

Attachment #5

City-Led Consultation Summary & Applicant Response



29 October 2020 - 28 June 2023

805 Boyd Street

Be Heard New West City

Project: 805 Boyd Street (Queensborough Landing Shopping Centre)







Queesborough bridge is already too busy

Q2. (Optional) What is your postal code?

New Westminster, BC, S.22(1)

SmartCentres:

We understand that the City is currently developing a comprehensive Transportation Plan for the Queensborough Neighborhood to address and enhance the existing transportation network. This plan aims to identify and mitigate traffic congestion, particularly focusing on improving the flow of motor vehicles on current City roadways in Queensborough, including enhancing access to the Queensborough Bridge, which is under the jurisdiction of the provincial Ministry of Transportation and Infrastructure.

SmartCentres is not proposing an increase in the overall density of the existing retail and service space. Instead, we are seeking to diversify the permitted uses on-site to include businesses that will complement and enhance the current offerings. Our objective is to provide local residents with a broader range of shopping and service options conveniently located close to their homes and workplaces, thereby contributing to the community's convenience and reducing the need for longer commutes.



Restaurants, retail stores, groceries would Be great. Queensborough is getting bigger and the options to stay close should reflect that.

Q2. (Optional) What is your postal code?

not answered

SmartCentres:

Thank you for your feedback. We completely agree that as Queensborough continues to grow, it's important to provide local residents with more diverse and convenient options for dining, shopping, and services.

Our proposed zoning changes aim to do exactly that. By expanding the range of permitted uses at our shopping centre, we intend to introduce new retail stores and service options that will serve the needs of the community. This will not only offer greater convenience for residents but also help reduce travel times and support the local economy.

We appreciate your support and look forward to contributing to the vibrancy and accessibility of Queensborough.



Any idea to attract more traffic to this area and help other surrounding businesses is good. Something like Costco would be amazing. I think the outlet mall concept failed because it is like a hidden place, not everyone in Lower Mainland even knows about it and what we have in there. Why? Maybe some "Queensborough Shopping Center" direction signs along the road would help? We have none of that to capture passerby drivers' attention. When we cross the Queensborough Bridge, only Walmart sign catches our eyes. But who would think there is/was an outlet shopping mall next to a Walmart, to drive in and discover?

Q2. (Optional) What is your postal code?

New Westminster, BC, S.22(1)

SmartCentres:

Thank you for sharing your thoughts. We appreciate the feedback and understand the importance of increasing visibility and attracting more traffic to support both our shopping centre and surrounding businesses.

While we are currently focusing on diversifying the uses permitted within our existing space, we will consider your suggestions as we continue to develop and enhance the area. Improving signage and visibility could indeed play a crucial role in drawing more visitors and increasing awareness of the offerings in Queensborough.

We value your input and will take it into account as we move forward with our plans.



I support the uses which are required in order to help revitalize this long-standing and essential community shopping area.

Q2. (Optional) What is your postal code?

New Westminster, BC, S.22(1)

SmartCentres:

Thank you for your support. We appreciate your recognition of the importance of revitalizing this essential community shopping area.

Our goal is to enhance the shopping centre by introducing a variety of businesses that will meet the needs of our growing community. Your encouragement is invaluable as we work towards creating a vibrant and convenient hub for local residents.



Any of these potential uses seem reasonable. it would be good to see the revitalization of this shopping plaza rather than having so many empty buildings.

Q2. (Optional) What is your postal code?

New Westminster, BC, S.22(1)

SmartCentres:

Thank you for your support. We appreciate your recognition of the potential uses and the importance of revitalizing this shopping plaza.

Our aim is to introduce a variety of businesses that will breathe new life into the area and fill the currently empty buildings. Your encouragement is invaluable as we strive to create a vibrant and thriving hub for the community.



