

Attachment 4

Applicant-led Consultation Feedback and Correspondence Received

City-led Consultation

SURVEY RESPONSE REPORT

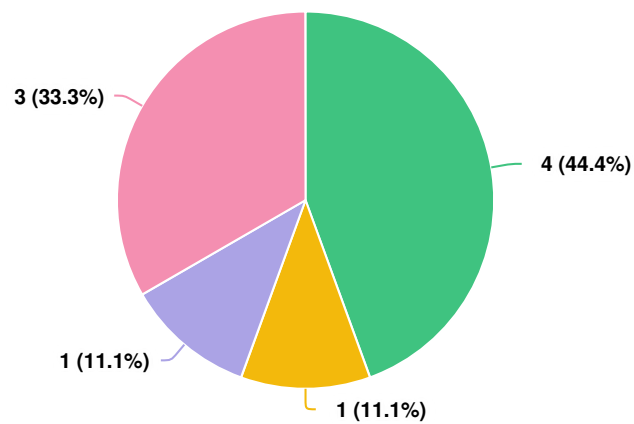
16 January 2025 - 06 February 2025

PROJECT NAME:
318 Sixth Avenue



SURVEY QUESTIONS

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



Question options

● Fits well ● Somewhat well ● Neutral ● Not well

Optional question (9 response(s), 0 skipped)

Question type: Radio Button Question

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

Screen Name Redacted

1/27/2025 08:06 PM

If the project can be done so the infill house is similar in style to the existing houses, not a modern box one, that would be great!

Screen Name Redacted

1/27/2025 09:08 PM

Aside from not doing it at all, changing their very large garage into a laneway would fit much better and would hardly raise an eyebrow.

Screen Name Redacted

2/02/2025 06:12 PM

Use of some heritage elements - like wood windows or decorative touches, perhaps.

Screen Name Redacted

2/02/2025 07:08 PM

No

Screen Name Redacted

2/02/2025 09:14 PM

It seems outsized for the lot

Screen Name Redacted

2/02/2025 09:39 PM

Preserves heritage while allowing for much needed density in the form of single family dwelling for families

Screen Name Redacted

2/04/2025 12:33 PM

It looks great. The style of the new building fits the neighbourhood well.

Screen Name Redacted

2/06/2025 01:52 PM

I like the design of the new infill home, but it does appear to look too big for the space, it looks like it's crowding the heritage home. There seems to be very little space between the houses (a sidewalk width) I am glad the heritage home will have formal protection

Screen Name Redacted

2/06/2025 05:41 PM

No additional buildings.

Optional question (9 response(s), 0 skipped)

Question type: Essay Question

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.

Screen Name Redacted

1/27/2025 08:06 PM

I like that the access would continue to be from the lane/road behind, not off of 6th. Minimizing the impact on 6th avenue traffic while building would be beneficial.

Screen Name Redacted

1/27/2025 09:08 PM

The owners have been very open about their intentions to subdivide their small lot and put an awkward house that maximizes what they can do and their plan is to then sell both and retire elsewhere leaving the neighbourhood with another inappropriate project to live with.

Screen Name Redacted

2/02/2025 06:12 PM

Although this development seems okay it adds 2 families worth of stress to the intersection at 6th Ave and 2nd Street and 6th Ave and 4th Street. Hopefully, consideration will be given to the need for even greater urgency for residents' safety.

Screen Name Redacted

2/02/2025 07:08 PM

None

Screen Name Redacted

2/04/2025 12:33 PM

I'm fully in support of this project. It provides greater heritage protection for the existing heritage property. The infill house fits the neighbourhood well. The increased density is modest. If anything, the density is below what I would have expected moving forward given the province's push to allow multifamily housing everywhere. This is a great model for infill within the Queens Park HCA.

Screen Name Redacted

2/06/2025 01:52 PM

I'm sad to lose a large healthy tree. Tree replacement is great but it will take years for the new trees to reach the size of the one being taken down.

