

Attachment 11  
*City-led Consultation*  
*Summary*

# Survey Responses

01 October 2024 - 03 March 2025

## Survey

# Be Heard New West City

Project: 65 First Street



VISITORS					
27					
CONTRIBUTORS			RESPONSES		
14			14		
10	4	0	10	4	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



**Respondent No:** 1

**Login:** Unverified

**Responded At:** Jan 25, 2025 07:08:33 am

**Last Seen:** Jan 25, 2025 07:08:33 am

Q1. **How do you feel the proposal as described** Not well  
**would fit into this neighbourhood?**

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

ensure the height is not excessive. There is a flood of sky scraper buildings last couple years .

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

When building projects like this, the surrounding buildings could benefit by receiving first options at renting in the buildings.

Q4. **OPTIONAL: What is your connection to the** I live in the immediate vicinity (within 1-3 blocks)  
**proposed project?**

Q5. **What is your postal code?** New Westminster, BC, V3L1G8



**Respondent No:** 2

**Login:** Registered

**Responded At:** Jan 25, 2025 11:44:05 am

**Last Seen:** Feb 23, 2025 05:02:15 am

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Neutral

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Where are the increased amenities for the community with the proposed density for the area. Why is there no details on this. Although there is a push for bicycles and transit there will be a need for vehicles by most people.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

not answered

Q4. **OPTIONAL: What is your connection to the proposed project?**

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

Q5. **What is your postal code?**

New Westminster, BC, V3M2G3



**Respondent No:** 3

**Login:** Registered

**Responded At:** Jan 26, 2025 17:28:11 pm

**Last Seen:** Feb 22, 2025 21:54:56 pm

Q1. **How do you feel the proposal as described** Somewhat well  
**would fit into this neighbourhood?**

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Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Make the central courtyard primarily for the pedestrian use. Design shall emphasize that cars are allowed in it only for the very short time and shall respect the pedestrians.

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Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Overall it is good. Major concern is that the area lack the grocery store, even a small convenience store would make a lot of difference. This project is a lost opportunity to create this valuable community asset.

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Q4. **OPTIONAL: What is your connection to the** I live in the area but further than 3 blocks away  
**proposed project?**

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Q5. **What is your postal code?** New Westminster, BC, V3M6Y2

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**Respondent No:** 4

**Login:** Registered

**Responded At:** Feb 03, 2025 11:20:12 am

**Last Seen:** Feb 03, 2025 19:11:01 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

The twin towers should provide more vehicle parking spaces, 369 parking spaces for 600 units is not enough. Street parking is very hard to come by on that part of Agnes st., across from the proposed towers.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

I don't mind having the towers but there is definitely not enough parking spaces in them.

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

Q5. **What is your postal code?** not answered



**Respondent No:** 5

**Login:** Registered

**Responded At:** Feb 03, 2025 18:27:49 pm

**Last Seen:** Feb 04, 2025 02:11:43 am

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

It's too tall. New buildings close to river should not block views of our existing high rises. Blocking the river and mountain views is short-sighted because it reduces housing value to existing million dollar condos, and thus the overall neighbourhood value decreases.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Buildings that close to high-traffic bridges and trains (particulate matter).

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

Q5. **What is your postal code?** New Westminster, BC, V3L0H6



**Respondent No:** 6

**Login:** Unverified

**Responded At:** Feb 04, 2025 13:01:55 pm

**Last Seen:** Feb 04, 2025 13:01:55 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

NO.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

I and many other residents of my building bought our properties because of the City height restrictions on the property between us and the river, protecting the view. The location was quiet with low traffic volume at the end of Agnes Street and there was ample on street parking for visitors, delivery people and tradesmen. This proposal (if approved by the City) will permanently take away our view and increase the already horrendous amount of traffic we now experience in the area. There are only two means of access/egress to/from our area - 1st Street south of Royal Avenue and Agnes Street running west from 1st Street. The "improvements" the City recently undertook to Agnes Street (which includes installing a bike lane that removed half the street, traffic calming measures and the removal of most on street parking in our area) in addition to the establishment in the recent past of a school down the street, have combined to create unacceptable volumes of traffic flow on this sole access/egress route. The addition of the proposed 400+ parking spaces/vehicles to this already unacceptable volume of traffic creates access, safety and quality of life issues in the area that must not be ignored.