I believe that the change of land use to include the proposed types of business would be beneficial, however the main issue concerns the amount of traffics getting in and out of Queensborough and grid lock during rush hour. As seen with Brewery row in Port Moody, this area tends to get congested especially when the weather is nice and outdoor dining is possible. It is definitely much needed to revive Queensborough landing by including different types of business. My only concerns are traffic accessibility and transit especially if commercial schools are included as most will likely take transit.

Q2. (Optional) What is your postal code?

New Westminster, BC, S.22(1)

SmartCentres:

Thank you for your feedback.

We appreciate your support for the proposed changes to include a variety of businesses, which we believe will help revitalize Queensborough Landing.

We understand your concerns about traffic congestion and accessibility, especially during peak times and for those relying on transit.

While we are focusing on enhancing the shopping area, we are also mindful of the need for improved transportation infrastructure and we are confident that the ongoing development of the City's Transportation Plan for Queensborough will address these issues and help manage traffic flow more effectively.

Your insights are valuable as we work towards creating a balanced and accessible community hub



Respondent No: 7 Login: Registered
 Responded At:
 Jun 09, 2023 20:16:40 pm

 Last Seen:
 Jun 10, 2023 02:58:23 am

Q1. Please provide your comments on the proposed potential for new land uses at the Queensborough Landing Shopping Centre. (Note: Proposed new land uses include: amusement arcade, microbrewery, winery, and distillery, cottage brewery, trade and commercial schools, overnight animal boarding, delivery and express facilities, courier service, car washing establishment, retail stores - including the sale of used goods.)

Okay I've lived here in Queensborough S.22(1) . I have been there for the 'hay day's' and seen this place sadly go derelict. YES 1000% please bring in unique attractions to the area: amusement arcade, bowling, escape rooms, movies, literally anything that would be a long term staple that brings in people. PLEASEEEEEEEEEEE omg PLEASE Same with the winery/distillery/brewery: there is lots of space to create a really nice patio experience and lighting with the walkway on the water that has separation from the parking lot. Wish list: Bakery! Delivery: you kind of already have that with the post office. If you just make a warehouse package space, that doesn't bring in people to businesses, its another empty box. I once saw you guys were thinking of doing storage lockers there: for the love of all that is holy, please no. We've already got that now with 90% of the buildings empty. trade schools/educational spot: maybe like one? Animals: sure? Put it next to the kids daycare - one stop drop off ahah Car washing: perhaps it would be nicer to save the water... There's an auto detailing business right there across the street too. Used goods: I mean... you already have the value village right behind the Walmart. I'd rather not have more used goods. I don't see survival with the Walmart or the value village, and I don't think there's 'draw' to go to them. I'd really like to see the Roots store return, and more quality (like the places at the tswassen mills/airport)

Q2. (Optional) What is your postal code?

New Westminster, BC, S.22(1)

SmartCentres:

Thank you so much for sharing your thoughts and experiences. We truly appreciate hearing from long-time residents like you who have a deep connection to Queensborough. Your enthusiasm for unique attractions and quality businesses is exactly what we aim to achieve with our proposed changes.

We agree that bringing in diverse and engaging businesses, such as amusement arcades, bowling alleys, escape rooms, movie theaters, and even a winery or brewery with a beautiful patio experience, would significantly enhance the area and attract more visitors. Your suggestions are inspiring and align with our vision of revitalizing the shopping centre into a vibrant community hub.

We also understand the importance of maintaining the charm and functionality of the area while avoiding uses that might not add value. Rest assured, we are committed to making thoughtful decisions that will benefit the community and create a lively and inviting space for everyone.

Your passion and insights are invaluable as we move forward with our plans. Thank you again for your input and for being a dedicated member of the Queensborough community.



Respondent No: 8 Login: Registered
 Responded At:
 Jun 13, 2023 17:48:40 pm

 Last Seen:
 Jun 14, 2023 00:48:41 am

Q1. Please provide your comments on the proposed potential for new land uses at the Queensborough Landing Shopping Centre. (Note: Proposed new land uses include: amusement arcade, microbrewery, winery, and distillery, cottage brewery, trade and commercial schools, overnight animal boarding, delivery and express facilities, courier service, car washing establishment, retail stores - including the sale of used goods.)