Screen Name Redacted

2/06/2025 05:41 PM

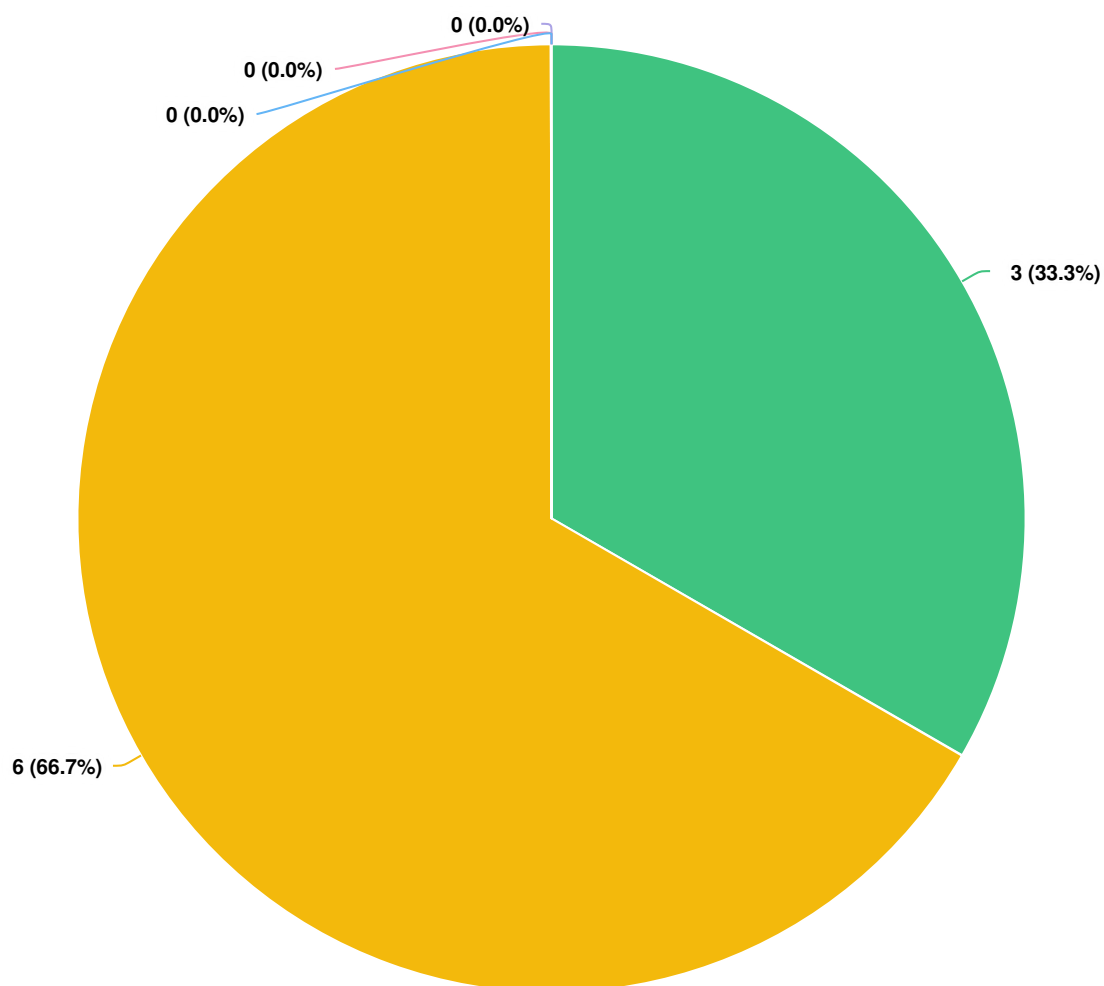
Allowing densification of single-family properties has increased housing prices, because instead buyers paying the price of a given home, they are now paying the price of the POTENTIAL of that property. With the median yearly income of about \$55,000 for a working Canadian, it is not working Canadians who are driving up home prices. The globalization of our housing market means that Canadians have been competing to buy homes with the world's wealthy and with money launderers for decades. Has there ever been a limit to the number of properties that foreign speculators can purchase ? I have been working with immigrants for many years and know many non-citizens who own homes or multiple homes and have plenty of \$ outside Canada such that they don't need to work here.