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

Q5. **What is your postal code?** New Westminster, BC, V3L1E2





**Respondent No:** 7

**Login:** Unverified

**Responded At:** Feb 06, 2025 11:08:57 am

**Last Seen:** Feb 06, 2025 11:08:57 am

Q1. **How do you feel the proposal as described** Not well  
**would fit into this neighbourhood?**

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Lower floor, don't block views even sunlight for Fraser House

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

Reduce the property value of Fraser house if new buildings are too high

Q4. **OPTIONAL: What is your connection to the** I live in the immediate vicinity (within 1-3 blocks)  
**proposed project?**

Q5. **What is your postal code?** New Westminster, BC, V3L1E2



**Respondent No:** 8

**Login:** Registered

**Responded At:** Feb 06, 2025 11:21:36 am

**Last Seen:** Feb 06, 2025 19:11:08 pm

Q1. **How do you feel the proposal as described** Not well  
**would fit into this neighbourhood?**

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Due too the new bike lane and the construction of the new bridge, the apartment going up on first and Royal , Skytrain riders that live in Victoria hill and surrounding areas , non premit holders starting from 100 block of Agnes we already have limited parking as it is so building a bigger apartment will take up space ...I am done with construction workers parking on our street on Agnes from Dufferin to 1st so when you start construction we will not have parking again ..so this needs to stop now ...so I am saying no to this proposal

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

I belive in housing but I also believe in giving people places to park in their own neighborhood and near were they live not having to park 15 blocks away specially with a walking disability and young kids ... our school Qayqayt already has over 700 kids and 10 portables with out heat , AC , bathrooms and sinks

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

Q5. **What is your postal code?** New Westminster, BC, V3L1E2



**Respondent No:** 9

**Login:** Registered

**Responded At:** Feb 07, 2025 12:55:27 pm

**Last Seen:** Feb 07, 2025 20:51:27 pm

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

The proposed building is too tall. I support density but this building is three times taller than anything nearby and will change the feel of the neighbourhood.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

not answered

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

Q5. **What is your postal code?** New Westminster, BC, V3L1E2



**Respondent No:** 10

**Login:** Registered

**Responded At:** Feb 08, 2025 18:35:16 pm

**Last Seen:** Feb 09, 2025 02:32:11 am

Q1. **How do you feel the proposal as described** Not well  
**would fit into this neighbourhood?**

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

make it smaller like the original proposal.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

its too big and doesnt fit the look of the area. The streets can not support that kind of traffic. There are not enough schools for all the new kids .

Q4. **OPTIONAL: What is your connection to the** I live in the immediate vicinity (within 1-3 blocks)  
**proposed project?**

Q5. **What is your postal code?** New Westminster, BC, V3L1E2



**Respondent No:** 11

**Login:** Unverified

**Responded At:** Feb 09, 2025 08:49:54 am

**Last Seen:** Feb 09, 2025 08:49:54 am

Q1. **How do you feel the proposal as described would fit into this neighbourhood?** Not well

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Less floors

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

not answered

Q4. **OPTIONAL: What is your connection to the proposed project?** I live in the immediate vicinity (within 1-3 blocks)

Q5. **What is your postal code?** New Westminster, BC, V3L1E2



**Respondent No:** 12

**Login:** Registered

**Responded At:** Feb 10, 2025 18:27:17 pm

**Last Seen:** Feb 11, 2025 02:20:59 am

Q1. **How do you feel the proposal as described** Not well  
**would fit into this neighbourhood?**

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

This is way to dense. The street is too busy to add this much traffic, The school is all ready loaded with portables, The bus is already is full, This is too far from the sky train to walk in bad weather. I should not be this high.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

not answered

Q4. **OPTIONAL: What is your connection to the** I live in the immediate vicinity (within 1-3 blocks)  
**proposed project?**

Q5. **What is your postal code?** not answered



**Respondent No:** 13

**Login:** Registered

**Responded At:** Feb 13, 2025 02:01:21 am

**Last Seen:** Feb 24, 2025 22:23:29 pm

Q1. **How do you feel the proposal as described** Somewhat well  
**would fit into this neighbourhood?**

Q2. **Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

Having some retail space - particularly ones related to food i.e., a specialty market (including access to produce basic groceries...), family-friendly restaurants, etc. on the first floor of one of the Towers. there is nothing like this in the immediate neighbourhood until you get to 6th street. It could also provide more connections for the greenway.

Q3. **The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

More affordable - below-market housing. Proximity to school and skytrain and a walkable neighbourhood close to amenities needs more of this especially in view of the age of most rental housing in that neighbourhood. Would they consider developing Tower A as a Co-op?

