

# Attachment 9 Applicant-led Consultation Summary and Response



November 26, 2024

Ms. Wendee Lang Development Planner II City of New Westminster, 511 Royal Ave., New Westminster, B.C. V3L1H9

By E-mail: wlang@newwestcity.ca

**Dear Wendee** 

RE: <u>65 First Street, Community Engagement Report on Proposed Rezoning and Development Permit for Kinnaird Place</u>

# **Executive Summary**

The proposed redevelopment of Kinnaird Place, a 61-unit strata-titled apartment building into a 633-unit housing project represents a significant transformation of the neighborhood. A comprehensive community engagement program was designed to ensure that local residents, stakeholders, and key community groups were informed, consulted, and had the opportunity to influence the planning and design of the project. This report outlines the community engagement efforts conducted, highlights key feedback from the community, and provides next steps for addressing concerns raised during the consultation process.

#### 1. Project Overview

- Current Property: Kinnaird Place, 61-unit strata-titled apartment building
- Redevelopment Proposal: 633-unit rental and market condo residential project
- Location: 65 First St., New Westminster.
- Neighborhood: New Westminster Downtown Residents Association
- Key Features:
  - 30 Affordable Housing Units
  - 299 Market Rental Units
  - 304 Market Condo Units
  - 15,000 sf Indoor/Outdoor Amenity Space
  - 473 Parking Spaces; 980 Bike Parking Spaces
  - Proximate to Albert Crescent Park



# 2. Objectives of Community Engagement

The objectives of the community engagement program were to:

- Provide clear, accessible information about the redevelopment project.
- Solicit feedback from residents and stakeholders on the design and impact of the project.
- Address concerns related to potential disruptions, affordability, and community impacts.
- Build trust and ensure the project is responsive to local needs.
- Incorporate community input into the final design and planning stages.

# 3. Community Engagement Activities

A multi-faceted engagement program was implemented to reach diverse community groups and ensure inclusive participation. Activities included:

# a. In-Person Public Open House and Virtual Information Sessions

- In-Person Public Open House: An in-person Open House held at Room N2217, Douglas College, 700 Royal Avenue, New Westminster from 5:30-7:30 on Tuesday November 12, 2024 introduced the project concept and encouraged community members to ask questions of the project architects, owner representative, and City of New Westminster planning staff representative in attendance. Beverages and cookies were offered.
- **Virtual Open House:** A second community engagement information session occurred virtually on Wednesday, November 13, 2024 from 5:00-7:00 pm where project architects, owner representatives and a City of New Westminster planner were in attendance to present the proposed design, answer questions and address concerns.
- Kinnaird Place Tenant Meeting: A third in-person open house was held exclusively for
  the tenants of Kinnaird Place on Monday, November 11 from 4:30-6:30, attended by
  owner representatives and the Kinnaird Place property manager, Gulf Pacific Properties.
  This meeting foremostly addressed tenant questions and concerns related to the project
  application impact to tenant residencies. Beverages and cookies were offered.

# b. Online Surveys & Virtual Platforms

 An online survey was distributed to collect input from residents who were unable to attend in-person meetings. The survey encouraged participants to provide broad



comments and viewpoints on the application in general, while asking a series of specific questions covered topics such as landscape design, affordable housing, access and implications to Albert Crescent Park, and building design.

#### c. New Westminster Downtown Residents Association

- An introduction to the rezoning and development permit application for Kinnaird Place
  was sent to the New Westminster Downtown Residents Association on October 30,
  2024. The information provided to the NWDRA included links to the project website, online survey, In-Person and Virtual Open House, notification flyer and link to the City's online engagement platform Be Heard New West.
- The NWDRA responded to the letter, acknowledging that the information had been received and would be disseminated through the organization as requested.

# d. Public Information Campaign

- On October 28, 2024 a hard-copy notification flyer was mailed to all households within 100m of Kinnaird Place from a mailing list provided by the City of New Westminster planning staff. The notification flyer provided a brief project overview, project rendering, map, links to the project website and on-line survey, In-Person and Virtual Open House date, location and time, contact information of applicant, and link to the City's online engagement platform Be Heard New West.
- A dedicated project website, <u>www.sixtyfivefirst.com</u>, which included project information, renderings, links to the notification flyer, on-line survey, in-person and virtual open house location, date and time, and linked to City engagement platform Be Heard New West was activated on October 29<sup>th</sup>, 2024. The website also included links to detailed project information including landscape plan, sample floor plan, and other project information also contained on Be Heard New West.

# e. Outreach Results:

- The hard copy notification flyer was mailed out to 540 households. 16 people
  participated in the on-line survey. 6 people attended the In-person Open House, while
  only one person attended the Virtual Open House.
- Of the 16 people that participated in the on-line survey, 14 participants live in the area, while 1 had a business near the project.



 A news article describing the project application appeared in the New West Record on Oct 24<sup>th</sup>: https://www.newwestrecord.ca/local-news/downtown-new-west-proposal-includes-31-and-35-storey-towers-and-a-tenant-relocation-plan-9707150

#### 4. Key Feedback & Themes

The community engagement process formally began on October 28, 2024 with the mailing of the notification flyer and website survey activated on that date. The In-Person Open House and Virtual Open House occurred two weeks later on November 12 and 13 respectively. The on-line survey remained active and was formally closed on November 22, 2024. The website and all information links, with exception of the on-line survey link, remain active.

The result of the community engagement process include responses to the survey questions and comments, and questions and comments brought forward during during the In-Person and Virtual Open House:

# a. Survey Questions: Are there elements of this proposed development you like?

- 37.5% of respondents agreed: I like the mixture of rental and condo with 30 units of affordable housing.
- 12.5% of respondents agreed: I feel like more people, around a lot of park and green space, will make the park more welcoming.
- 12.5% of respondents agreed: It is important that the proposal includes a mix of housing types, for different types of people, with a good number of larger unit types
- 0.0% of respondents agreed: I like the design of the tower and feel they compliment the new Patullo Bridge.