And as such, they often claim to be low-income, so they don't pay income tax, but we go to work to give them free daycare, child tax benefits, GST rebates, etc. while they de-couple home prices from local incomes. PRs and Canadians who live and work here full-time resent this and are fed up. It is also not a matter of supply and demand. What % of working Canadians can buy the new \$700,000 condo units being built in New West ? Home prices will not become affordable until we stop foreign ownership. We need an evidence-based public discussion about housing needs and development. How many households are there in greater Vancouver? How many units of housing are there? How many people own multiple units? How many units are empty or being used as B&Bs? How many units are being used by newcomers & Canadians who have no intention of working and paying at least the median amount of income tax here? Only after we have this data can we create a useful housing strategy. In the mean time, developers, speculators, money launderers, and banks are keen to see more density of course. Canadians who are losing their affordable and liveable neighbourhoods are not. <https://www.livablecalifornia.org/vancouver-smartest-planner-prof-patrick-condon-calls-california-upzoning-a-costly-mistake-2-6-21/> <https://rumble.com/v5hz6fx-mayor-mike-hurley-housing-statutes.html>

Optional question (7 response(s), 2 skipped)

Question type: Essay Question

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



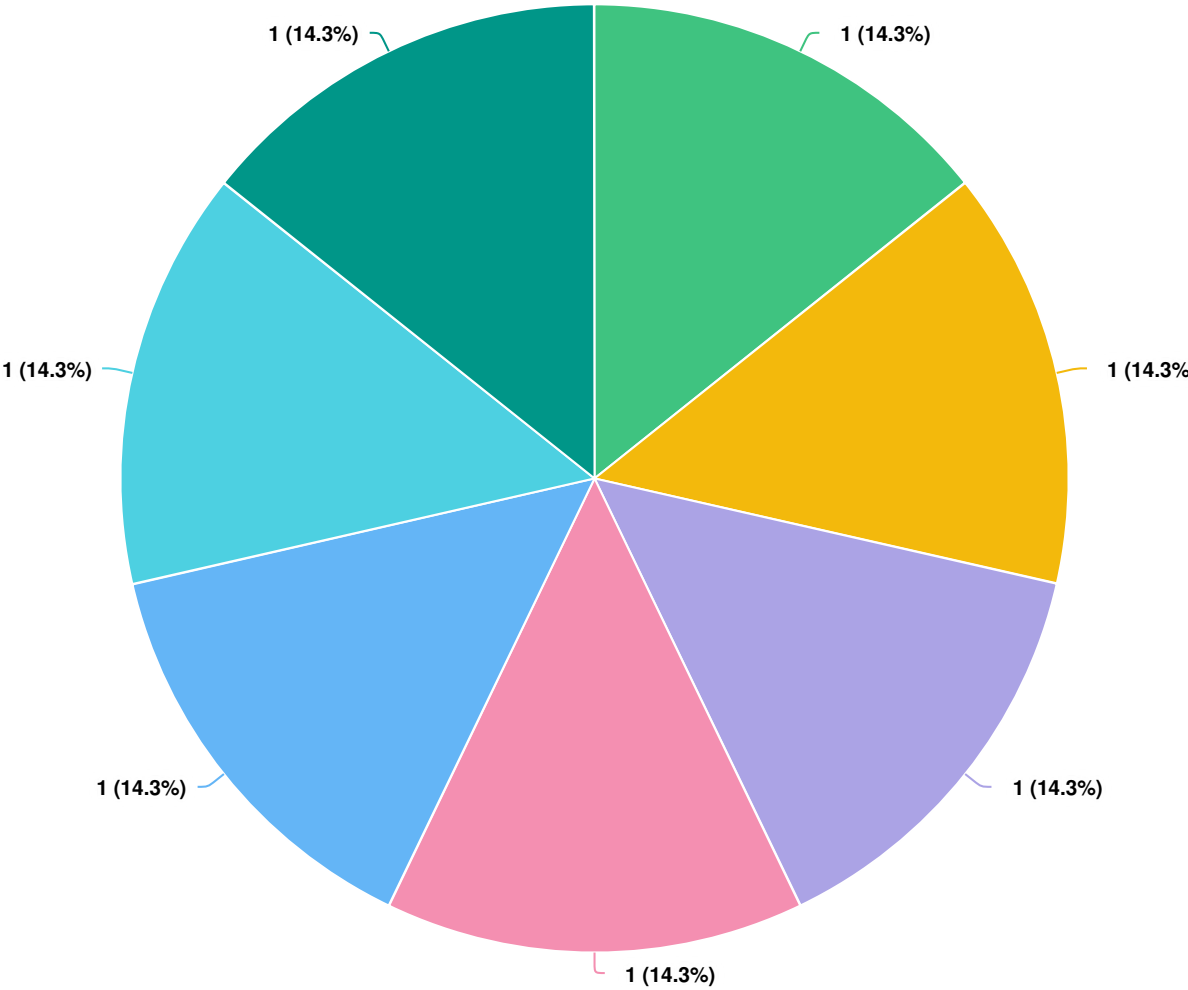
Question options

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

Optional question (9 response(s), 0 skipped)

Question type: Radio Button Question

Q5 What is your postal code?



Question options

- New Westminster, BC, V3L5W2
- New Westminster, BC, V3L1S6
- New Westminster, BC, V3L2L9
