recycling depot but now there isn't one o It does not need to be big or in the same spot - Many seniors live there too - Having a small recycling depot here can solve many issues

Q2. OPTIONAL: What is your connection to the proposed project?

Other (please specify)

unknown



Respondent No: 55

Login: Unverified

Responded At: Sep 14, 2024 12:47:32 pm

Last Seen: Sep 14, 2024 12:47:32 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am strongly supportive of the draft Policy Statement concerning the redevelopment of the site at 88 Tenth St. I think that the proposal outlined in the Statement presents an opportunity to make of New Westminster an even greater city by densifying the downtown area even further; prioritizing walkability and accessibility; increasing the housing stock; and shifting to a transit- and pedestrian-friendly approach where space currently used for parking is instead used for real human activities. The proposal contained in the Statement represents exactly the kind of forward-thinking approach that we need to move forward.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 56

Login: Unverified

Responded At: Sep 14, 2024 19:12:06 pm

Last Seen: Sep 14, 2024 19:12:06 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Questions for 88 Tenth Will there be strict adherence to New Westminister's Seven Bold Steps? 1. Carbon-Free Corporation 2. Car-Light Community 3. Carbon-Free Homes and Buildings 4. Pollution-Free Vehicles 5. Carbon-Free Energy 6. Robust Urban Forest 7. People-Centred Public Realm We REQUIRE Indigenous peoples consultation & approval BEFORE construction. We REQUIRE NO approvals for gas appliances, fireplaces, hot water or building heating. We REQUIRE Green Cement - required for ALL construction New Westminister is well on its way to be LEADING in . . . Zero-Carbon & Passive Construction . . . should be NO need for retrofits Paving the way for Net Zero Cities Combating global warming by thoughtful and intensive initiatives, such as . . . - Heat pump heating & A/C (deep wells or sewage line intercepts) for all new buildings, with electric power for hot water. - Otherwise, all suites to be heat pump ready. In-place approval to penetrate building envelope for HP piping access and approval for air-exchange units on balconies. - Extensive deployment of Level 1 & Level 2 chargers in all buildings and in public spaces. - Other utility capacity upgrades will be required for water, sewer, etc? This could be MAJOR - Is New West Power Utility ready for this? This could also be MAJOR - Schools - already over-capacity and using portables. More schools planned? Plan ahead to insure NO portables. This could also be MAJOR New schools MUST be "climate ready" - Zero-carbon construction, heat pumps, air-conditioned classrooms, NO portables. With the HUGE increase of residences in the small downtown zone, the boardwalk will become over-crowded. What accommodations are planned for this? The 88 Tenth proposal puts a LOT of high rise buildings in a relatively small space. The Urban Heat Island Effect, which resulted in 619 deaths in BC in 2021, will become a MAJOR problem. What accommodations are planned for this? - More trees & less concrete.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 57

Login: Registered

Responded At: Sep 14, 2024 19:22:18 pm

Last Seen: Sep 15, 2024 02:15:09 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am supportive of this project but a school and green space are essential to add to a part of town where this is limited.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 58

Login: Unverified

Responded At: Sep 16, 2024 12:05:40 pm

Last Seen: Sep 16, 2024 12:05:40 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

The impressive scale of the project with the focus on pedestrian focused spaces has me excited for the potential that this project brings to downtown New Westminster. As a local resident of downtown I am excited to see the project progress and hopeful that it will expand on the services available to me within walking distance.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 59

Login: Unverified

Responded At: Sep 16, 2024 15:46:03 pm

Last Seen: Sep 16, 2024 15:46:03 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Parking is already limited in this city and there are no loading zones on most of the buildings. This leads to constant congestion and vendors just parking on the sidewalk or blocking off whole streets with unpermitted semi-truck loading/unloading. This project would need to have a full underground commercial infrastructure, similar to The Amazing Brentwood community. Additionally, there are only 3 major paths to the highways from this area, all of which are constantly backed up over the roads capacity with heavy traffic. A traffic study should be conducted as well since this is likely to 3x-5x the traffic in the area. Lastly, it is strongly advised that at least one of the occupants be a planned grocery store to replace the one you would be tearing down.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 60

Login: Registered

Responded At: Sep 17, 2024 13:03:27 pm

Last Seen: Sep 17, 2024 19:55:38 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I appreciate the nod to First Nations land being used appropriately and also the preferential mode of transportation chart. I believe as population density rises, so too does the need for green initiatives and approve of various trees and plants being planted and maintained in this project.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 61

Login: Registered

Responded At: Sep 17, 2024 14:43:32 pm

Last Seen: Sep 17, 2024 21:31:50 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

While it would appear that council has already rubber stamped the development and will allow for significantly higher buildings, my concerns are for the people in Plaza Pointe of which I am one. I do not believe that there has been any thought given to the livability of the people at 98 Tenth street. Before continuing down this development path it would be important to talk to and get feedback from the residents who have concerns regarding access to 10th street from 2 parking levels as well as access from royal to the garbage facilities on level P3. This development is not going to make our life at plaza Pointe much fun when we will likely not be able to access parking at any time of the day due to increased traffic of all kinds. It is already getting to the point where one cannot exit the parking lots on P1 and 2 due to traffic backups on 10 St. This plan needs substantial reworking and reconsideration prior to implementing or it is likely to be delayed with court injunctions to ensure that the Edgar Group is not penalizing our lifestyles for their own agenda.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 62

Login: Unverified

Responded At: Sep 18, 2024 15:06:54 pm

Last Seen: Sep 18, 2024 15:06:54 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

While I like the idea of the new development, there has been no information provided on the impact to the current businesses in the mall, and what are the mitigation plans. A 15-20 year development will have a huge impact on those current stores. Also how are the traffic issues in the area going to be handled? Stewardson, Columbia and Royal are major streets with lots of commuter traffic.

Q2. OPTIONAL: What is your connection to the proposed project?