I think it would be good to understand the expected success and viability of these businesses in the community. Many of the existing businesses seem to be struggling. Promotion of alcohol consumption should be cautioned given the known personal and communal health and social implications. Some form of 'compensation' for encouraging this should be implemented. If the goal is to attract more customers to the area then transportation should be a key consideration, especially given the Queensborough area already suffers from bad congestion. More healthy transportation modes (transit, walking, cycling, other non vehicle options) should be built/supported by the developer. Increasing the sites biodiversity, in area and species richness (e.g., native plants), should be a part of making the site better for non-human species and countering the climate implications of more construction and transportation. This could occur in existing unpaved areas, along surrounding edges (river, Boyd Ave, ditches, etc.), or in other areas within Queensborough.

Q2. (Optional) What is your postal code?

not answered

SmartCentres:

Thank you for your thoughtful feedback. We understand the importance of considering the viability and success of new businesses in the community, especially given the challenges faced by some existing establishments.

We appreciate your concerns about promoting alcohol consumption and its potential impacts. We will be mindful of these considerations as we explore various business options to ensure they align with community values and health priorities.

Transportation and accessibility are indeed crucial factors, particularly in an area already experiencing congestion. We support the idea of enhancing healthy transportation modes, such as transit, walking, and cycling, to create a more accessible and sustainable environment.

Your suggestions about increasing the site's biodiversity and incorporating native plants to support non-human species and address climate concerns are valuable.

Your input is greatly appreciated as we strive to create a vibrant, thriving, and environmentally conscious community hub.



Respondent No: 9 Login: Unverified
 Responded At:
 Jun 18, 2023 13:14:27 pm

 Last Seen:
 Jun 18, 2023 13:14:27 pm

Q1. Please provide your comments on the proposed potential for new land uses at the Queensborough Landing Shopping Centre. (Note: Proposed new land uses include: amusement arcade, microbrewery, winery, and distillery, cottage brewery, trade and commercial schools, overnight animal boarding, delivery and express facilities, courier service, car washing establishment, retail stores - including the sale of used goods.)

I fully support the proposed expansion of the use of the property at this location, especially if there are going to be more retail options. However, I do have a couple of concerns. First, I would hope the major retailers that are already there (ie: Gap, Calvin Klein, etc) also support the changes and don't decide to pull out. That would, in my mind, defeat the purpose. Second, please, please work with Translink to improve transit access to the shopping centre. S.22(1)

It is a long trek from the ONE closest bus stop just to get to the entrance and then another long hike across a massive desert (I mean parking lot) just to get there. I don't even want to talk about trying to make this journey in the winter! Having a shuttle bus traveling through the shopping centre would provide an option, especially for people with reduced mobility, and would also be a good way to address climate change going forward. Thank you for allowing citizens to comment on this proposal and good luck with your future plans for the area.

Q2. (Optional) What is your postal code?

not answered

SmartCentres:

Thank you for your supportive comments and valuable feedback. We understand your concerns about retaining major retailers and ensuring their continued support as we expand the use of the property. We are committed to creating an environment that benefits all existing and new businesses.

We also recognize the importance of improving transit access to the shopping centre. We are open to working closely with Translink and the City to explore options for enhancing public transportation to better serve our community.



Respondent No: 10 Login: Registered
 Responded At:
 Jun 21, 2023 10:57:46 am

 Last Seen:
 Jun 21, 2023 17:59:58 pm

Q1. Please provide your comments on the proposed potential for new land uses at the Queensborough Landing Shopping Centre. (Note: Proposed new land uses include: amusement arcade, microbrewery, winery, and distillery, cottage brewery, trade and commercial schools, overnight animal boarding, delivery and express facilities, courier service, car washing establishment, retail stores - including the sale of used goods.)