- New Westminster, BC, V3L2G6
- New Westminster, BC, V3L1V6
- New Westminster, BC, V3L1L2
- New Westminster, BC, V3L2T9

Optional question (7 response(s), 2 skipped)
Question type: Region Question

From: [Mayor and Councillors](#)
To: [Jackie Teed](#)
Cc: [Rupinder Basi](#); [Serena Trachta](#)
Subject: FW: [EXTERNAL] 6th Avenue HRA
Date: Friday, February 7, 2025 9:32:35 AM

Marius Miklea | Assistant Corporate Officer
T 604.636.4487 | E mmiklea@newwestcity.ca

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

From: Mayor and Councillors <mayorandcouncillors@newwestcity.ca>
Sent: Friday, February 7, 2025 9:32 AM
To: _Mayor & Councillors <_Mayor&Councillors@newwestcity.ca>
Subject: FW: [EXTERNAL] 6th Avenue HRA

Hello Mayor Johnstone and Councillors,

Please see the email below.

Warm regards,

Marius Miklea | Assistant Corporate Officer T 604.636.4487 | E mmiklea@newwestcity.ca

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

From: Mayor and Councillors <mayorandcouncillors@newwestcity.ca>
Sent: Friday, February 7, 2025 9:31 AM
To: 'Larry Church' **S22(1)**
Subject: RE: [EXTERNAL] 6th Avenue HRA

Hello,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor. In addition, it will be shared with the Planning and Development Department.

Thank you again for taking the time to share your views with New Westminster City Council.

Warm regards,

Marius Miklea | Assistant Corporate Officer T 604.636.4487 | E mmiklea@newwestcity.ca

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

From: Larry Church **S22(1)**
Sent: Thursday, February 6, 2025 2:23 PM
To: Mayor and Councillors <mayorandcouncillors@newwestcity.ca>
Subject: [EXTERNAL] 6th Avenue HRA

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

Mayor and Council,

This HRA application does not preserve the Objectives for our HCA, it's all about greed!