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



Respondent No: 63

Login: Unverified

Responded At: Sep 19, 2024 14:42:41 pm

Last Seen: Sep 19, 2024 14:42:41 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Overall, I do not support this plan. I think there are far too many towers for such a small space. 3800 units will bring an influx of at least 10,000 people into this area and the plan does not detail an effective strategy to mitigate the impacts of this on local streets, public transit, community spaces, schools, etc. New west simply does not have the infrastructure to take this many more people especially without seeing the impacts from the 2x 50 story building that have yet to open on the quay. The plan to address this was not detailed sufficiently. There is limited retail space and park space included in this plan. It appears to me that several of these community driven points have been done in a tokenistic fashion - aka they want to check off that they have done this and taken it into account, but haven't really listened to the public's concerns and desires. I understand that companies desire to make as much money as possible from renters and buyers, however I'd like to stress the impact this would have on this community. I would like to see more spaces for public use in this plan, specifically more retail spaces/bars/restaurants/places to exercise like public tennis courts, running trails/areas, etc. The neighbouring areas for exercise (tennis, walking, etc) are all already quite congested and busy already so will need to accommodate this with enough spaces to make up for this. I know that drivers were not prioritized in this plan (understandably - I don't have a car in this area as it isn't necessary) - however I hope to see sufficient free parking spaces available underground as this is something that the downtown is struggling with and will struggle with more as the population grows. When I rent cars/have family visit they have no where to park and we often use this 88 Tenth St. Areas to park while they visit for a bit. I worry if this space is eliminated, parking downtown will become even more busy and crazy. Our building does not have enough visitor parking and was poorly designed in this aspect which makes parking in the area busier. This is also something to consider in your tower design. I also hope to see more than just the bottom floor of the towers being used for retail/restaurants/etc. it would be cool if a few floors could be used for this with nice patios and outdoor spaces on different levels of these buildings. Or even the higher floors for rooftop type things. Further, I would like to see plans to mitigate the impacts of pollution (both physical and noise) on the community. I know of individuals that will most likely have to move as a result of this construction because of physical health concerns. I also feel for the people who will struggle to find tenants due to this. Overall, I think there could be a lot of potential to make this a hub like Brentwood Mall where people come from across the city to have fun, eat good food, etc. I would like to see this plan strike more of an even balance between the community asks/desires and the company desire to build towers and make money. Right now it seems to prioritize the company desires.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 64

Login: Unverified

Responded At: Sep 19, 2024 20:11:00 pm

Last Seen: Sep 19, 2024 20:11:00 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Looks like a fabulous development for New Westminster which will bring much needed updates to the area and create substantial new housing opportunities, which are needed with such a dearth of supply.

Q2. OPTIONAL: What is your connection to the proposed project? not answered



Respondent No: 65

Login: Unverified

Responded At: Sep 20, 2024 09:43:37 am

Last Seen: Sep 20, 2024 09:43:37 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am against this development plans. Schools are packed and there are no more room to accommodate more students. Also traffic is getting really worse and it's not safe for drivers and pedestrians. New Westminster is a small city, we don't have more land to built more schools, stores, doctor's office and so on to have new residence. Unfortunately I have to say this proposal is not realistic and we should realized that we can't have so many new people without having proper infrastructure.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 66

Login: Unverified

Responded At: Sep 20, 2024 10:52:52 am

Last Seen: Sep 20, 2024 10:52:52 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am vehemently opposed to the proposed development of this site! This area has become a miserable congested bottleneck (I like to call it Carnarvon Canyon) lacking the infrastructure to support the already burgeoning population. Adding MORE residential living space just doesn't make any sense and who will be able to afford to live there, anyway? I have seen an increase in criminal activity and the homeless population over the years and I don't believe this development will improve the situation. Rather, how about coming up with a plan for a New West-bypass instead and make New West live-able again?

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 67

Login: Unverified

Responded At: Sep 20, 2024 12:33:18 pm

Last Seen: Sep 20, 2024 12:33:18 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

This is an exciting project that will bring much needed density to New Westminster. The mix of uses and the pedestrian focus at grade will create a vibrant and dynamic community. I look forward to seeing the plan move forward as the concept is refined.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 68

Login: Registered

Responded At: Sep 20, 2024 13:08:54 pm

Last Seen: Sep 20, 2024 19:49:51 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

We live in a growing city, but recently, New Westminster has had so much development that things should pause. There is so much new housing, and so many more people are moving into downtown New West. We need to ensure that traffic and public transit can handle the existing number of people. Rush hour in the morning and evening is dreadful. Royal, Columbia and Front Street are parking lots from 3-6 pm every weekday. The Skytrain station is packed during rush hour, and the trains going into Vancouver are overflowing with people from Surrey and Coquitlam. And it's not much better on the way home. These traffic and capacity problems should be fixed before we put up even more condo towers. We need to attract more businesses and fewer dentists. With every new development, a new dentist opens, but we lack restaurants and green spaces, and the connection between the River Market and Pier Park needs to be re-established. Having another massive construction site on such a busy downtown corner will adversely affect the surrounding traffic. And where would the businesses and services in Columbia Square go? We use a company in Columbia Square at least 2-3 times a week, and having the convenience of quickly parking without having to pay and getting in and out quickly is very valuable. For example, I live at the Quay and have City Market, Safeway, and Save on Foods available to me. If I need to pick up something quickly, I always go to Save on because it's the fastest. I can park quickly, run in, grab something and get back out. There is no parking at City Market, and while there are refunds for Safeway, it costs extra time to pay for parking. Several small independent businesses like New West Cleaners are in this development, and I would hate to see them lose their place of business and be squeezed out. We need more higher-density businesses, green spaces, and restaurants, but I don't think we need even more towers in an already very dense neighbourhood with traffic problems. I would like to see the City make an effort to ensure all businesses flourish and that Developers and property owners are incentivized to offer rental rates that allow businesses to succeed. The New West Station retail situation is dire. Too many spaces are empty or have low-quality companies. With the Hub gone, RBC gone, the Asian restaurant gone and potentially more businesses closing, we see too many vacancies. Even in Columbia Square, we have space. The parking lots would be fuller if there were more attractive businesses. I would suggest converting parts of the big empty parking lots into green space, adding more trees and converting some of the low-rise buildings into 2-4 story buildings with Offices and space for Retail, focus the investment on creating a bustling downtown business is serving the growing community.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 69

Login: Unverified

Responded At: Sep 20, 2024 13:51:49 pm

Last Seen: Sep 20, 2024 13:51:49 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Looks like you got rid of the stairs. I will not be going there if I have to rely on elevators and I can't use stairs.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 70

Login: Unverified

Responded At: Sep 20, 2024 13:53:09 pm

Last Seen: Sep 20, 2024 13:53:09 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I really like how it includes Agnes Street up to the Mews

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 71

Login: Registered

Responded At: Sep 20, 2024 14:10:50 pm

Last Seen: Sep 20, 2024 21:04:07 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Please consider increasing the number of residential homes that are not dependent on elevators for people who are elderly in a wheelchair chair and others that cannot do stairs. Please consider mandatory "plans" that require backup supplies for elevators so that they can be repaired more quickly. Elevators are being out of service for weeks and months and that is not acceptable for people mentioned above. Please do something so that potential homeowners are not competing and putting offers in against business. Homes should go to one home buyers first before sold to corporations and real-estate opportunists.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in a different neighbourhood, but am interested in the project



Respondent No: 72

Login: Registered

Responded At: Sep 20, 2024 15:37:41 pm

Last Seen: Sep 20, 2024 22:29:01 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

The current site seems relatively new to be considered for demolition and replacement. The proposed density seems somewhat high, considering that we live in a seismically active region. Perhaps limiting the building height to no more than 20 storeys would still allow the developer to profit whilst maintaining long-term income from rentals/leases. 22nd street station and Braid station have not been built out yet.