# b. Survey Questions: Are there elements of the proposed development that you believe could be improved?

- 40% of respondents agreed: I would like the landscape and lighting design to better support neighborhood walkability and security around Albert Crescent Park.
- 13.37% or respondents agreed: Given the proximity to Albert Crescent park, and new pedestrian and bike lanes, it would be great to see outdoor bike parking?
- 0.0% agreed: The colour pallet of the building could be improved.



#### c. Survey Respondent Comments:

- One member of the community expressed concerns about the increased density and its
  potential impact on local infrastructure, particularly traffic congestion, parking
  shortages, and strain on public services.
- One comment complimented the tasteful design and need for housing, particular affordable housing, within the community.
- Another comment asked rhetorically whether there was a response to the overpopulation before adding more housing projects to the community.
- One commenter stated: Think about neighborhoods, not only yourself.
- Another response, stated there are too many towers going up in this area and these two
  would be too tall.
- One commenter expressed concern about the lack of large roads in this area and that more cars would create traffic jams.
- One commenter expressed concerns related to the addition of 630 units to the area.
   Asking what plans and studies were undertaken to minimize impacts to parking, transit, traffic, schools, and expressed the view that less housing and particularly height would be preferred, while acknowledging the project would add units and help the housing crisis.
- Another commenter expressed concerns related to the view impact to Fraser House
  apartments located across First St from the subject property, and further commented
  on the potential loss of property value to these residents as a result of the proposed
  development.

# d. In-Person Open House: Questions and Comments—Nov 12, 2024

- A number of questions pertained to bike parking, with some expressing surprise at the quantity of bike parking and whether there was a risk of fire related to e-bikes.
- A typical question was around the total number of units and whether the units were all condo.
- Another participant asked questions primarily related to Albert Crescent Park and the access locations to the park.
- One commenter who lives behind the new Bosa project expressed the view that the Bosa project brought renewed life to the area. She still enjoyed partial views but benefitted from a more pleasing ground plane view, stating "I think its wonderful".



Another typical question asked how many floors.

# e. Response to In-Person Open House Questions by Project Team:

- All participants were asked to sign-in and provide an email address. Each participant was
  provided a hard copy of the notification flyer and encouraged to go on-line to register
  their opinions.
- Most questions were primarily informational with the project team providing the necessary information.

# f. Virtual Open House: Questions and Comments—Nov 13, 2024

- The virtual open house occurred on the following day, Wednesday November 13, and included the same project team members accompanied by one City of New Westminster planning staff member.
- While a detailed project presentation had been prepared for the virtual open house, there was only a single community participant of the virtual open house and that person was a resident of Kinnaird Place and had questions regarding their tenancy.
- This individual had been unable to attend the Tenant Open House which occurred on the evening of Monday November 11 and had questions related to the timeline for construction and when they would likely be required to move.

# g. Response to Virtual Open House Questions:

- To respond to this participant's question during the Virtual Open House, it was necessary to revisit the discussion which occurred during the Tenant Open House on November 11.
- The Tenant Open House on November 11 was intended to answer tenant questions resulting from the rezoning and development permit application. This meeting was well attended and occurred in the community space room within Kinnaird Place.
- The core message to tenants during the Tenant Open House was: 1. The process toward construction is a lengthy one and only begins with the approval of the rezoning and development permit application. The point at which construction becomes more likely is at the time an application for a building permit is made. Market conditions will impact the decision to build and at present market conditions for new construction are challenging. Given this timeline, it is important for residents to understand that no



decision has been made with regard to submitting a building permit application to the City of New Westminster following the rezoning and development permit application, should it be approved; 2. As the Landlord for Kinnaird Place, Merchant House Capital is dedicated to maintaining open, transparent and timely communication with all residents regarding potential impacts to their housing. Although the Landlord has entered into a housing agreement with the City of New Westminster which provides conditions for the termination of tenancies, Merchant House believes that by anticipating the process toward construction and communicating that information to tenants, we can provide more time for residents to find replacement housing, while also mitigating tenant stress to tenants by giving tenant's greater control of their circumstance. As such, Merchant House Capital made a commitment to the tenants during that meeting that it will keep tenants updated on all material decisions or information which would impact the timeline toward construction, most notably the application for a building permit.

• The participant then asked whether an eeded to check the website for updated information impacting a timeline toward construction. We responded that did not have to check the website. We would provide that information to seed along with the other tenants, as notices are regularly provided to tenants directly and posted in the building community room. If in doubt, could reach out to the resident manager and we would respond. It was noted that a letter to tenants would be sent out shortly summarizing the discussion from the November 11 meeting.

# **5. Recommendations for Addressing Feedback**

Based on the feedback received, the project team will engage with City of New Westminster Planning Staff to fully consider the community engagement process results and seek ways to provide greater clarity, understanding and project refinements that address community concerns.

#### 6. Conclusion

The community engagement process for the redevelopment project was successful in generating meaningful input from residents, businesses, and stakeholders. While concerns were raised, particularly regarding density, displacement, and traffic, the feedback has been invaluable in refining the project's design and ensuring it responds to community needs. The