Respectfully
Larry Church
Sent from my iPad

From: [Mayor and Councillors](#)
To: [Jackie Teed](#)
Cc: [Rupinder Basi](#); [Serena Trachta](#)
Subject: FW: [EXTERNAL] HRA 318 6th Avenue
Date: Friday, February 7, 2025 9:32:44 AM

Marius Miklea | Assistant Corporate Officer
T 604.636.4487 | E mmiklea@newwestcity.ca

From: Mayor and Councillors <mayorandcouncillors@newwestcity.ca>
Sent: Friday, February 7, 2025 9:32 AM
To: _Mayor & Councillors <_Mayor&Councillors@newwestcity.ca>
Subject: FW: [EXTERNAL] HRA 318 6th Avenue

Hello Mayor Johnstone and Councillors,

Please see the email below.

Warm regards,

Marius Miklea | Assistant Corporate Officer
T 604.636.4487 | E mmiklea@newwestcity.ca

From: Mayor and Councillors <mayorandcouncillors@newwestcity.ca>
Sent: Friday, February 7, 2025 9:31 AM
To: 'Garry Yoshizawa' **S22(1)**
Subject: RE: [EXTERNAL] HRA 318 6th Avenue

Hello,

This is to acknowledge and thank you for your email. Your correspondence will be forwarded to the Mayor and each Councillor. In addition, it will be shared with the Planning and Development Department.

Thank you again for taking the time to share your views with New Westminster City Council.

Warm regards,

Marius Miklea | Assistant Corporate Officer
T 604.636.4487 | E mmiklea@newwestcity.ca

From: Garry Yoshizawa **S22(1)**
Sent: Thursday, February 6, 2025 1:00 PM
To: Mayor and Councillors <mayorandcouncillors@newwestcity.ca>
Subject: [EXTERNAL] HRA 318 6th Avenue

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

It's disheartening to see the level of architectural character being proposed with this type of HRA. The proposed infill is hardly what you would call complimentary to the existing heritage homes. Typically proposed are 2½ storey gable ended rectangular boxes with pitched roofs and porch/decks tacked on. Not all that different from what was once deemed the Vancouver Special. There needs to be a mechanism within the process to encourage and promote a higher level of architectural design befitting of the Queens Park HCA. This is an extremely unique neighbourhood that deserves more care and respect than what we are currently seeing. A more formal independent design review like an Advisory Design Panel (ADP) can make positive and valuable design recommendations to bridge a missing gap. ADP's have been used successfully for larger Developments to raise the bar beyond the cheapest solution, and it can be beneficial here. Better massing, detailing and design would go a long way to make these types of infills more complimentary to the neighbourhood. I strongly urge Mayor Johnstone and Council to consider incorporating an independent design review within the HRA process to help better integrate these infills into the Queens Park HCA.

Regards,

G.Yoshizawa
Queens Park Resident

From: [External-Dev Feedback](#)
To: [Nazanin Esmaili](#)
Subject: FW: HRA Application for 318 6th Ave
Date: Monday, February 10, 2025 8:46:30 AM
Attachments: [image002.png](#)

Dear Naz,

Forwarding you a comment for 318 Sixth Ave. It was sent to the devfeedback inbox after the comment period had closed.

Sincerely,

Derron Siu | Clerk 2 (Planning)
T 604.527.4532 | E dsiu@newwestcity.ca

 City of New Westminster | Planning and Development
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca | f [/newwestminster](#) | t [@new_westminster](#)

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

From: gary holisko **S22(1)**
Sent: Friday, February 7, 2025 8:02 PM
To: External-Dev Feedback <devfeedback@newwestcity.ca>
Cc: Rosanne Hood **S22(1)**
Subject: [EXTERNAL] HRA Application for 318 6th Ave

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

Please note we are writing this email today because we only got back from a family trip and were not aware of the deadlines for the comment period passed as of yesterday.

We want to express our full support for the proposal. There is a shortage of housing in New Westminster, as well as land suitable for development. For those reasons alone there should be no question this proposal deserves the full support of the City for adding two additional residences to the housing stock.

Thank you for providing the opportunity to comment.

Sincerely,

Gary Holisko & Rosanne Hood
S22(1) Regina Street, New Westminster V3L 1S8
S22(1)