Q4. **OPTIONAL: What is your connection to the** I live in the area but further than 3 blocks away  
**proposed project?**

Q5. **What is your postal code?** New Westminster, BC, V3M5X1



**Respondent No:** 14

**Login:** Registered

**Responded At:** Feb 13, 2025 08:53:53 am

**Last Seen:** Feb 13, 2025 16:40:35 pm

**Q1. How do you feel the proposal as described would fit into this neighbourhood?** Somewhat well

**Q2. Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?**

I think there should be great number of affordable rental housing units in this building. 60 below market unit in a development proposing 600 units in a neighbourhood that is very mixed income seems to me an oversight given the community 's demographic. I would suggest the city review the proposal and include 20% or affordable 120 units and have those include below market or LEMs and, units that are geared to income RGI.

**Q3. The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.**

This size of the development must include greater affordability in this community otherwise it will become an exclusive development that only the richest in our community can afford to live here. We must as a community recognise that creating affordable units in a larger development is a great way to reduce social stratification and marginalising those who cannot afford to live in this part of New Westminster.

**Q4. OPTIONAL: What is your connection to the proposed project?** I live in the area but further than 3 blocks away

**Q5. What is your postal code?** New Westminster, BC, V3L1N4



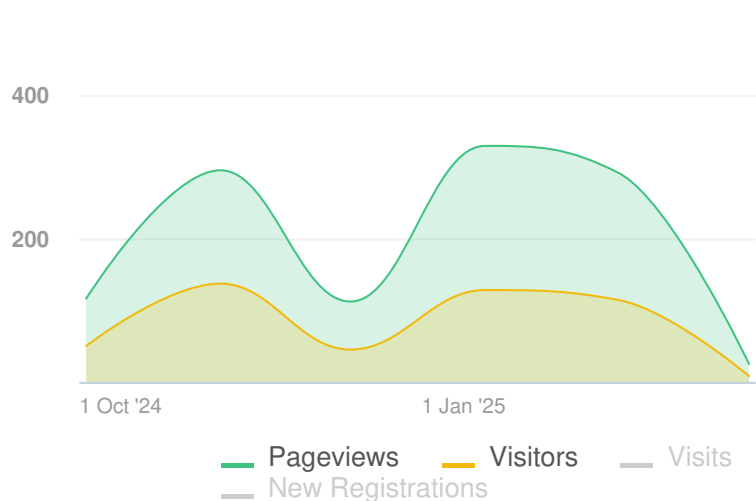
# Project Report

01 October 2024 - 03 March 2025

## Be Heard New West City 65 First Street



### Visitors Summary

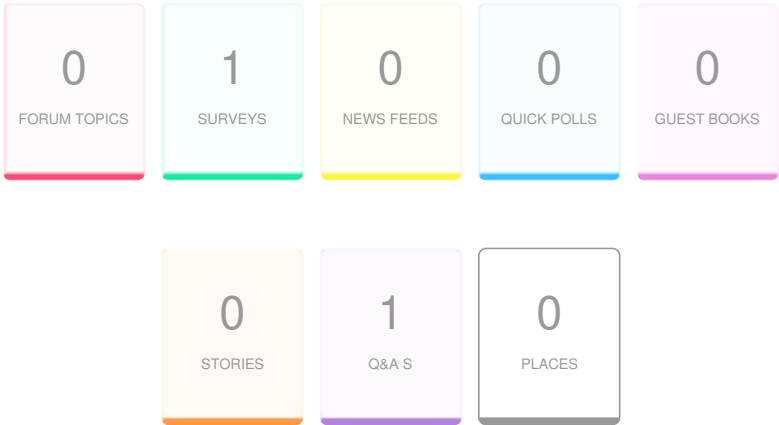


### Highlights

TOTAL VISITS	531	MAX VISITORS PER DAY	18
NEW REGISTRATIONS	3		
ENGAGED VISITORS	18	INFORMED VISITORS	153
		AWARE VISITORS	356