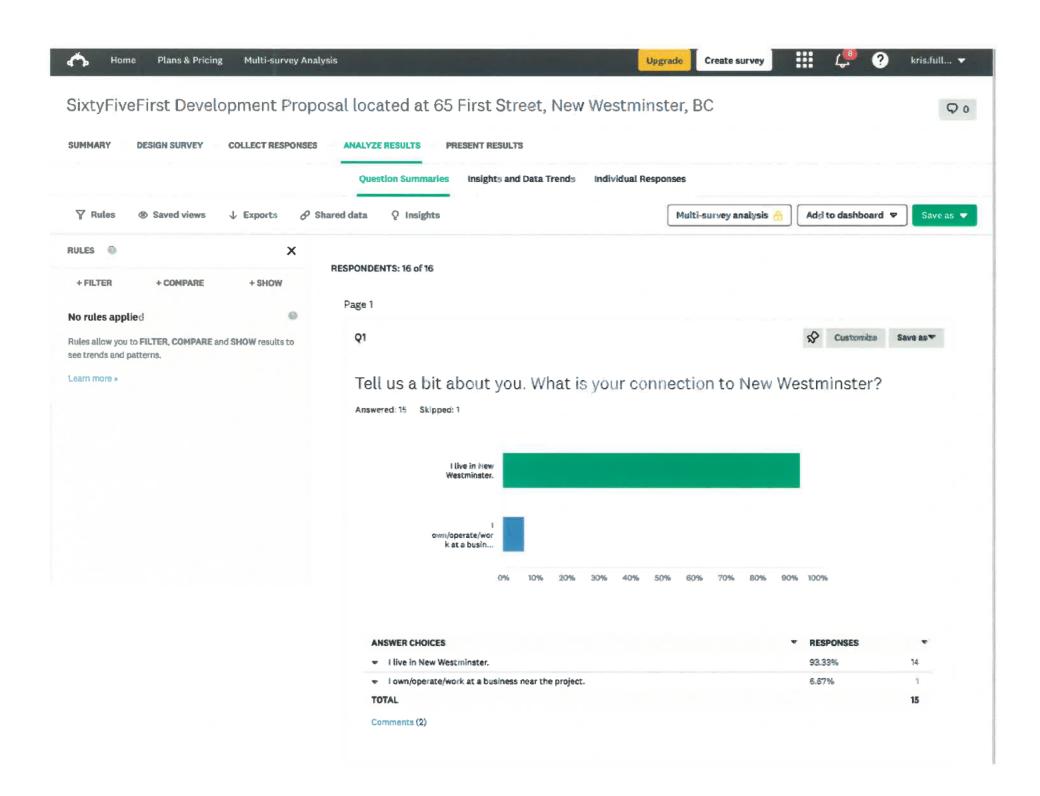
next steps will include incorporating these recommendations into the planning process, continuing dialogue with stakeholders, and preparing for formal approvals.

We will continue to foster open communication and transparency as the project moves forward, ensuring that the final redevelopment plan aligns with both community aspirations and city goals.

# Attachments:

- Summary of Survey Results
- Notification Flyer
- Downtown New Westminster Residents Association contact email
- Meeting Minutes from In-Person and Virtual Open house

Please let me know if further information or adjustments are needed for this report.

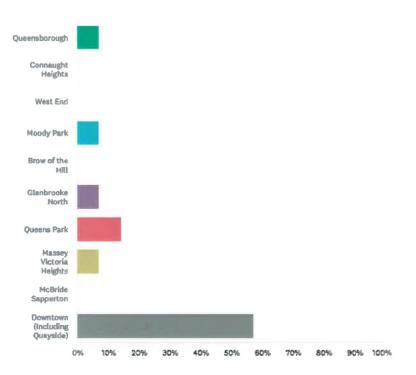


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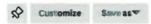
# If you live in New Westminster, what neighbourhood do you live in?

Answered: 14 Skipped: 2

Comments (5)

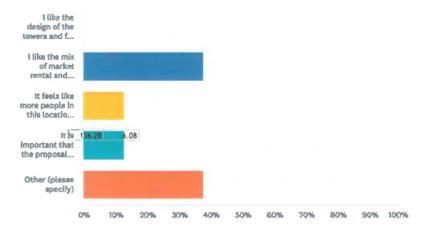


ANSWER CHOICES	▼ RESPONSES	
Queensborough	7.14%	1
Connaught Heights	0.00%	0
w West End	0.00%	0
<ul> <li>Moody Park</li> </ul>	7.14%	1
Brow of the Hill	0.00%	0
Glenbrooke North	7.14%	1
▼ Queens Park	14.29%	2
w Massey Victoria Heights	7.14%	1
▼ McBride Sapperton	0.00%	0
Downtown (Including Quayside)	57.14%	8
TOTAL		14



# Are there elements of this proposed development that you like?

#### Answered: 16 Skipped: 0

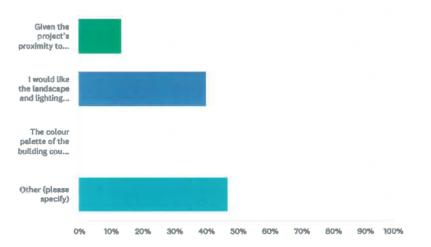


AN	SWER CHOICES	•	RESPON	SES T
w	I like the design of the towers and feel they compliment the Patullo Bridge.		0.00%	0
-	I like the mix of market rental and condo with 30 affordable housing units.		37.50%	6
*	It feels like more people in this location, around a lot of park and green space, is important and will make the park more welcoming.		12.50%	2
٠	It is important that the proposal includes a mix of different housing types, for different types of people, with a good number of larger unit types.		12.50%	2
•	Other (please specify) Response	18	37.50%	6
TO	TAL			16



Are there elements of the proposed development that you believe could be improved?

#### Answered: 15 Skipped: 1



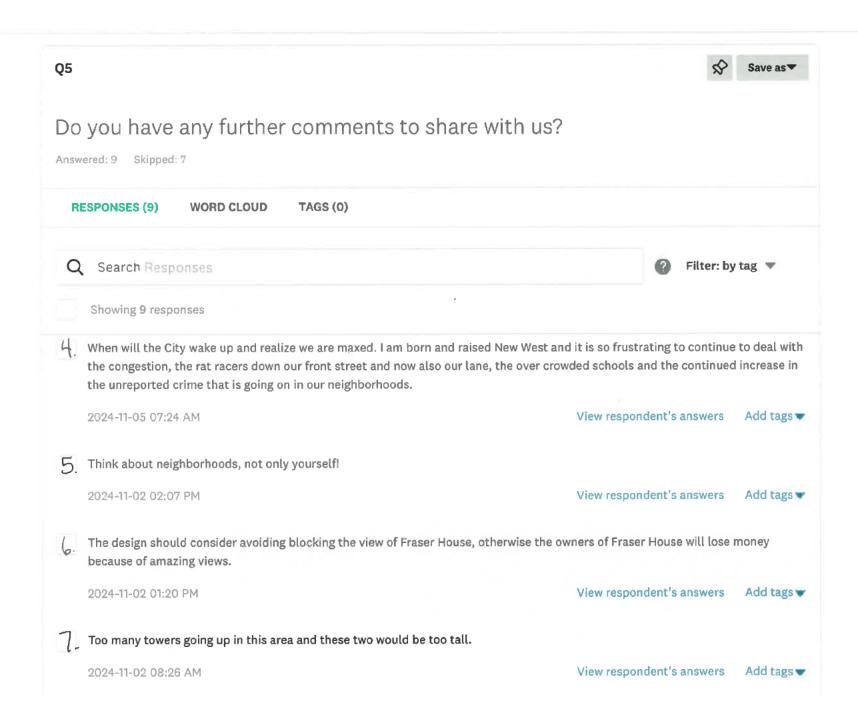
ANSWER CHOICES	▼ RESPON	SES T
<ul> <li>Given the project's proximity to Albert Crescent Park, and new pedestrian and bike lanes, it would be great to see outdoor bike parking.</li> </ul>	13.33%	2
<ul> <li>I would like the landscape and lighting design to better support neighbourhood walkability and security around Albert Crescent Park.</li> </ul>	40.00%	6
▼ The colour palette of the building could be improved.	0.00%	0
▼ Other (please specify) Responses	46.67%	7
TOTAL		15