Q2. OPTIONAL: What is your connection to the proposed project?

Other (please specify)

My family owns property across tenth street from the proposed development.



Respondent No: 73

Login: Unverified

Responded At: Sep 20, 2024 19:29:49 pm

Last Seen: Sep 20, 2024 19:29:49 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

The proposed development will significantly impact the retail spaces I regularly visit. Columbia Square houses my primary grocery store, veterinary clinic, pet supply store, coffee shop, dry cleaners, liquor store, pharmacy, and several restaurants I frequent. Additionally, this development will obstruct my current view of the Fraser River, replacing it with a view into neighboring windows. Given the numerous industrial areas around New Westminster that appear abandoned, it is perplexing why a thriving retail hub is being targeted for redevelopment. I am opposed to any new development in this area unless it aims to enhance the existing retail infrastructure.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 74

Login: Registered

Responded At: Sep 22, 2024 13:49:26 pm

Last Seen: Sep 22, 2024 20:44:24 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

not answered

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 75

Login: Registered

Responded At: Sep 22, 2024 13:59:12 pm

Last Seen: Sep 22, 2024 20:44:24 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I think it's a nice idea to rejuvenate the Columbian Square to make it safer and more vibrant. Two feedbacks. First, I think it's very important to make sure the electric grid can really support so many high rises. I heard from friends in Richmond near Sexsmith that they have a lot of power outages during summer after 6 new low-rises were constructed there. Here we are talking about 8 high rises. More and more condo residents are running A/C. Also, this development is going to last a decade. This means a lot of trucks coming and going all the time. A lot of young students walk to Fraser Middle School and New Westminster Secondary on 10th and 8th. The high volume of trucks for a decade could pose a risk to them. A good management of the trucks and well trained truck drivers are very important. Thanks!

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 76

Login: Unverified

Responded At: Sep 22, 2024 18:30:11 pm

Last Seen: Sep 22, 2024 18:30:11 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

The inclusion of a public school in coordination with the district as outlined in the policy during phase 3 is my major concern. Based on the site plan from the applicant, it doesn't seem explicitly included.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 77

Login: Unverified

Responded At: Sep 23, 2024 14:36:11 pm

Last Seen: Sep 23, 2024 14:36:11 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am very concerned about the height of the proposed towers on this site. They will completely block out views of any existing buildings in the neighbourhood. I also think that the density of so many towers will make it almost impossible for any reasonable "public" or green space. I also need to use my car in order to access the area, where I currently shop.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 78

Login: Unverified

Responded At: Sep 24, 2024 13:07:35 pm

Last Seen: Sep 24, 2024 13:07:35 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

not answered

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 79

Login: Unverified

Responded At: Sep 24, 2024 13:17:09 pm

Last Seen: Sep 24, 2024 13:17:09 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

My partner & I are seniors plus. We are primarily concerned about the loss of businesses and amenities as well as surface parking. We shop at save-On and are regular patrons of all the restaurants in Columbia Square. Will they all be guaranteed space in the proposed development. Our limited mobility allows us only to shop & dine by car. The proposed density will only increase demand on the restaurants and businesses and restaurants. We can currently get all of our needs met in 1 vehicle trip to Columbia Square. We shudder to think that we may have to make multiple vehicle trips in future to meet our needs.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 80

Login: Unverified

Responded At: Sep 24, 2024 14:36:34 pm

Last Seen: Sep 24, 2024 14:36:34 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Would it be possible to include a skybridge as part of the development that could connect Columbia Square to Quayside? It would be great for new residents to be able to access the boardwalk and parks on this side, and for Quayside residents to have a pedestrian friendly route over the train tracks and sky train tracks.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 81

Login: Unverified

Responded At: Sep 24, 2024 21:18:59 pm

Last Seen: Sep 24, 2024 21:18:59 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Hi, at some point this project looks promising and nice, but on another way makes me think about moving out of New West. City is already in a huge problems with traffic, roads, transits, schools, that there is no enough trust in this project. That area its nice and I believe one of the rare spots where people can feel comfortable with a space. Just one block from there is area where is Therminal pub and Sexy shop that looks ugly and far away from save spot, but no one proposed anything there. There is also huge problem with homeless people, that overbooked Columbia street in last couple of years. As a young family we feel less safe than before. I would like to see that we fix things that we have and then we make new plans. If we are bringing thousands of people to New West then start building new schools and emergency care. Thank you

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 82

Login: Unverified

Responded At: Sep 25, 2024 09:31:43 am

Last Seen: Sep 25, 2024 09:31:43 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

not answered

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 83

Login: Unverified

Responded At: Sep 26, 2024 09:03:40 am

Last Seen: Sep 26, 2024 09:03:40 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Huge concerns about: > lack of free or any parking already for residents of the area > traffic is already horrendous in this area - even without the temporary patullo bridge pattern changes > 8 buildings is a greedy # of buildings to build in that small footprint. MAYBE 4. Leave some breathing room in an already dense area. > are any seismic warranties being provided to the buildings adjacent to the project? > why isn't the building at 98 tenth st being offered a buy out and worked into the project?

