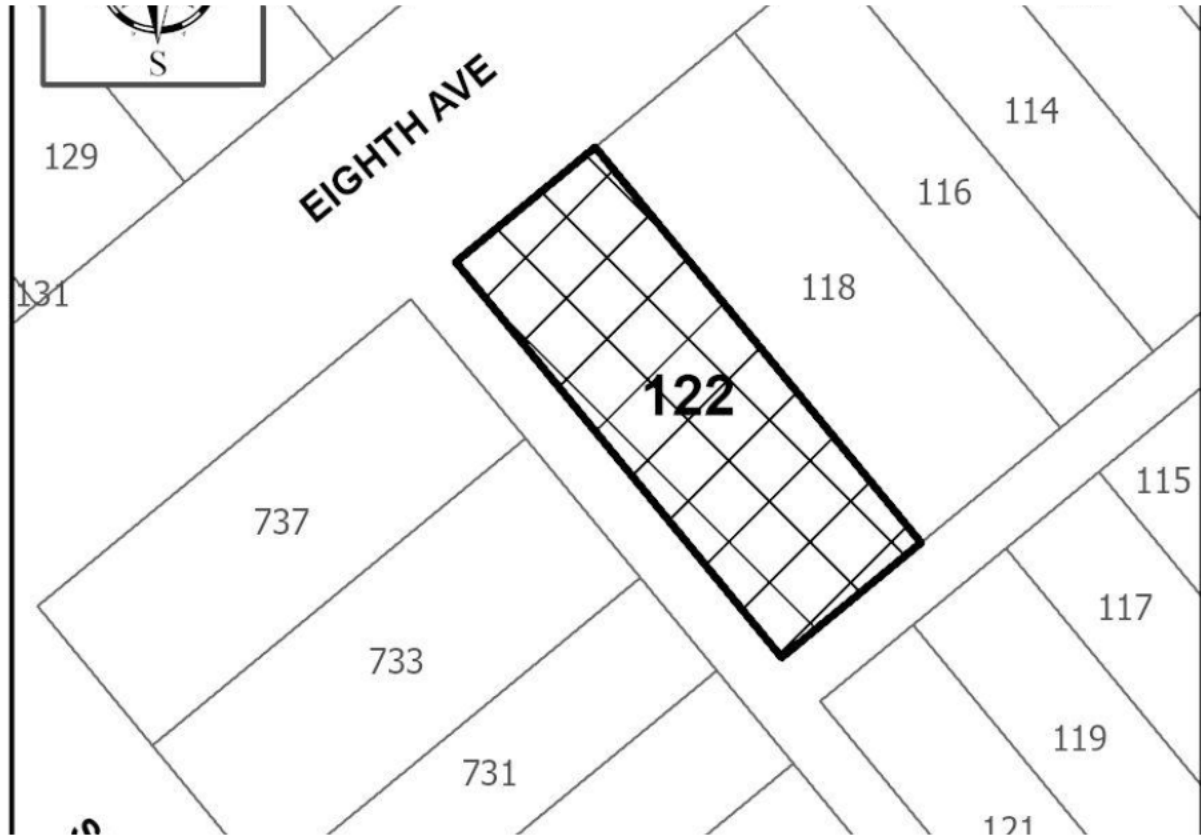


Attachment 7  
*Applicant-led Consultation*  
*Summary*



# 122 Eighth Avenue - Duplex

02/20/2022

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Jass Bhatia

Nav Vancouver Contracting LTD

122 Eighth Avenue, New Westminster, BC



## Overview

An overview of the Applicant led consultation process will be outlined here, including survey results, website inquiries, and email correspondence to Residents Association. At the end there will be a summary of the Virtual open house that was hosted on zoom, on February 10th 2022.

## Survey Results

There were a total of 2 survey responses on the survey that we created. The results are available below. The responses were positive for the most part, with Tree retention being a concern.



9:11 📶 🔋

⏪ Respondent 1 ⏩

---

**DETAILS**

Completion	Complete
Collector	Web Link 1
Last Entry	2 months ago
Time Spent	0:01:05

---

**1. Tell us what you like about the Project?**

Design

---

**2. Tell us what you don't like about the project**

Location

---

**3. Which Neighbourhood do you live in?**

Glenbrooke North

---

**4. Do you support this project? Why or why not?**

Yes

---

**5. Are you a Resident of New Westminster?**

Yes

---

---

9:12 📶 🔋

← Respondent 2 ^ v

---

**1. Tell us what you like about the Project?**

Creating more housing options

---

**2. Tell us what you don't like about the project**

Other (please specify)  
Proposed removal of a mature cherry tree (specimen sized) is unnecessary and contrary to the city's Urban Forest Management Strategy. Additionally, the developer's rationale is unclear for rejecting the Community Heritage Commission's recommendation for a Heritage Revitalization Agreement.