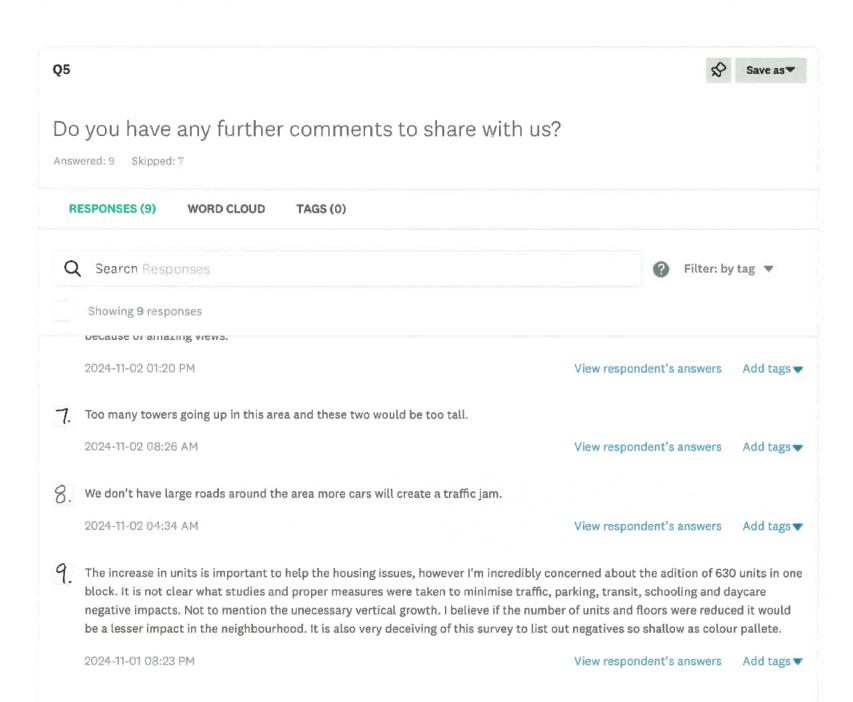
3 Are we going to even attempt to address the overpopulation issues our city is already facing before adding yet more?

2024-11-05 12:53 PM

View respondent's answers

Add tags >





I would like the landscape and lighting design to better support neighbourhood walkability and security around

# #1

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, October 30, 2024 12:55:54 PM Last Modified: Wednesday, October 30, 2024 12:59:37 PM

Time Spent: 00:03:42
IP Address: S22(1)

Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Queens Park

If you live in New Westminster, what neighbourhood do you live in?

Q3

I like the mix of market rental and condo with 30

Are there elements of this prepared development that your affordable housing units.

Are there elements of this proposed development that you like?

Q4

Are there elements of the proposed development that you

believe could be improved?

Albert Crescent Park.

Q5 Respondent skipped this question

#### COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, October 30, 2024 1:16:38 PM Last Modified: Wednesday, October 30, 2024 3:21:16 PM

Time Spent: 02:04:38
IP Address: S22(1)

# Page 1

Q1 I own/operate/work at a business near the project.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Respondent skipped this question

If you live in New Westminster, what neighbourhood do you live in?

Q3 I like the mix of market rental and condo with 30 affordable housing units.

Are there elements of this proposed development that you like?

Q4

Are there elements of the proposed development that you

believe could be improved?

Given the project's proximity to Albert Crescent Park, and new pedestrian and bike lanes, it would be great to see outdoor bike parking.

Q5 Respondent skipped this question

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Friday, November 01, 2024 6:32:32 PM Last Modified: Friday, November 01, 2024 6:35:29 PM

Time Spent: 00:02:56
IP Address: S22(1)

Page 1

Q3

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Massey Victoria Heights

If you live in New Westminster, what neighbourhood do you live in?

Are there elements of this proposed development that you

Are there elements of this proposed development that you like?

Q4 Other (please specify):

Are there elements of the proposed development that you believe could be improved?

It could be worth pushing for having a couple small retail and institutional uses at the ground floor, either instead of or in addition to housing. Coffee shops/restaurants, grocers, and/or day cares would help activate the neighborhood more and bring more people to the park in general

It is important that the proposal includes a mix of different housing types, for different types of people,

with a good number of larger unit types.

Q5 Respondent skipped this question

#### COMPLETE

Collector: Web Link 1 (Web Link)

Started: Friday, November 01, 2024 7:23:22 PM Last Modified: Friday, November 01, 2024 7:32:20 PM

Time Spent: 00:08:58
IP Address: S22(1)

Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Downtown (Including Quayside)

If you live in New Westminster, what neighbourhood do you live in?

Q3

I like the mix of market rental and condo with 30 affordable housing units.

Are there elements of this proposed development that you like?

Q4 Other (please specify):

Are there elements of the proposed development that you believe could be improved?

The rapid increase of residents in an area not ready for it.

Q5

Do you have any further comments to share with us?

The increase in units is important to help the housing issues, however I'm incredibly concerned about the adition of 630 units in one block. It is not clear what studies and proper measures were taken to minimise traffic, parking, transit, schooling and daycare negative impacts. Not to mention the unecessary vertical growth. I believe if the number of units and floors were reduced it would be a lesser impact in the neighbourhood. It is also very deceiving of this survey to list out negatives so shallow as colour pallete.