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 84

Login: Unverified

Responded At: Sep 26, 2024 11:52:40 am

Last Seen: Sep 26, 2024 11:52:40 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

New West desperately needs new rental housing and areas where we can host community events. I sure hope the politicians don't get in the way of this amazing new development.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 85

Login: Unverified

Responded At: Sep 26, 2024 18:04:42 pm

Last Seen: Sep 26, 2024 18:04:42 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Comments on New Westminster's Draft Policy Statement re Columbia Square Development, Sep 2024 First, congratulations to those responsible for New Westminster's (the "City's") Draft Columbia Square Policy Statement (the "Statement") in response to the Columbia Square owner's (the "Applicant's") request for rezoning and building permits. Much thought and work went into the Statement, and many important concepts were considered. Among these were provisions for transportation demand management (Policy 3.7.6) and for public spaces to include First Peoples' cultural elements (2.1.3 and 3.1), bike and micro-mobility options (2.1 and 3.7.3), rest areas, public washrooms, and room for pets (3.6.3). Suggestions: A dog park would spare the plantings in both the new project and the surrounding neighbourhood. The focus on environmental action is commendable, e.g., emphasizing electric vehicles and de-emphasizing parking (3.7) and at 3.10.4, re-using grey water. Placing cars and parking low in the transportation hierarchy may ameliorate traffic problems, but free permit parking for residents of nearby streets should be considered so as not to shift the burden to them. Affordable Housing: I have been opposed to the Applicant's proposal, mainly due to increased traffic congestion at the western entrance to downtown and the failure to include affordable housing. However, construction will likely go ahead, and if most of the Statement drafters' suggestions for actions to be "considered" or "explored" came to fruition, the project would have much to recommend it. Nowhere is that more vital than regarding affordable housing. The City seems prepared to accept money in lieu (the density bonus). Apparently the developer considers it financially preferable to pay this penalty rather than provide badly-needed affordable housing. This suggests that the City is willing to accept the less financially-favourable option. There is also a shortage of land that the City could use for affordable housing, so if not in Columbia Square it will not be built soon. According to bchousing.org, "affordable housing is housing with rent equal to, or lower than, average rates in the private market," in contrast to "low-cost housing." The developer's refusal to supply some housing at or just slightly below market rent seems unreasonable. When and where will this desperately-needed housing become available if not here and now, when an owner/developer is obviously eager to build? At this point, the City has the upper hand. Suggestion: Ideally the City would push harder for the Applicant to supply affordable housing. The alternative affordable housing actions proposed in Statement 3.3 at Policy 2 sound promising, but so far are only to be "considered" and "explored." If these or similar projects are to happen, they should be a condition of the rezoning and building permit. Otherwise they are unlikely to materialize given the Applicant's reluctance. Disturbance: In the introduction to New Westminster's "comment" site, readers learn that the project will likely take up to 20 years to complete. This means a generation of people who live in or near this project will have to live with the results of these negotiations. Many people in existing neighbouring condo projects are aging "baby-boomers," still the second-largest cohort in our country. Unless driven from their homes, they will likely be enduring the disturbance of the construction phase of this project for the rest of their lives, including the noise, dust and traffic congestion. The clause requiring that the Applicant/developer "minimize" disturbance suggested at Statement 3.11 may have little effect. It is nebulous. Exactly how and how much does the developer plan to minimize? Suggestion: "Minimize" should always be defined, in this instance perhaps including maximum decibel levels and actual mitigation plans, including but not limited to hours of work. This and other obligations should be spelled out in legal documents drawn with care by an experienced solicitor. At 3.11, there are important provisions for traffic and other "Servicing" agreements between the Applicant and the City, including water management studies. For example, there is a strong mandate that "Pumping of groundwater into the City Storm Sewer System will not be permitted." Such firm language is appreciated where public spending is affected. Suggestion: Equally firm language is needed in legal agreements between City and Applicant to allow for affordable housing and other social projects and to protect quality of life of both future Columbia Square residents and their neighbours. Thank you for considering my comments and suggestions.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 86

Login: Registered

Responded At: Sep 27, 2024 08:14:54 am

Last Seen: Sep 27, 2024 14:58:27 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I am not in support of covering the entire property in concrete as is typical of current construction approaches due to its long term environmental impacts. It reduces drainage and impedes the growth of trees of tall health trees. It increase overland flooding which has occurred a few times since we moved to Quayside Drive. It increases heat gain. I would prefer higher towers with smaller footprints and permeable land around them. I am greatly concerned at the potential for damaging foundations of nearby buildings and want assurance from the city that they will ensure any damage to nearby properties is fully remediate and housing is provided in the neighbourhood for any impacted parties while repairs are made. The 2 towers built at the foot of Begbie on the river have caused such damage to some of the nearby buildings. I am greatly concerned about the lack of public infrastructure in the surrounding are including permeable parkland, community centres, schools, sufficient road and parking spaces, libraries, etc. I feel such towers must be built with more parking than was standard for buildings such as those on Quayside that were built over 30 years ago. The Quayside neighborhood is an excellent example of housing built near a skytrain station where there still is a constant demand for additional parking. We have lived in a 3 tower strata there for over 9 years, there is always someone looking for a parking space. Given the federal government wants everyone to drive electric vehicles in the future and provides incentives to support this switch, won't this more likely lead to the same demand for parking or greater due to population growth rather than less? Skytrain has been our main mode of transit for the 9 years we have lived at Quayside. It is over capacity requiring us to wait 1 or 2 trains at many different times of day especially for trains coming from Surrey. We are seniors, one of us with a on-visible disability that requires a seat. The seats are nearly always full and people are unwilling to give them up assuming you can even get on the train. Meanwhile, the Surrey/Expo line is being extended to Langley and apartments towers nearby many stations along this route. Has anyone assessed the impact on capacity and the new design of fewer seats on those that need them? This proposed project at 88 Tenth St will impact capacity at New West Station further. What is the plan to address it? Will the proposed design of the units meet the needs of those requiring somewhere to live eg be big enough for families, provide spaces for children to play, etc?

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 87

Login: Unverified

Responded At: Sep 27, 2024 14:52:00 pm

Last Seen: Sep 27, 2024 14:52:00 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Building 3,800 new housing units to the small triangle that now houses Columbia Square would add an unmanageable number of resident vehicles to an already frequently congested area in New West. New West is already a congested hub for commercial and commuter traffic to and from Surry, Burnaby, and the Tri-cities. Rush hour on Royal Avenue, Front Street, and Stewardson Way already seems to run all day. The roads around Columbia Square are already very busy and upon completion the new bridge to Surry will very likely increase the number of cars passing through this choke point. How would the new residents get their vehicles in and out of their buildings – how would they get to and from home amid what is already an all-day traffic crush. Who would buy a home in such a heavily congested area? Add to this the traffic to and from the proposed retail shops, presumably including retaining the very popular grocery store, and the already busy retail area may become too busy for local residents (who now comprise the retail clientele) of Columbia Square to bother with. There should be an effort to retain existing view corridors for current residents of surrounding buildings. There are many residents in existing condo buildings around the proposed development site who have excellent views from their units, including of the Fraser River and on out to Vancouver Island to the west. These views add to the property value of the existing condo units. And those in existing towers in Downtown New West and along the Quay would lose their views of the mountains to the North. These views enjoyed by current residents in the area would be seriously impacted, if not obliterated, by the addition of the proposed eight tall towers to Columbia square, topping out at from 34 to 50 floors. In summary, I think the proposal, as it now exists, appears shortsighted, as it does seem to be looking realistically at the traffic congestion that will result from adding 3,800 homes to such a small area. I think this number of units, and the heights of the planned towers should be cut in half – to 1900 units in towers no higher than 25 floors. More information is needed on the proposed mix of 1, 2, and 3 bedroom condos. There should be a viable mix of condo sizes and livable square-footage for individuals and families, along with daycare facilities, and presumably a public school, and safe pedestrian pathways to and from the school for the children, play areas, etc. Public park areas would also be needed (green space) for the new residents.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 88