---

**3. Which Neighbourhood do you live in?**

Glenbrooke North

---

**4. Do you support this project? Why or why not?**

I do not support this project in its current form. The developer should redesign the carport structures to retain and protect the property's mature cherry tree, as this is a valuable & unique part of the urban forest canopy in the neighbourhood (providing many ecosystem services and habitat features unique to a large deciduous tree like this). The developer should also provide clear rationale for not pursuing a Heritage Revitalization Agreement.

---

**5. Are you a Resident of New Westminster?**

Yes

---

**DELETE RESPONSE**



## Email Correspondence

We Received one email from a resident inquiring about the project. They were wondering if the units would be rented out, or sold individually. Emails provided below.

< All Inboxes

4 Messages



**Form.**

**Eighth Avenue Duplex Residences  
has received a new  
message.**

**Name**

Personal Info Removed

**Email**

Personal Info Removed

**Message**

Is this going to be rentals or  
owner occupied?

**Device**

tablet

**Language**

en-CA


**Submitted from**

Project overview

4 Messages

< All Inboxes A message from your... ^ v

Found in amir@amirasif.ca Sent Mailbox ↗

 **Amir Asif** 2022-02-08  
To: Personal Info Removed

Personal Info Rem  
Hi thanks for getting in touch. The applicant has not decided whether they want to rent the two units out, or sell them. Do note that there are no legal secondary suites, if thats what your question was directed towards.

On Fri, Jan 28, 2022 at 1:19 PM Eighth Avenue Duplex Residences <[notice@godaddy.com](mailto:notice@godaddy.com)>

Show Quoted Content




## Notice to Residents Association

Email Communication Provided below

< All Inboxes 6 Messages ^ v

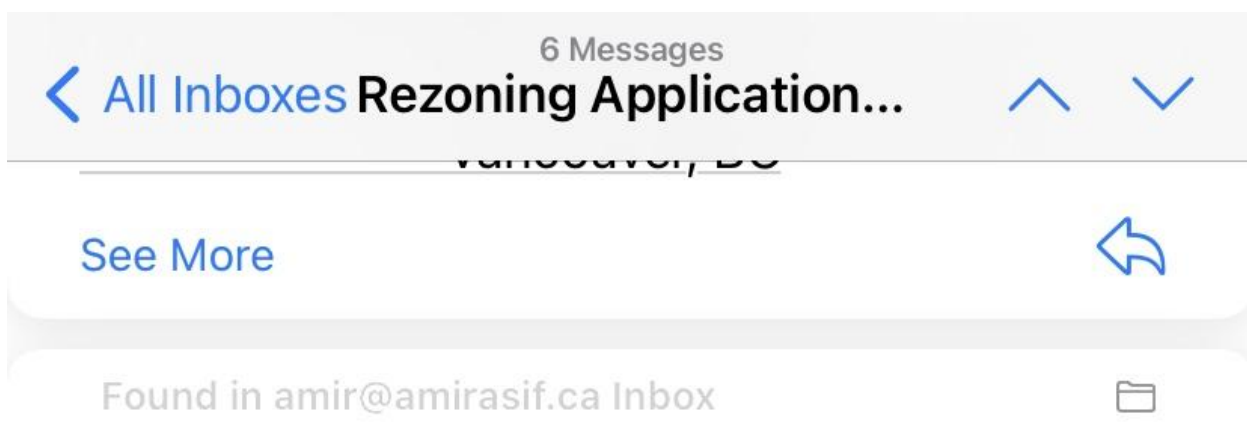
Found in amir@amirasif.ca Sent Mailbox ↗

 **Amir Asif** 2022-01-24  
To: info@glenbrookenorth.ca >

---

### Rezoning Application - Notice

Hi there I am doing a rezoning application with the city of new westminster, and I was told by my contact at the city that notice has to be provided to you. Let me know what you require from my end, and I am happy to coordinate. Thank you.



**Marya McLellan**

2022-01-25

To: Amir Asif >

Amir,

Where is your property located and what re-zoning are you planning?

We have a GNRA meeting this Thursday, January 27th and our next meeting will be March 31, 2022.

Marya McLellan, Secretary GNRA

**From:** Amir Asif

**Sent:** Monday, January 24, 2022 4:14 PM

**To:** [info@glenbrooknorth.ca](mailto:info@glenbrooknorth.ca)

**Subject:** Rezoning Application - Notice

Hi there I am doing a rezoning application with the city of new westminster, and I was told by my contact at the city that notice has to be provided to you. Let me know what you require from my end, and I am happy to coordinate. Thank you.

Found in amir@amirasif.ca Sent Mailbox



**Amir Asif**

2022-01-25

To: Marya McLellan >

122 Eighth Avenue. We are proposing a Two family dwelling on the lot.

Sent from my iPhone

On Jan 25, 2022, at 7:13 PM, Marya McLellan  
Personal Info Removed wrote:

[See More](#)



Found in amir@amirasif.ca Inbox



**Marya McLellan**

2022-01-25

To: Amir Asif >

Interesting, we were wondering why the house was still empty.