What transit is available and could the QtoQ ferry go there?

Q2. (Optional) What is your postal code?

not answered

SmartCentres:

There is a bus service that stops at the Hwy 91 offramp, from which it is approximately a 13-minute walk to reach the mall. This provides a convenient public transit option for those looking to access the shopping centre.



All good except car wash . idea to have shuttle bus to and from , due to bridge congestion ?.

Q2. (Optional) What is your postal code?

New Westminster, BC, S.22(1)

SmartCentres:

Thank you for your feedback. While we are unable to provide a shuttle bus service at this time, there is a bus service that stops at the Hwy 91 offramp, which is a 13-minute walk to the mall. This transit option helps mitigate some of the congestion concerns related to the bridge.



As a resident of the Queensborough neighbourhood, I very much support this application. I am looking forward to new businesses entering the community. The less trips over the bridge, the better.

Q2. (Optional) What is your postal code?

New Westminster, BC, S.22(1)

SmartCentres:

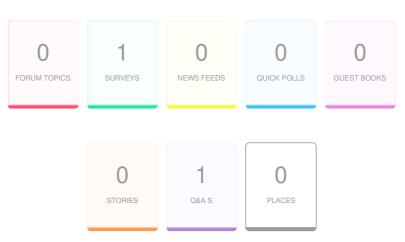
Thank you for your support. We appreciate your enthusiasm for new businesses coming to the community. Our goal is to provide more local options, reducing the need for trips over the bridge and enhancing convenience for Queensborough residents.

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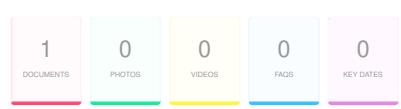
Aware Participants	1,164	Engaged Participants		18	
Aware Actions Performed	Participants	Engaged Actions Performed Registered Unverified		Anonymous	
Visited a Project or Tool Page	1,164				
Informed Participants	131	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	10	2	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	63	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	6	1	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	86	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	18				

ENGAGEMENT TOOLS SUMMARY



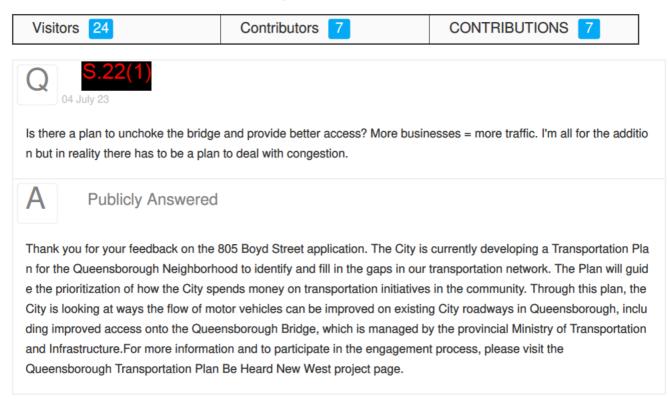
Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 805 Boyd Street	Published	24	6	1	0
Survey Tool	805 Boyd Street	Archived	29	10	2	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Council Report - May 29, 2023	63	103

Ask a Question about 805 Boyd Street



Ask a Question about 805 Boyd Street



Hi, There is no public transportation available at the mall. This creates difficulties to hire staff, as they can not comfort ably commute to work. Is there a plan to add bus stops on that side of the bridge?



Publicly Answered

Thank you for your question regarding the proposal for 805 Boyd Street. While the City does not directly deliver transit services, we have an ongoing working relationship with TransLink, and can make recommendations for future transit i mprovements. The City is also currently developing a Transportation Plan for the Queensborough neighborhood to id entify and fill in the gaps in our transportation network. In alignment with the City's Seven Bold Steps for Climate Actio n, strategies and recommendations in the Transportation Plan will help make walking, cycling, and transit in Queensborough more convenient and accessible for residents and visitors. For more information and to participate in the engagement process, please visit the Queensborough Transportation Plan Be Heard New West project page.