Login: Unverified

Responded At: Sep 27, 2024 14:59:42 pm

Last Seen: Sep 27, 2024 14:59:42 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

The total number of homes (3,880 homes, 7,000 residents) is too high for such a small area. Traffic in this corner of downtown is already very heavy with a daily gridlock in the area due to the volume of cars passing through during rush hour. The addition of up to 3,000 residents with cars will only cause greater slowdowns in traffic and increase the danger from frustrated drivers. Pedestrian crossings on Royal and Tenth are becoming increasingly dangerous due to cars and trucks stopping in the cross walks and rushing into the intersections when the light changes. The back streets (including those near the school) are also seeing heavier traffic as drivers try to find a way around the gridlock. It is also increasing difficult to get to the businesses in Columbia Square due to traffic volume. Traffic through the area will only increase when the new Pattullo Bridge is completed. I recommend lowering the number of residences to reduce the impact on local traffic. The total number and height of the towers is too great. With 8, 30 to 40 storey towers on this one property, the buildings will create a 30 to 40 storey wall that will block all views and much of the light from the surrounding businesses, houses, and towers (few exceeding 20 stories in height). I recommend lower and/or fewer towers on the property.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 89

Login: Unverified

Responded At: Sep 27, 2024 15:08:45 pm

Last Seen: Sep 27, 2024 15:08:45 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

As a business owner and resident in New Westminster i believe the project will bring much needed revitalization to retail and employment spaces. It will also bring much needed infrastructure upgrades and is positive for the community.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 90

Login: Unverified

Responded At: Sep 27, 2024 15:57:32 pm

Last Seen: Sep 27, 2024 15:57:32 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

High density is important but also we must include the valuable retail stores and parking that will be gone. The type of retail is also critical, including grocery stores, office, restaurants, and pharmacy. Being a transit community is necessary but not having enough parking will also deter visitors from coming to the area as well.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 91

Login: Registered

Responded At: Sep 27, 2024 16:38:16 pm

Last Seen: Sep 27, 2024 23:52:14 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

While I am pleased that there is designated, much-needed space for daycare (does this include before & after daycare for school aged kids as well as daycare for pre-school aged children?), I have a major concern that the City's request for developer to include a viable plan for a new school is not included in the proposal. Our current schools are past capacity now and the (under) estimated 7000 residents will substantially increase the demand for student spaces. I have not seen City "instructions" for necessary low-income residences or accessible housing in this project; this is not acceptable and I expect that such spaces will be required in the Master Plan. The traffic in the area is already very congested, so this will only worsen with this high-density project. While I am pleased that green space is included in the proposal (which looks mostly for sitting), what is really needed is designated space for children and youth to be physically active, such as: tennis courts, skate board/bike park, playground.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 92

Login: Registered

Responded At: Sep 28, 2024 11:51:54 am

Last Seen: Sep 28, 2024 18:34:09 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

residents in Brow of the hill use Columbia Square as a retail and social hub. Due to the hill, private car transport is a necessity so adequate parking for shopping must be provided on site. I have no idea what folks will do for shopping , medical, etc while the site is being redeveloped. The retail and facilities in the skytrain station complex are limited beyond the Safeway store so folks in the neighbourhood will be forced to travel uptown to the 6th and 6th area for shops and services . You may plan to reduce the presence of cars in the project, but by how much ?I don't know anyone in the area , including the towers around the skytrain, that can live entirely car free . I live in a highrise between Queens and Royal on tenth and only 2% of our residents are carless. How can we possibly provide the needed infrastructure for this development. Schools ? The roads are already plugged during rush hour. Royal Ave and Stewardson are noise tunnels for vehicles with illegal exhausts and this project will just make it worse. I'm not going to comment on how these towers are going to block views of the river for anyone north and east of the location. While I recognise that the City has limited ability to control development and the Province is crazed about increasing housing availability.. by the time these are built there will be very few affordable housing units here . Please force the developers to be practical ...

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 93

Login: Unverified

Responded At: Sep 29, 2024 16:03:28 pm

Last Seen: Sep 29, 2024 16:03:28 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

not answered

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 94

Login: Unverified

Responded At: Sep 29, 2024 16:12:24 pm

Last Seen: Sep 29, 2024 16:12:24 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

My husband and I have lived in new Westminster for the last 50 years and we are very excited about this new project we feel it will bring new vitalization to the Columbia area which is very much needed. We are very much in favour of this project

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away



Respondent No: 95

Login: Unverified

Responded At: Sep 29, 2024 20:25:20 pm

Last Seen: Sep 29, 2024 20:25:20 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

My main concerns are: 1. The (too) high density of the site development. 8 high rise buildings are an impressive number (density wise) and the existing infrastructure (streets, transportation, shops) doesn't seem to have the capacity or potential to support such number of new residents. Also, 8 high rise buildings on this lot would not leave any space for pedestrians, green spaces for community use, etc. 2. As a resident of the existing building at 98 Tenth st I am very concerned with the short distances between the proposed new buildings locations and our building shown on the plans and designs at this stage. The distance shown on the initial designs is very short and if actually implemented would shield off all view for our building as well as create privacy issues (we will be looking directly at the windows of the proposed buildings D and E, and they would be looking at ours, short distance).

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 96

Login: Unverified

Responded At: Sep 30, 2024 12:32:02 pm

Last Seen: Sep 30, 2024 12:32:02 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Everything I rely on, the vet, the clinic, the bank, the grocery store. Everything is there. So I'm not happy about this, But I'm most concerned about are the employees at the grocery store my age or older, they are near retirement age and no one is going to hire them. What is being done for these people?

