

Attachment 4

Applicant-led Consultation Summary and Response

October 10, 2022

City of New Westminster | Climate Action, Planning + Development
511 Royal Avenue, New Westminster, BC V3L 1H9

ATTN: **Dilys Huang**, RPP, MCIP, LEED Green Assoc. | Development Planner

Re: 102-128 E Eighth Ave & 721 Cumberland St - Applicant-Led Consultation

Dear Dilys,

This is to confirm that we held Virtual Applicant-led Consultation meeting on October 5, 2022, from 6:00 pm to 7:45 pm. Prior to the meeting we have mailed the flyers* to the addresses provided by the City of New Westminster on September 15th and it is anticipated that they have received the invitation letters in two business days. We have also published a newspaper ad in New West Record in two consecutive weeks from September 19th to 30th. You can see a copy of invitation flyer and newspaper ad on the last page of this report.

The Project website at www.8thandcumberland.ca has been live since September 21, 2022 and an online survey was available to the public so they can live their comments about the development and those survey feedbacks are forwarding to the project email at 8th_and_cumberland@ciccozziarchitecture.com. To date, we have had 546 visitors browsing the website but have not received any comments yet.

The Virtual Applicant-led Consultation Meeting Summary

Attendance List:

Owner – Su Huang
City of New Westminster – Dilys Huang
Ciccozzi Architecture Inc. – Rob Ciccozzi, Amin Nikfarjam

Guests: **S22(1) Personal Information** (6 total)

The meeting started with a 30-minute presentation by Rob Ciccozzi and then attendees started to ask their questions regarding this project and concerns they have about the possible impacts on their community. Below is the summary of public questions and responses by the architect and owner.

- **S22(1)** – Is it possible to add more landscaping on the lane side to for privacy and minimize the impact of new development on south lane houses?
 - Rob C – We can further investigate the possibility with Landscape architect to create buffer landscape between lane and private courtyards on the south. We may propose bigger trees along the lane to soften the streetscape.
- **S22(1)** – What are the impacts of this development on the traffic of this lane? a majority of cars are taking Cumberland Street toward Eighth Avenue and in rush hours there is a lineup of cars. (This question raised multiple times during the meeting)
 - Rob C – A thorough traffic study has been done by CTS engineering to investigate the possible impacts of this development on the neighborhood traffic, and the result of that study shows the impact is minor, considering the fact that this development has an underground parkade with one entrance close to Cumberland Street, the north interface of the lane is going to be free of any driveways and garages and it is enhancing the flow of traffic to the east of parkade entry.
- **S22(1)** – Where visitors are going to park their cars? Most of the single-family houses in the neighborhood have secondary units and they are parking their cars along the lane and in the streets.

Robert Ciccozzi
Architect AIBC,
AAA, AIA, B.Arch.
PRINCIPAL


Shannon Seefeldt
Architect AIBC, AIA,
NCARB, B.Arch.
PARTNER

Sandro Mancini
Architect AIBC,
NCARB
PARTNER

- Rob C – We have proposed visitor parking spaces in the parkade areas and there won't be any parking allowed along the laneway. The city zoning bylaw asks for 1 parking stall for each unit that doesn't seem realistic and that's why we are proposing an addition of 0.5 stall per unit to avoid additional cars to be parked on the street.
- **S22(1)** – How the buildings are going to be managed and who is taking care of the landscaping?
 - Rob & Su – There will be one strata managing the entire development.
- **S22(1)** – What is the density and how big are the unit sizes?
 - Rob C – Density is in line with the City of New Westminster's guidelines and a majority of units are 3-bedrooms with almost 1300 SF of area.
- **S22(1)** – What is the price point of these townhomes?
 - Su H – I cannot provide that response as we have not done a marketing study for this project yet.
- **S22(1)** – How long will the construction take and is it going to be built at once or will there be phasing?
 - Su H – The phasing depends on the market.
 - Rob C – The underground parkade should be built at once and the wood-frame part can be phased, we estimate the construction timing for a project of this scale to be 2 years.
- **S22(1)** – Are the power poles along the lane going to be removed?
 - Rob C – I'm not aware of that, we should confirm it with our Civil engineer and the City's servicing department.
- **S22(1)** – The look of the buildings along the Cumberland Street are contemporary and nice and I like them, but the rest of the development is more traditional, and cottage look style which is not properly matching the character of this neighborhood. I would rather to see more contemporary architecture in the new developments.
 - Rob C – Considering the length of the project, the City asked us to create four different characters to make the project look like four different projects and we have applied different styles to emphasize on this variation, and create diversity in our design. This being said, we would prefer the project to be comprised of two characters i.e., contemporary and traditional, we believe this will simplify the appearance of the project.
- **S22(1)** – Is there going to be lighting along the lane?
 - Rob C - As we are designing individual entries from the lane to the backyards, we will propose some lighting at individual entries.
- **S22(1)** – The density of this project is too extreme for this neighborhood.
 - Rob C – The project is meeting the allowed density of this neighborhood in the OCP and we are not asking for additional density.
- End of the meeting

Yours truly,
Ciccozzi Architecture Inc.

See below the images of flyers sent to the neighborhood and Sapperton & Massey Victory Heights Community




8TH & CUMBERLAND

PROPOSED INFILL TOWNHOUSE PROJECT

AT 102-128 EAST 8TH AVE & 721 CUMBERLAND ST, NEW WESTMINSTER

A rezoning and development permit application has been submitted for the proposed infill townhouse project.

8th & Cumberland's project site is located at 102-128 East Eighth Avenue & 721 Cumberland Street, New Westminster and is comprised of an assembly of 10 existing properties located in the McBride - Sapperton neighbourhood. The proposed project is to facilitate a 55-unit, ground-oriented infill townhouse development consisting of units that range from two to two-and-a-half/three storeys in height within eight buildings. Each unit is provided with a South facing façade, rear private outdoor patio as well as a south facing above grade deck.



TO VIEW MORE IMAGES OF THE PROPOSED DESIGN & PROVIDE FEEDBACK ON OUR PROJECT PLEASE VISIT WWW.8THANDCUMBERLAND.CA

8TH & CUMBERLAND

AT 102-128 EAST 8TH AVE & 721 CUMBERLAND ST, NEW WESTMINSTER

VIRTUAL OPEN HOUSE

The homeowners and design team invite you to a scheduled zoom meeting in which they will be available to review any aspects of the proposed project and answer any questions or concerns you may have.

DATE: Wednesday, October 5th | 6:00 to 8:00 pm

FROM: RS-1 SINGLE DETACHED DWELLING DISTRICTS

TO: RT INFILL TOWNHOUSE AND ROWHOUSE RESIDENTIAL DISTRICT (Lots 61 & 62, plan 20449 & lots 23-30, all except: southerly 8 feet, of lot 13, plan 2620 all of suburban block 4 New Westminster District)

PROJECT NAME: 8TH & CUMBERLAND

PROJECT WEBSITE: www.8thandcumberland.ca

ONLINE SURVEY: www.8thandcumberland.ca | Live until October 12th for questions & comments

NEW WEST BE HEARD WEBSITE: www.beheardnewwest.ca/cumberland-st

EMAIL: 8th_and_cumberland@ciccozziarchitecture.com

PHONE: 604-687-4741



The newspaper ad as it is published in New West Record.

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