Ask a Question about 805 Boyd Street

Swing bridge

Redevelop the entire Queensborough landing to residential rental / strata towers and commercial retail businesses th at will bring more foot traffic to the shopping area. Build a covered all-weather glass enclosed walkway under or besid e the Queensborough bridge to the 22nd street skytrain. Cost to develop the bridge could be shared by Translink that is proposing to develop the 22nd street station. Foot traffic would also come to Queensborough Landing from the 22nd street development.

A

Privately Answered

Thank you for taking the time to provide feedback for the application at 805 Boyd Street. In terms of land uses, the Qu eensborough Community Plan currently designates the site as Queensborough Commercial (QB), which is intended t o allow retail, service, and office uses. The Queensborough Bridge is managed by the Province's Ministry of Transport ation and Infrastructure; however, the City has various Council-endorsed policy documents, such as the Master Trans portation Plan and the Seven Bold Steps for Climate Action, that focus on prioritizing sustainable transportation mode s. The City is also currently developing a Transportation Plan for the Queensborough neighborhood to identify and fill i n the gaps in our transportation network. In alignment with the City's Seven Bold Steps for Climate Action, strategies and recommendations in the Transportation Plan will help make walking, cycling, and taking transit in Queensborough more convenient and accessible for residents and visitors. For more information and to participate in the engagement process, please visit the Queensborough Transportation Plan's Be Heard New West project page.

Ask a Question about 805 Boyd Street



Why are there no speed bumps when entering Queensborough landing ?



Publicly Answered

Thank you for your question regarding the proposal at 805 Boyd Street. If referring to the vehicular entrances leading i nto Queensborough Landing, those road segments are located within private property and are not considered to be C ity rights-of-way. Consideration of requests for speed humps is typically for local City streets only. On a broader scale, the City is currently developing a Transportation Plan for the Queensborough neighborhood to identify and fill in the g aps in our transportation network. In alignment with the City's Seven Bold Steps for Climate Action, strategies and rec ommendations in the Transportation Plan will help make walking, cycling, and taking transit in Queensborough more c onvenient and accessible for residents and visitors. For more information and to participate in the engagement proces s, please visit the Queensborough Transportation Plan's Be Heard New West project page.



Α

October 23

How much EV charging will be needed to the development?

Privately Answered

Thank you for your inquiry. The proposed development does not currently have any spaces for electric vehicle (EV) c harging. The City is currently working on requirements for electric vehicle parking for non-residential land uses such a s the mini-storage proposed in this application. A report to Council on this work is expected in the coming weeks/mont hs. Staff will provide your feedback to the developer opportunities for EV charging as part of this proposal will be furth er discussed.

Ask a Question about 805 Boyd Street



Intersection of Howe Street and 97A coming in and going out from the residential side should be 3 lanes. One going s traight, one lane turning right and one lane turning left to ease the traffic flow. Also Queensboro Bridge needs repairs i mmediately and bridge should be expanded.



Privately Answered

Thank you. Your feedback has been received. Highway 91A and associated access infrastructure is the jurisdiction of the Ministry of Transportation and Infrastructure.



S.22(1) 27 February 24

Can we have an update on this project? Would LOVE for some new businesses to be added and to bring life back to t his mall with some distilleries or fun shopping places!!!!



Publicly Answered

Thank you for your question regarding the proposal for 805 Boyd Street. Staff are working on reviewing the application and this page will be updated once a date has been scheduled for the comprehensive report to Council an d Council consideration of the rezoning application.

ENGAGEMENT TOOL: SURVEY TOOL

805 Boyd Street

Visitors 29	Contributors 12	CONTRIBUTIONS 12
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No Graphs to show

Pro Tip:

The following types of questions are shown here as graphs. Dropdown Type Question Checkbox Type Question Radio Type Question Region Type Question Number Type Question

Text based responses are not shown in this report.