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 97

Login: Unverified

Responded At: Sep 30, 2024 13:26:13 pm

Last Seen: Sep 30, 2024 13:26:13 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

My wife and I live in the same square as the proposed construction project and are very concerned about how it would impact our personal living space that we already enjoy including our peaceful view of the river. One issue is to do with the over densification of our local population. With so many other building projects in the immediate area now complete with several more on the go, there is a significant lack of other important kinds of infrastructure to support it. For example, there is a lack of sufficiently-sized roads, for getting into and out of New Westminster during peak hours, which is already a colossal nightmare. Also, there is an "already" over-crowded and relatively small skytrain station that from what I observe from my window every week-day-morning is already packed to the brim train after train. Another issue is that with so many tall buildings in a 9.0 earthquake susceptible area made mostly of silt, there is no place of refuge from spraying glass and falling debris which developers know will occur at some point. While on the point about earthquakes, we are also lacking a sufficient number of safe asbestos-free schools and hospitals that are in far greater need of attention with severe over-crowding. Schools are now having to resort to using, not just portables, but also cafeterias as classrooms with staggered schedules. Developers are also making all of their newer units uncomfortable because of the way square footage is divided up into tiny rooms that make it impossible do anything studio related or to have a family. If congested living space, narrow roads, overcrowded schools and hospitals, as well as over immigration in the expensive Greater Vancouver area are not considered top-of-mind by developers and local governments, it brings to question just how these units are "actually" being sold and to whom. Perhaps, these new units are merely walk-in safety deposit boxes for foreign markets (people who are not here and, therefore, do not need roads). This dynamic also brings to question the kinds of tax incentives there must be for local governments to perpetuate this self-eating monster. Every party (Green, NDP, Conservative) seems to want to irresponsibly push immigration and development despite it potentially creating a disastrous bubble in our local economy. This would be unfair to both locals and people moving here! Please leave us in peace! WE VOTE PLEASE ABSOLUTELY NO!!!

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 98

Login: Unverified

Responded At: Sep 30, 2024 13:34:03 pm

Last Seen: Sep 30, 2024 13:34:03 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

My husband and I live in the same square as the proposed construction project and are very concerned about how it would impact our personal living space that we already enjoy including our peaceful view of the river. One issue is to do with the over densification of our local population. With so many other building projects in the immediate area now complete with several more on the go, there is a significant lack of other important kinds of infrastructure to support it. For example, there is a lack of sufficiently-sized roads, for getting into and out of New Westminster during peak hours, which is already a colossal nightmare. Also, there is an "already" over-crowded and relatively small skytrain station that from what I observe from my window every week-day-morning is already packed to the brim train after train. Another issue is that with so many tall buildings in a 9.0 earthquake susceptible area made mostly of silt, there is no place of refuge from spraying glass and falling debris which developers know will occur at some point. While on the point about earthquakes, we are also lacking a sufficient number of safe asbestos-free schools and hospitals that are in far greater need of attention with severe over-crowding. Schools are now having to resort to using, not just portables, but also cafeterias as classrooms with staggered schedules. Developers are also making all of their newer units uncomfortable because of the way square footage is divided up into tiny rooms that make it impossible do anything studio related or to have a family. If congested living space, narrow roads, overcrowded schools and hospitals, as well as over immigration in the expensive Greater Vancouver area are not considered top-of-mind by developers and local governments, it brings to question just how these units are "actually" being sold and to whom. Perhaps, these new units are merely walk-in safety deposit boxes for foreign markets (people who are not here and, therefore, do not need roads). This dynamic also brings to question the kinds of tax incentives there must be for local governments to perpetuate this self-eating monster. Every party (Green, NDP, Conservative) seems to want to irresponsibly push immigration and development despite it potentially creating a disastrous bubble in our local economy. This would be unfair to both locals and people moving here! Please leave us in peace! WE VOTE ABSOLUTELY NOT—NO!!!

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 99

Login: Unverified

Responded At: Sep 30, 2024 16:00:56 pm

Last Seen: Sep 30, 2024 16:00:56 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

I live at 98 tenth st which overlooks the beautiful plaza. I love living close to shops and restaurants and overlooking a beautiful view of the river. This project would greatly disrupt our daily lives with really young children, the volume of construction would be too much to tolerate. It would also lower the value of our property which overlooks the Fraser River. I want to keep looking at the river and not into someone else's living room. I understand the needs for more housing but with so many other high rises going up around us, it's nice to have variety of low and high but this project would create a major cluster of high rises in such a small area. I love the plaza just the way it is, it suits all our needs. This project would force us to move and we would have to eat our losses as a result. Please keep the plaza the way it is!

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 100

Login: Unverified

Responded At: Sep 30, 2024 17:29:41 pm

Last Seen: Sep 30, 2024 17:29:41 pm

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square). The proposal that the project take 20 years is unacceptable. The noise and disruption resulting from such a protracted project would be unbearable for local residents (the constant banging while putting down pylons will be 'crazy making' to say the least . I don't see how a project that takes that long will help housing shortages for the present. I have a major concern that the City's request for developer to include a viable plan for a new school is not included in the proposal Our current schools are past capacity now and the (under) estimated 7000 residents will substantially increase the demand for student spaces. I have not seen City "instructions" for necessary low-income residences or accessible housing in this project; this is unacceptable, and I expect that such spaces will be required in the Master Plan. The traffic in the area is already very congested, so this will only worsen with this high-density project. While I am pleased that green space is included in the proposal (which looks mostly for sitting), what is really needed is designated space for children and youth to be physically active, such as: tennis courts, playgrounds, etc. There has been no discussion as to how 7000 plus new residents will also impact hospital services. It is already overtaxed.

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the immediate vicinity (within 1-3 blocks)



Respondent No: 101

Login: Registered

Responded At: Sep 30, 2024 19:07:42 pm

Last Seen: Oct 01, 2024 00:58:59 am

Q1. Please share any feedback you have on the draft Policy Statement or the proposed form of development for the site at 88 Tenth St (Columbia Square).