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Saturday, November 02, 2024 3:33:44 AM Last Modified: Saturday, November 02, 2024 3:39:12 AM

Time Spent: 00:05:27

IP Address: S22(1)

Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Other (please specify):

S22(1) Agnes st

If you live in New Westminster, what neighbourhood do you live in?

Q3 Other (please specify):

Are there elements of this proposed development that you like?

This new building will be blocking my view outside the kitchen window

Q4 Respondent skipped this question

Are there elements of the proposed development that you believe could be improved?

Q5

Do you have any further comments to share with us?

We don't have large roads around the area more cars will create a traffic jam.

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Saturday, November 02, 2024 7:26:18 AM Last Modified: Saturday, November 02, 2024 7:39:20 AM

Time Spent: 00:13:01
IP Address: S22(1)

Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Downtown (Including Quayside)

If you live in New Westminster, what neighbourhood do you live in?

Are there elements of this proposed development that you

Are there elements of this proposed development that you like?

It is important that the proposal includes a mix of different housing types, for different types of people, with a good number of larger unit types.

Q4 Other (please specify):

Are there elements of the proposed development that you believe could be improved?

more rental units, less condo's, more affordable units

Q5

Q3

Do you have any further comments to share with us?

Too many towers going up in this area and these two would be too tall.

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Saturday, November 02, 2024 12:20:08 PM Last Modified: Saturday, November 02, 2024 12:39:26 PM

Time Spent: 00:19:18
IP Address: S22(1)

Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Downtown (Including Quayside),

Other (please specify):

If you live in New Westminster, what neighbourhood do you live in?

Q3 Other (please specify):

Are there elements of this proposed development that you like?

Bad project, because it's too high, it will blocks my amazing view that I have right now.

Q4 Other (please specify):

Are there elements of the proposed development that you believe could be improved?

Make distance bigger between two new buildings to avoid being block Fraser House

Q5

Do you have any further comments to share with us?

The design should consider avoiding blocking the view of Fraser House, otherwise the owners of Fraser House will lose money because of amazing views.

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Saturday, November 02, 2024 1:06:30 PM Last Modified: Saturday, November 02, 2024 1:15:06 PM

Time Spent: 00:08:36
IP Address: S22(1)

Page 1

Q1

Tell us a bit about you. What is your connection to New Westminster?

Q2

If you live in New Westminster, what neighbourhood do you live in?

Q3

Are there elements of this proposed development that you like?

Q4

Are there elements of the proposed development that you believe could be improved?

Q5

Do you have any further comments to share with us?

Think about neighborhoods, not only yourself!

I live in New Westminster.,

Other (please specify):

S22(1)

Downtown (Including Quayside),

Other (please specify):

S22(1)

Other (please specify):

Too high, it blocks the beautiful views of Fraser House, that view makes Fraser House valuable.

Other (please specify):

Distance of New building A and building B should be bigger

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Monday, November 04, 2024 6:53:44 PM Last Modified: Monday, November 04, 2024 6:55:06 PM

Time Spent: 00:01:22
IP Address: S22(1)

# Page 1

Q3

Q4

Q5

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Downtown (Including Quayside)

If you live in New Westminster, what neighbourhood do you live in?

Are there elements of this proposed development that you

Are there elements of this proposed development that you

like?

Are there elements of the proposed development that you

believe could be improved?

Do you have any further comments to share with us?

It feels like more people in this location, around a lot of park and green space, is important and will make the park more welcoming.

I would like the landscape and lighting design to better support neighbourhood walkability and security around Albert Crescent Park.

Respondent skipped this question

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Tuesday, November 05, 2024 7:24:24 AM Last Modified: Tuesday, November 05, 2024 7:31:45 AM

Time Spent: 00:07:21

IP Address: S22(1)

Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Glenbrooke North

If you live in New Westminster, what neighbourhood do you live in?

Q3 Other (please specify):

Are there elements of this proposed development that you like?

Nothing of this project impresses me. We are already busting at the seams (traffic, schools, hospital, etc.). There is no more room in New Westminster to accommodate more people.

Q4 Other (please specify):

Are there elements of the proposed development that you believe could be improved?

Nothing of this project impresses me. We are already busting at the seams (traffic, schools, hospital, etc.). There is no more room in New Westminster to accommodate more people.

Q5

Do you have any further comments to share with us?

When will the City wake up and realize we are maxed. I am born and raised New West and it is so frustrating to continue to deal with the congestion, the rat racers down our front street and now also our lane, the over crowded schools and the continued increase in the unreported crime that is going on in our neighborhoods.

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Tuesday, November 05, 2024 12:52:31 PM
Last Modified: Tuesday, November 05, 2024 12:54:44 PM

Time Spent: 00:02:12
IP Address: S22(1)

Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Moody Park

If you live in New Westminster, what neighbourhood do you live in?

Q3 Other (please specify):

Are there elements of this proposed development that you like?

I like the idea of more greenspace, and nothing else.

Q4 Other (please specify):

Are there elements of the proposed development that you believe could be improved?

Not putting a 35-story behemoth in front of the water.

Q5

Do you have any further comments to share with us?

Are we going to even attempt to address the overpopulation issues our city is already facing before adding yet more?

#### COMPLETE

Collector: Web Link 1 (Web Link)

Started: Tuesday, November 05, 2024 5:41:19 PM Last Modified: Tuesday, November 05, 2024 5:44:48 PM

Time Spent: 00:03:29
IP Address: S22(1)

# Page 1

# Q1

Tell us a bit about you. What is your connection to New Westminster?

Other (please specify):

I lived in Burnaby for 30 years and I now live in Vancouver for the last 25 years

#### Q2

If you live in New Westminster, what neighbourhood do you live in?

#### Queensborough,

Other (please specify):

I live in Vancouver but have an interest in ensuring we have increasing housing in the Greater Vancouver area

# Q3

Are there elements of this proposed development that you like?

I like the mix of market rental and condo with 30 affordable housing units.

