

Attachment 8
Overall Consultation Summary

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Applicant-led Consultation

Applicant-led consultation included an online survey, in-person and online open houses, and a project website. Residents within 100 metres of the project were notified of feedback opportunities. Six people attended the in-person open house, one person attended the virtual open house, and 16 survey responses were received. Common themes in survey feedback included support for the proposed tenure mix and different unit types, mixed feedback regarding proposed building heights, and concern regarding potential vehicle traffic impacts. Attachment 9 includes a description of the consultation process and all received feedback.

City-led Consultation

City-led consultation included a project website and online survey, published on Be Heard New West. Residents within 100 metres of the project were notified of the survey and 14 responses were received. Three respondents felt the development would fit somewhat well into the Downtown neighbourhood, 10 felt it would not fit well, and one was neutral. Concern was expressed regarding potential traffic and parking impacts, and building heights.

Staff note that the project is compliant with the OCP land use designation of Residential – Tower Apartment, and Council's strategic priority of locating more homes near transit. Additionally, while off-street parking cannot be required, the project's close proximity to rapid transit and cycling routes, and the applicant's Transportation Demand Management measures (see Attachment 5) are anticipated to encourage sustainable travel choices. All feedback received by the City is included in Attachment 11.

New Westminster Design Panel

The application was presented to the New Westminster Design Panel (the Panel) on December 10, 2024. After reviewing the proposal and providing comments, the Panel passed a motion of unanimous support (minutes in Attachment 10). The applicant's response to comments is included in Attachment 9.

Applicant Response and Revisions

The applicant has made the following changes to their proposal:

- Increased the number proposed long-term bicycle parking stalls above Zoning Bylaw requirements and added an on-site car share vehicle space to support sustainable transportation modes and reduce reliance on private vehicles;
- Revised the architectural expression of proposed townhouses to create a more successful public realm experience at the park interface; and,
- Committed to securing the pedestrian pathway between 65 First Street and 37 Wellington Crescent for public access.

Staff considers the above changes reasonable responses to community feedback. The applicant's response to feedback is included in Attachment 9.