The developer's literature states that the site (once on the shore of the Fraser River) is the location of an early indigenous settlement ..and I ask if archeological digs will occur to determine the extent of historical 1st Nations artifacts being present...before any development approvals are given by council? Once upon a time i read of a large "toxic blob" flowing downhill (beneath the surface) from the old coal tar gas plant on 12th Street .. and I wonder if that toxic blob is effecting the development/excavation of the Columbia Square project? City tower separation policy allows towers to be about 100 feet apart and I wonder if tower separation for this project's towers can be a lot wider ... as the proposed towers are much bigger and taller than the smaller towers elsewhere ...and will appear packed in under the current tower separation policies? Are the developer's pictures and diagrams accurate to scale in terns of showing tower separation...as the pictures show the towers a nice distance apart from each other. is it possible that more towers (than the 8 proposed) and higher towers may occur over time after the zoning bylaw is passed by council? Will the proposed Master Plan be shown to the public for feedback before the zoning bylaw and Master Plan is given 4th reading by council? Are the podiums included in the FSR calculations or exempt because they will be the parkades? Are the proposed tower heights in addition to the heights of the podiums? When will the proposed central public plaza be available for public use...at the end of Stage 3 in 15 years? The latest documents show a significant loss of retail space from the current usage...while I remember an earlier promise that there would be no loss of retail square footage...or do I have it wrong?

Q2. OPTIONAL: What is your connection to the proposed project?

I live in the area but further than 3 blocks away

Mike Watson

From: External-Dev Feedback
Sent: Wednesday, October 2, 2024 3:04 PM
To: Mike Watson
Subject: FW: [EXTERNAL] REZ00239

From: S.22(1)
Sent: Friday, September 27, 2024 1:12 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] REZ00239

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

I'm firmly against any development that I've seen proposed for the 88-Tenth Street site. From what I've seen from previous projects is a total lack of planning and has removed 50% access (and the main one I used) to my building. Now when Royal is blocked (happens frequently) I have to drive through Columbia Square to get to my home. I'm sure what you have planned for the Columbia Square site will make driving even more difficult.

You also need to address the need for cars in this city and the ease of flow. Building anything without adequate parking will only cause havoc for me and all New West people who are trying to live in this area

Please do not allow this rezoning.

S.22(1)

Mike Watson

From: External-Dev Feedback
Sent: Wednesday, October 2, 2024 3:04 PM
To: Mike Watson
Subject: FW: columbia square

From: S.22(1)
Sent: Tuesday, October 1, 2024 1:50 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] columbia square

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

I noticed on the signboards for the rezoning application by Edgar Developments for the Columbia Square project that [REDACTED] (98 Tenth Street) is shown as part of the rezoning. Edgar does not own S.22(1) and cannot rezone the property. Can someone confirm that Plaza Pointe is not part of the rezoning and have the signboards amended immediately. Thank you. S.22(1)

Mike Watson

From: External-Dev Feedback
Sent: Wednesday, September 18, 2024 9:59 AM
To: S.22(1)
Subject: RE: [EXTERNAL] 88 Tenth St

Thank you for providing your feedback. It will be summarized and provided in a report to Council for their consideration.

Planning Division
604 527 4532 | devfeedback@newwestcity.ca

 City of New Westminster | Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

We recognise and respect that New Westminster is on the unceded and unsundered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

From: S.22(1)
Sent: Sunday, September 8, 2024 8:17 AM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] 88 Tenth St

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I want to voice my concerns about the size and scope of this project. As a teacher in New Westminster I know how overcrowded the schools are and how long it takes to build new schools, especially in a city with very little land available.

I also know how busy Royal Columbian Hospital is and how difficult it is to find a family doctor.

Our streets are already too busy, as are Skytrain and buses. Living at S.22(1) I have experienced the parking challenges and frustrations.

I know you are being pressured by the provincial government to build more housing, but to bring this many more people into an area that does not have the infrastructure, in my opinion, is extremely irresponsible.

Thank you,
S.22(1)

Mike Watson

From: External-Dev Feedback
Sent: Wednesday, September 18, 2024 10:00 AM
To: S.22(1)
Subject: RE: [EXTERNAL] Against the Proposed Rezoning of 88 Tenth Street

Thank you for providing your feedback. It will be summarized and provided in a report to Council for their consideration.

Planning Division
604 527 4532 | devfeedback@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9 www.newwestcity.ca

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

From: S.22(1)
Sent: Tuesday, September 10, 2024 11:48 AM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] Against the Proposed Rezoning of 88 Tenth Street

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

Concerning the proposed application for 88th Tenth Street(Columbia Square) I am very much against it. This area is already crowded and the traffic heavy, with this new proposal the area would become even more overcrowded and even more of a concrete jungle and a most unhappy place to be. Please leave this area with its shops and breathing space as it is.

Yours sincerely,
S.22(1)
Sent from my iPad

Mike Watson

From: External-Dev Feedback
Sent: Wednesday, September 18, 2024 10:01 AM
To: S.22(1)
Subject: RE: [EXTERNAL] Columbia square redevelopment

Thank you for providing your feedback. It will be summarized and provided in a report to Council for their consideration.

Planning Division
604 527 4532 | devfeedback@newwestcity.ca

🏛️ City of New Westminster | Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: S.22(1)
Sent: Tuesday, September 10, 2024 6:49 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] Columbia square redevelopment

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

As your online webpage does not appear to be functional, I am forwarding my thoughts on the proposed change.

I have lived at the Quay since S.22(1). Since that time I have watched numerous high rises spring up all around me. I have put up with the noise, the inconvenience of blocked roads, the dirt that accumulates on my patio and my loss of view.

Columbia square is where many from the Quay shop and eat in a development that is less than 40 years old. It is well utilized.

My concern is where is the infrastructure in place to accommodate the destruction of the square to put in several new high rises? Our schools are at over capacity, our hospital is overrun, our streets are a disgrace, and now there is a proposal to add to already lacking facilities.

Please reconsider the folly of adding to the already over populated area. If there is a thought on how to proceed it should be NO WAY!

S.22(1)

Mike Watson

From: External-Dev Feedback
Sent: Wednesday, September 18, 2024 9:58 AM
To: S.22(1)
Subject: RE: [EXTERNAL] More damn Condos and congestion

Thank you for providing your feedback. It will be summarized and provided in a report to Council for their consideration.

Planning Division
604 527 4532 | devfeedback@newwestcity.ca

City of New Westminster | Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9 www.newwestcity.ca

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We received notification for a rezoning application for Columbia Square. Everyone in the area has known that this project would be going ahead but we thought we had some time to fight against this project since it was not going to happen for five years.

My spouse and I are 1000% against this ridiculous project and are so angry, pissed off and frustrated that this project is going ahead. . It is simply pure insanity and will be a disaster. There is simply no room. My spouse just told me she now has a headache after getting this notification. When the hell is the damn construction in our neighbourhood going to stop? Unbelievable that there will be 4000 more people in this area. Traffic congestion is a disaster and will be even a lot worse because of this project. Royal avenue for most of the day is a parking lot. Imagine what the traffic will be like with 4000 more cars on the road.