Q4

Are there elements of the proposed development that you believe could be improved?

Given the project's proximity to Albert Crescent Park, and new pedestrian and bike lanes, it would be great to see outdoor bike parking.

# Q5

Do you have any further comments to share with us?

In my opinion this is one of the most tasteful and sorely needed developments in New Westminster that have come along in the last 20 years. And keeping with the spirit and motivation of the past and current NDP government this development will help appreciably to reduce the housing crisis in new Westminster and the surrounding municipalities. The 30 or so below Market units is a substantial number of units given the dearth of such below Market units in the Lower Mainland

I would like the landscape and lighting design to better

# #13

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, November 06, 2024 4:16:10 AM Wednesday, November 06, 2024 4:17:50 AM Last Modified:

00:01:40 Time Spent: IP Address:

# Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Downtown (Including Quayside)

If you live in New Westminster, what neighbourhood do you live in?

I like the mix of market rental and condo with 30 Q3 affordable housing units.

Are there elements of this proposed development that you like?

Q4

support neighbourhood walkability and security around Are there elements of the proposed development that you Albert Crescent Park. believe could be improved?

Q5 Respondent skipped this question

#### COMPLETE

Collector: Web Link 1 (Web Link)

Started: Wednesday, November 06, 2024 12:25:59 PM Last Modified: Wednesday, November 06, 2024 12:39:14 PM

Time Spent: 00:13:14
IP Address: S22(1)

Page 1

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Downtown (Including Quayside)

If you live in New Westminster, what neighbourhood do you live in?

Q3 Other (please specify):

Are there elements of this proposed development that you like?

I like the idea of below market rental units but feel there should be more than 30. Thirty units only represents 10% of the rental units.

Q4

Are there elements of the proposed development that you

I would like the landscape and lighting design to better support neighbourhood walkability and security around Albert Crescent Park.

Q5

believe could be improved?

Do you have any further comments to share with us?

The 2 towers represent a sizeable amount of people into the area, there is already another development at Royal and First Avenue. I do not see any plans for more green space (Albert Crescent Park is a small park), parking, schools, etc. Are the plans for these concerns.

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Monday, November 11, 2024 1:36:41 PM Last Modified: Monday, November 11, 2024 1:45:06 PM

Time Spent: 00:08:25
IP Address: S22(1)

Page 1

Q4

Q5

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2

If you live in New Westminster, what neighbourhood do you live in?

Q3

Are there elements of this proposed development that you

Are there elements of this proposed development that you like?

Are there elements of the proposed development that you believe could be improved?

Do you have any further comments to share with us?

Other (please specify): S22(1)

Queens Park,

I like the mix of market rental and condo with 30 affordable housing units.

I would like the landscape and lighting design to better support neighbourhood walkability and security around Albert Crescent Park.

Respondent skipped this question

# COMPLETE

Collector: Web Link 1 (Web Link)

Started: Monday, November 18, 2024 11:00:33 PM Monday, November 18, 2024 11:07:16 PM Last Modified:

Time Spent: 00:06:43 IP Address: S22(1)

Page 1

Q3

Q4

Q1 I live in New Westminster.

Tell us a bit about you. What is your connection to New Westminster?

Q2 Downtown (Including Quayside)

If you live in New Westminster, what neighbourhood do you live in?

like?

park and green space, is important and will make the Are there elements of this proposed development that you park more welcoming.

Are there elements of the proposed development that you

believe could be improved?

I would like the landscape and lighting design to better support neighbourhood walkability and security around Albert Crescent Park.

It feels like more people in this location, around a lot of

Q5

Do you have any further comments to share with us?

Respondent skipped this question

 From:
 Quentin Vandermerwe

 To:
 David Fullbrook

 Cc:
 Kris Brawley

Subject: Re: Introduction of Downtown Neighbourhood Association to SixtyFiveFirst Development Proposal

 Date:
 Friday, November 1, 2024 4:05:55 PM

 Attachments:
 Screen Shot 2019-05-21 at 10.29.44 AM.png

#### Hello David.

I forwarded you message to the members of the Downtown Residents Association.

#### Regards,

# Quentin Vandermerwe

President, New Westminster Downtown Residents Association

https://www/nwdra.ca



---- Original message -----

From: David Fullbrook < david@merchanthousecapital.com>

To: info@nwdra.ca

Cc: Kris Brawley < <u>kris@merchanthousecapital.com</u>>

Subject: Introduction of Downtown Neighbourhood Association to SixtyFiveFirst Development Proposal

Date: Wednesday, October 30, 2024 15:20

#### Hello Quentin:

My name is David Fullbrook. I am writing you today as the principal of Merchant House Capital Inc. to introduce the Downtown Neighbourhood Association to the proposed redevelopment of Kinnaird Place at 65 First St., New Westminster.

A preliminary report on the project was submitted to Council on Monday October 21. During the month of November we will be holding a public engagement process, to include two community engagement events: an in-person public open house occurring at Douglas College (Room N2217) on Tuesday, November 12 between 5:30-7:30 pm; and a virtual open house (Meeting link: SixtyFiveFirst Virtual Open House | Microsoft Teams | Meetup-Join) occurring on Wednesday, November 13 between 5:00-7:00 pm.

A website has been created for the project at <a href="https://sixtyfivefirst.com/">https://sixtyfivefirst.com/</a>. The website contains links to the notification flyer and Be Heard New West City, in addition to links to the virtual open house.

Should you have any questions, please don't hesitate to reach out. I look forward to meeting members of the DNA on November 12.

Kind Regards, David Fullbrook



# **David Fullbrook,** CEO, Acquisitions & Development MERCHANT HOUSE CAPITAL MerchantHouseCapital.com | 250.538.8048â€∢

NOTICE OF CONFIDENTIALITY: This e-mail, including all materials contained in or attached to this e-mail, contains proprietary and confidential information solely for the internal use of the intended recipient. If you have received this email in error, please notify us immediately by return e-mail or otherwise and ensure that it is permanently deleted from your systems, and do not print, copy, distribute or read its contents.



SixtyFiveFirst is a new proposal for a market rental and market condo community development located at 65 First Street in New Westminster, BC.