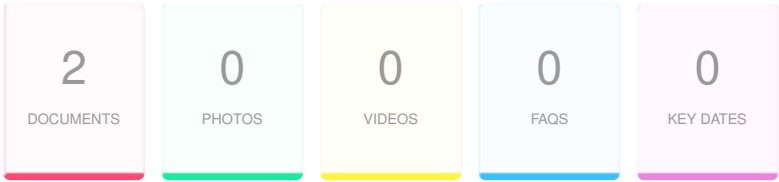
Aware Participants	356	Engaged Participants	18
Aware Actions Performed	Participants	Engaged Actions Performed	RegisteredUnverifiedAnonymous
Visited a Project or Tool Page	356		
Informed Participants	153	Contributed on Forums	000
Informed Actions Performed	Participants	Participated in Surveys	1040
Viewed a video	0	Contributed to Newsfeeds	000
Viewed a photo	0	Participated in Quick Polls	000
Downloaded a document	130	Posted on Guestbooks	000
Visited the Key Dates page	0	Contributed to Stories	000
Visited an FAQ list Page	0	Asked Questions	320
Visited Instagram Page	0	Placed Pins on Places	000
Visited Multiple Project Pages	131	Contributed to Ideas	000
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 65 First Street	Published	46	3	2	0
Survey Tool	Survey	Archived	27	10	4	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	65 First St Architectural Drawings.pdf	123	152
Document	65 First St Landscape Drawings.pdf	39	46

QANDA

Ask a Question about 65 First Street

Visitors 46	Contributors 5	CONTRIBUTIONS 5
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Q

Aquaro

30 October 24

Overall, a good project. Especially converting the old roads to pathways for people. There are a couple drawbacks: 1. Due to the lack of the grocery store in eastern part of downtown new developments look as vertical suburbia - car dependent and pretty heavy on parking. 2. Design with central feature - the drive court, emphasizes the car-oriented development.

A

Privately Answered

Thank you for your feedback on the proposed development at 65 First Street. All feedback received will be summarized and provided to Council as part of their future consideration of the project.

## QANDA

### Ask a Question about 65 First Street

Q

leh

02 November 24

What is the traffic, transit, transportation plan for this area? Considering 108-118 Royal is well underway and there is another mega tower proposed for 51 Elliot St, this area is going to be much busier than it already is. Street parking is already an issue, made worse with the greenway, the 103 and 105 buses are hard to get on during peak hours now and there are the ever present dolts that try to avoid traffic on Royal by speeding through the area using Carnarvon and Agnes.

A

Publicly Answered

Thank you for your interest in the proposed project at 65 First Street. The area in which the site is located is subject to the Downtown Transportation Plan (DTP), which provides a strategic plan intended to achieve a neighbourhood that prioritizes walking, cycling, and transit, and supports shared motor vehicle use and sustainable movement of goods. This particular development would have excellent access to multi-modal transportation options, including rapid transit (Columbia Station SkyTrain), cycling infrastructure, and walkable community amenities. To support the goals of the DTP, the development is expected to provide a Transportation Demand Management Strategy intended to encourage use of transportation methods alternative to private vehicle use. In addition to this, the development proposes on-site resident and visitor vehicle parking, intended to satisfy anticipated demand.

Q

Jimmy2244

15 November 24

Hi there, I'm a resident of a southeast facing condo at 47 Agnes St. and would like to know when construction would theoretically begin and how you'll compensate me for the loss of my view and value of my condo? Thanks :)

A

Publicly Answered

Thank you for your interest in the proposed project at 65 First Street. The subject site is designated Residential – Tower Apartments by the Downtown Community Plan. This designation supports high-density residential tower developments, and the proposed project is consistent with this land use designation. Regarding the project's timeline, the application continues to move through the City's application review process and has not yet been considered by Council. Given this, an anticipated construction timeline has not yet been determined. We encourage you to monitor the Be Heard New West project page where updates will continue to be posted as the project progresses.

## QANDA

### Ask a Question about 65 First Street

Q

Stonegoddess

21 January 25

How will the entrance and exit of our building at 102 Agnes be addressed during construction? That part of 1st is very narrow so there's a concern that we will be impeded entering and leaving during the construction period (which I assume will be long). Will there be provisions made for the residents to ensure ease of access?

A

Publicly Answered

Thank you for your interest in the proposed development at 65 First Street. We understand that the prospect of construction activities can be concerning, however the City has a number of requirements and measures in place intended to minimize undesired impacts to neighbourhood livability. Should Council approve this project, the applicant would be required to submit a Construction Management Plan and Traffic Management Plan, both of which would be reviewed by City staff and considered alongside their Building Permit application. These documents would be required to detail how existing accesses would be maintained in light of construction activities, how impacts to existing residents would be minimized, and how public safety would be maintained across the duration of construction (please see the City's website for more information). City staff also work closely with applicants and construction management companies to ensure they adhere to the Good Neighbour Protocol, which is a set of guidelines developed to minimize construction impacts on residents and businesses. Plans that propose to block access to parking on adjacent properties are generally not considered acceptable.