How many bloody towers are planned for this project; 10, 15, 20, 30? I understand since there is no longer any height restrictions that the towers will be 75 stories or higher; holy shit. This is absolutely horrible. Whoever planned this stupid project should be fired at the very least. This area is already so God damn crowded. The noise we have to put up with is off the charts. You have no idea how bad it is. This project will simply make New Westminster uninhabitable. The population explosion due to the mass immigration disaster created by Trudeau has caused the housing crisis, health care issues, traffic congestion and other problems. We are so fed up with all the construction, the noise and congestion in New West especially since 90% of all development is right in front of my balcony. Since I moved here 23 years ago there have been no less than 30 towers built right in front of my balcony door. I once had a view but that is gone and it was relatively quiet and congestion was tolerable. Now living here is a just a nightmare. The idiots at city hall built a dog park S.22(1) so for 16 hours a day we have to put up with loud, yappy mutts barking almost non stop which is what I am hearing right now. In addition there are morons with their loud high powered truck and cars with no muffler screaming up royal avenue every day and night; the sound is deafening. Also, in the morning and afternoon the squealing truck brakes give us a splitting headache.

Now if this project goes ahead we will have to endure another 10 years of construction noise, congestion and pollution. I cant tell you how much I hate the idea of this project going ahead. Our neighbours who are renting wanted to buy the unit they are living in. When they knew about this project they said they would not live here anymore. New West used to be a livable city now it is becoming a shit hole just like the rest of metro vancouver. Whats next; massive towers in Queens Park, Moody Park.? That would not surprise me.

For my spouse and I this is the last straw. I think we have no choice but to move to another city or another province because BC is no longer a good place to live. No question New West is the noisiest city in Canada and probably North America. We have had visitors stay with us from LA, Los Vegas, New York, Miami, Chicago and they all have had problems sleeping here because of the noise. They ask us how can we stand the noise. We said you get used to it but of course you never do. This was several years ago when it was not as noisy as now.

I am going to do whatever I can to try to stop this project. Enough is enough. Canada has to put a cap on how many people we allow to immigrate to Canada and put an end to the non stop building of condo after condo, after condo....

Mike Watson

From: External-Dev Feedback
Sent: Wednesday, September 18, 2024 10:00 AM
To: S.22(1)
Subject: RE: [EXTERNAL] REZ00239 - public consultation

Hi S.22(1)

Thank you for providing your feedback.

As this stage of the application, detailed development plans have not yet been developed and the number of proposed parking and loading spaces has not been determined however, the development is anticipated to be consistent with the parking and loading requirements within the Zoning Bylaw.

In regards to retail the development is expected to, at minimum, replace the existing retail floor area on site (11,350 square metres / 122,000 sq. ft.) within the new development throughout various phases of development (draft Columbia Square Policy Statement section 3.2.2, Policy 1). These retail spaces are anticipated to be arranged around a central plaza to help animate it and have it function as an important and special place for residents of Columbia Square and the surrounding community to gather, socialize and connect (draft Columbia Policy Statement section 3.6.1, Policy 1).

Your feedback will be summarized and provided in a report to Council for their consideration.

Planning Division

604 527 4532 | devfeedback@newwestcity.ca

 City of New Westminster | Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: S.22(1)
Sent: Monday, September 9, 2024 1:31 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Subject: [EXTERNAL] REZ00239 - public consultation

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As a property owner at S.22(1) 10th Ave, I would ask council, as well as the Planning and Development Division, that the new proposal allow for a substantial inclusion for commercial opportunities on the ground levels of

these towers. Hopefully the new towers will have enough commercial viability to replace the existing commercial services that currently exist at this plaza, as well as added commercial opportunities to accommodate the new residents of the proposed eight new towers.

I would also ask that careful consideration be given to adequate parking within this development, as now and in the future, transportation options will always be a big part of our lifestyle.

Finally, I am hopeful that a welcoming central plaza will be in the design mix so that owners and neighbours have the opportunity to mix and mingle and partake in the surrounding activities within this area, as there currently exists a railway corridor that makes it difficult to transition to the waterfront.

My thanks for your consideration of my comments towards this proposed new development.

S.22(1)

[Redacted]

[Redacted]

Mike Watson

From: External-Dev Feedback
Sent: Wednesday, September 18, 2024 10:01 AM
To: S.22(1)
Cc: S.22(1)
Subject: RE: Columbia Square Rezoning Application

Thank you for providing your feedback.

The idea of how this site could contribute to the City's Riverfront Vision and how connectivity to the riverfront could be improved has been part of initial discussions with the developer. Currently this item is not included in the draft Policy Statement for Columbia Square. Staff will consider revisions to the Policy Statement to incorporate some language in regards to contributions towards riverfront connectivity.

Planning Division
604 527 4532 | devfeedback@newwestcity.ca


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From: S.22(1)
Sent: Thursday, September 12, 2024 4:07 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Cc: S.22(1)
Subject: [EXTERNAL] Columbia Square Rezoning Application

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

Good afternoon,

My wife and I have lived on Quayside Drive for over  years and love the neighbourhood in spite of the train tracks. We frequent a number of the shops at Columbia Square on a regular basis including Save-On, the liquor store, Fabricland, Pharmasave and the TD Bank. If this proposal is going to go ahead, Translink will have to increase the number of Skytrains in peak times and/or increase the size of all stations to allow longer trains. I routinely ride Skytrain to downtown Vancouver and it is already regularly standing room only. Adding 3,800 new housing units is not going to improve that situation, particularly at the New Westminster Station which is already seeing a significant increase in passengers due to the new towers at the station itself, RiverSky and of course, the two new Pier West towers nearing completion.

One thing that I would be asking a developer hoping to build such a complex would be to contribute towards an elevated park over the train yard. This would significantly increase property values in the residential units in Phases 1 and 3 as well as for all of the condos currently on Quayside Drive. It would increase the tax base for property taxes while both reducing train noise and becoming a major draw for downtown New Westminster. There are multiple examples such as Millennium

Park in Chicago or Hudson Yards in New York. These two examples take it further with buildings over the rail yards but a relatively simple green space could be an example to cities across Canada of how to adapt existing rail yards into positives for the cities that have grown around them rather than the negatives that they are currently.

Here is one article on the idea of covering train yards with park space. There are many more available online.
<https://continuingeducation.bnpmmedia.com/courses/the-steel-institute-of-new-york/gaining-urban-space-platforms-over-rail-yards/#:~:text=To meet this growing need,new development in city centers.>

Sincerely,

S.22(1)