Merchant House Capital has submitted a rezoning and Development Permit Application for a new market rental and market condo community development at 65 First Street in New Westminster. This project would replace the existing 61-unit strata building known as Kinnaird Place. This development of two towers, 31 and 35 storeys, would offer 299 market rental units, 30 below market rental units, and 304 market condo units in a beautiful location along the Fraser River, next to Albert Crescent Park.

#### **PUBLIC OPEN HOUSE**

Merchant House Capital will be hosting a Public Open House to share details and discuss our proposal with the community.

Date: Tuesday, November 12, 2024

Time: 5:30pm - 7:30pm (drop in any time)

Where: Room N2217, Douglas College,

700 Royal Avenue, New Westminster, BC, V3M 5Z5

If you can't make this Open House, please attend our <u>Virtual Open House</u> on Nov 13, 2024 between 5pm-7pm.



Learn more about this project: BeHeardNewWest.ca · 250.385.7603 · MerchantHouseCapital.com · SixtyFiveFirst.com

Please fill out our online Community Engagement
Questionnaire
between Oct 29 - Nov 22, 2024.
Survey can be found on our website at
SixtyFiveFirst.com under the Questionnaire tab.







65 First St Rezoning Application
Community Engagement Design Response—January 17, 2025

Between November 12 and 13, 2024, the applicant undertook a community engagement on the proposed application which was summarized and provided to Staff in the attached <u>65 First Street</u>, Community Engagement Report dated November 26, 2024.

The following represent the applicant's design response to the community comments:

# a. Survey Respondent Comments:

neighborhoods.

Another participant suggested that it would be great to have outdoor bike parking along Albert Crescent Park.

The development has already provided the required Class B bike stalls near the main entries for visitor convenience. Additionally, the placement of bike parking was carefully considered to ensure accessibility, security, and proximity to key building entrances. Introducing additional outdoor bike parking along Albert Crescent Park would require further evaluation to balance urban design, security, and site constraints

One commenter concern "we are already busting at the seams (traffic, schools, hospital, etc.). There is no more room in New Westminster to accommodate more people.

Another participant concern" When will the City wake up and realize we are maxed? I am born and raised in New West, and it is so frustrating to continue to deal with the congestion, the rat racers down our front street and now also our lane, the overcrowded schools, and the continued increase in the unreported crime that is going on in our

The project has been designed with a focus on responsible growth, aligning with the city's long-term plans. The development balances the need for new housing with thoughtful design considerations. It includes ample parking, robust cycling infrastructure, and proximity to transit to reduce car dependency.

Another participant comment: It could be worth pushing for having a couple of small retail and institutional uses at the ground floor, either instead of or in addition to housing. Coffee shops/restaurants, grocers, and/or daycares would help activate the neighborhood more and bring more people to the park in general.

While we recognize the value of retail and institutional uses in activating neighborhoods, the current plan prioritizes residential development to align with the area's zoning and community vision. The design aims to enhance the public realm and support connectivity to existing nearby amenities, ensuring a vibrant and livable space for residents.

A participant mentioned" The 2 towers represent a sizeable amount of people into the area, there is already another development at Royal and First Avenue. I do not see any plans for more green space (Albert Crescent Park is a small park), parking, schools, etc. Are there plans for these concerns?

Parks planning falls under the purview of the City, while school space planning is managed by the School District. The project team is working within the existing planning framework to ensure the development aligns with community needs.

• One member of the community expressed concerns about the increased density and its potential impact on local infrastructure, particularly traffic congestion, parking shortages, and strain on public services.

A Traffic Impact Assessment (TIA) has been conducted, confirming the local infrastructure's capacity to handle the proposed density with minimal disruption. The project provides 396 parking spaces and 1,236 bike parking spaces, addressing anticipated demand and supporting sustainable transportation options.

• One comment complimented the tasteful design and need for housing, particular affordable housing, within the community.

We appreciate this positive feedback and remain committed to delivering 30 affordable housing units alongside a mix of market rentals and condos to meet the diverse housing needs of the community.

- Another comment asked rhetorically whether there was a response to the overpopulation before adding more housing projects to the community.
   This project seeks to balance growth with community needs by introducing housing types that address the housing crisis while supporting local infrastructure through sustainable design and contributions to public amenities.
- One commenter stated: Think about neighborhoods, not only yourself. This project is designed with the broader community in mind, delivering 30 affordable housing units alongside a mix of market rentals and condos to meet the diverse housing needs of the neighborhood. The development aims to contribute to a well-balanced and inclusive community while aligning with the city's long-term growth plans.
- Another response stated there are too many towers going up in this area and these two would be too tall.

The project aligns with the city's transit-oriented development goals by concentrating density near key transit hubs. Careful consideration has been given to the height and massing of the towers to minimize visual and environmental impact while supporting urban growth objectives.

• One commenter expressed concern about the lack of large roads in this area and that more cars would create traffic jams.

The Traffic Impact Assessment (TIA) confirms the surrounding road network can accommodate the development, with improvements in traffic flow planned where necessary. Additionally, the project promotes transit and cycling use to mitigate reliance on cars.

• One commenter expressed concerns related to the addition of 630 units to the area. Asking what plans and studies were undertaken to minimize impacts to parking, transit, traffic, schools, and expressed the view that less housing and particularly height would be preferred, while acknowledging the project would add units and help the housing

#### crisis.

The development balances the need for new housing with thoughtful design considerations. It includes ample parking, robust cycling infrastructure, and proximity to transit to reduce car dependency.

 Another commenter expressed concerns related to the view impact to Fraser House apartments located across First St from the subject property, and further commented on the potential loss of property value to these residents as a result of the proposed development.

The design team has minimized view obstructions and shadowing effects through careful massing and site layout. The project aims to enhance property values in the area by creating a vibrant and attractive community.

• Another commenter: I would like landscape and lighting design to better support neighborhood walkability and security around Albert Crescent Park.

Additional lighting will be added along the park path to improve visibility and safety during evening hours. Pedestrian-scale light fixtures will create a welcoming atmosphere, encouraging use of the path and enhancing the overall aesthetic.

Another commenter: "Distance of New building A and building B should be bigger". The design provides a 30-meter tower separation at the closest corner point. Additionally, the towers are angled and shifted in relation to each other to minimize direct views.

# b. Response to In-Person Open House Questions by Project Team

- All participants were asked to sign-in and provide an email address. Each participant was provided a hard copy of the notification flyer and encouraged to go on-line to register their opinions.
- Most questions were primarily informational with the project team providing the necessary information.
- A number of questions pertained to bike parking, with some expressing surprise at the quantity of bike parking and whether there was a risk of fire related to e-bikes. The project includes state-of-the-art bike parking facilities designed to meet the needs of modern urban living. Safety measures, including adherence to e-bike storage regulations, will address any potential risks.
- A typical question was around the total number of units and whether the units were all condo.

The development comprises 304 market condos, 299 market rentals, and 30 affordable housing units, offering a balanced mix to serve diverse housing needs.

- Another participant asked questions primarily related to Albert Crescent Park and the access locations to the park.
- Improved access to Albert Crescent Park is a key feature of the project, ensuring the park remains an integral and accessible part of the community for recreation and leisure.
- One commenter who lives behind the new Bosa project expressed the view that the Bosa project brought renewed life to the area. She still enjoyed partial views but benefitted from a more pleasing ground plane view, stating "I think its wonderful".• We value this feedback and aim to replicate similar benefits with thoughtful design, high-quality public spaces, and enhancements that improve the overall neighborhood experience.

Another typical question asked how many floors.

The two towers are planned to include 30 and 35 stories, aligning with city densification goals while ensuring design excellence.

# c. Virtual Open House: Questions and Comments—Nov 13, 2024

• The virtual open house occurred on the following day, Wednesday November 13, and included the same project team members accompanied by one City of New Westminster planning staff member.

We addressed tenancy-related questions directly and remain available to assist residents of Kinnaird Place during the transition.

- While a detailed project presentation had been prepared for the virtual open house, there was only a single community participant of the virtual open house and that person was a resident of Kinnaird Place and had questions regarding their tenancy.
- There were no comments from the virtual open house.

# Applicant Response to New Westminster Design Panel Feedback

 dog relief areas can be unpleasant long term without proper maintenance;

We acknowledge the importance of maintaining dog relief areas to keep them pleasant long-term. Our design includes durable, easy-to-clean materials, proper drainage systems, and conveniently located waste disposal stations. These measures aim to minimize maintenance issues and ensure these spaces remain clean and user-friendly for residents.

potential traffic contamination in the water feature when it becomes a play feature;

The water feature is centrally located and designed to accommodate occasional vehicular traffic without compromising cleanliness or safety. We've successfully implemented a similar design in a previous project, which has been well-received. By using suitable materials and advanced drainage systems, the water feature enhances the drive court, making it more pedestrian-friendly while accommodating infrequent vehicle access primarily for deliveries or emergencies.

 consideration could be given to the human scale and community, with an opportunity to connect the space with the park more; consideration given to a connecting staircase between the plaza and the park instead of being accessible only by elevator;

A strong visual connection between the park and the development is provided through the podium design and the open space between the towers toward the park at the drive court level. Additionally, a bridge connecting the amenity spaces above the drive court offers another compelling view of the park and from the park. This design ensures that people do not feel the development is blocking park views. We gave careful thought to creating a physical connection between the plaza and the park, but due to the significant height difference, an accessible path is challenging and would impact the development. However, we believe that providing this strong visual connection effectively addresses the concern.

- potential for tools to help negotiate the slope with regards to accessibility;
  - Recognizing the site's challenging topography, our on-site design incorporates gentle slopes of 2-4%, non-slip surfaces, and accessible design for all common spaces. This ensures that residents and visitors can comfortably navigate the development, promoting inclusivity and ease of movement throughout the site.
- consideration that the access to Tower A entails walking past both loading and parking entry;

The access to Tower A has been improved by providing an accessible path beside the steps. It includes dedicated pedestrian pathways, a

landscape buffer, and a covered entrance (weather-protected) with high headroom. These enhancements ensure a welcoming and safe arrival experience for residents, accommodating all users and offering protection from the elements.

 current façade of townhomes is very similar to the towers themselves; potentially explore different material to highlight the juxtaposition of the two shapes;

The townhomes are distinctly designed to stand apart from the towers. Their rectangular balcony forms contrast with the towers' curved balconies, emphasizing vertical expression with warm color materials like brick and panels with wood accent colors. This contrast highlights the uniqueness of the townhomes while maintaining a cohesive overall design.

extra light along the park path itself, since there is no dog walking area provided;

Additional lighting will be added along the park path to improve visibility and safety during evening hours. Pedestrian-scale light fixtures will create a welcoming atmosphere, encouraging use of the path and enhancing the overall aesthetic.

the Fraser River shape inspiration not consistent;

The Fraser River inspiration is represented through the design of the tower balconies, railing fascia, podium deck, and amenity bridge. This includes incorporating flowing lines, wave-like patterns, and organic forms in the architecture and landscaping to create a cohesive narrative that reflects the river's influence. This inspiration is carefully integrated while keeping the functionality of the unit layouts, which are orthogonal. By thoughtfully balancing thematic elements with practical design, we ensure that the units remain efficient and functional while embodying the essence of the Fraser River throughout the development.

 consideration of the impact of volume of traffic being added to Agnes Street; and

A Traffic Impact Assessment (TIA) has been conducted, confirming the local infrastructure's capacity to handle the proposed density with minimal disruption. The project provides **1,263 bike parking spaces**, addressing anticipated demand and supporting sustainable transportation options. By offering ample bicycle parking and promoting alternative transportation modes, we aim to reduce the reliance on personal vehicles and alleviate potential traffic concerns on Agnes Street.

the inability to see the top of the North tower due to balcony waves blocking line of sight.

Having reviewed this feedback, we understand that from certain low angles, the top of the North Tower may not be fully visible. However, we've thoughtfully integrated the waved balconies to maintain both the architectural intent and the functionality of the unit layouts. This design choice reflects a balance between aesthetic considerations and practical design, ensuring the building's overall visual impact remains strong while maintaining efficient and functional living spaces.