You have our meeting dates so tell me what you want to do.

Marya

**From:** Amir Asif

**Sent:** Tuesday, January 25, 2022 7:52 PM

**To:** Marya McLellan

**Subject:** Re: Rezoning Application - Notice

122 Eighth Avenue. We are proposing a Two family dwelling on the lot.

Sent from my iPhone

On Jan 25, 2022, at 7:13 PM, Marya McLellan  
Personal Info Removed wrote:

[See More](#)



Found in amir@amirasif.ca Sent Mailbox



**Amir Asif**

2022-01-26

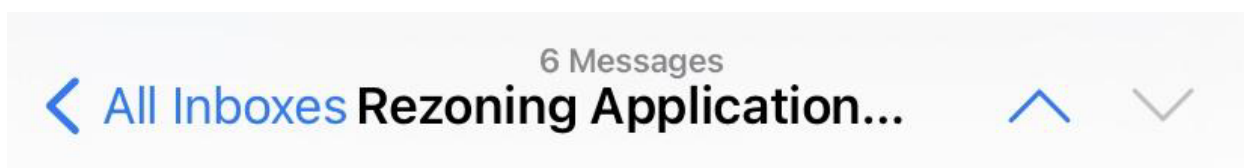
To: Marya McLellan >

Thanks Marya. Thursday Jan 27th should work. Let me know what you require from our end. Are we required to attend a meeting of some sort?

On Jan 25, 2022, at 8:31 PM, Marya McLellan  
Personal Info Removed wrote:

[See More](#)





**Marya McLellan**

2022-01-26

To: Amir Asif >

Amir,

After some thought, there is no notice to Glenbrooke North residents for your presentation at tomorrow's meeting.

Our Zoom meeting has been planned and advertised for weeks, there is an agenda with elections, and as no one from the neighbourhood has been advised about your project, I'm sorry, but you will have to wait for our next meeting.

You keep asking what we require, the Resident Association doesn't require anything. You should speak with your NW City Planning person and find out what they require you to do.

You will probably need the City Planning person to attend the GNRA meeting and hear residents comments. Who is your City Planning Department representative? You should plan to give us a presentation at our next meeting on March 31, 2022 and if you are going to give us a presentation, I will need to know March 1 or before, so I can arrange advertising in the local newspaper, post on social media and email residents.

M. McLellan, Secretary GNRA



Found in amir@amirasif.ca Inbox

**Marya McLellan**

2022-01-27

To: Amir Cc: Wendee &gt;

## **GNRA: Rezoning Application -122 8th Avenue**

Amir, I found out at tonight's meeting that you have a New West Be Heard site.

You have drawing that are dated December 1, 2021.

Why did you not contact us before January 24th and then email that you wanted to attend out AGM the night before the meeting?

This is a project that residents should know about.

M. McLellan, Secretary Glenbrooke North Residents Association

**From:** [Marya McLellan](#)

**Sent:** Wednesday, January 26, 2022 9:09 PM

**To:** [Amir Asif](#)

**Subject:** Re: Rezoning Application - Notice

Found in amir@amirasif.ca Sent Mailbox



**Amir Asif**

2022-01-28

To: Marya Cc: Wendee >

Hi Marya. The page was just launched a few days ago. We weren't sure regarding details of attending a meeting. We were under the impression that we provide notice to you guys by email once everything is live. Sorry for any misunderstanding. We can attend the next available meeting you have.

On Jan 27, 2022, at 10:03 PM, Marya McLellan  
Personal Info Removed wrote:

[See More](#)





< All Inboxes **GNRA: Rezoning App...**

4 Messages



Hi Marya,

My name is Wendee and I am the City planner on file for this project. I'm hoping that I can step in here and just clarify both the timing of this project and the City's expectation with regards to the applicant-led consultation phase.

On January 10, a preliminary report for the duplex project at 122 Eighth Ave. went forward to Council. This report requested that Council direct staff to proceed with processing the proposed rezoning application at this address and move forward with the applicant-led public consultation component. The applicant was not permitted to make the project public until after this date. For many of our small-scale applicants, it often takes a few weeks to build the project website, design the notification flyers, create the project survey, and schedule the virtual open house. Typically applicants notify the local residents association when all of these components are complete as the intent of notification is to gather feedback from the RA, be that by email, project survey, or through the open house. Applicants are not required to make a separate presentation to the RA; instead, the RA is encouraged to provide feedback at the open house and/or through the project website.

For this project, the Be Heard New West project page was launched yesterday, to coordinate with the launch of the applicant's project survey and distribution of flyers.

In terms of moving forward, we are targeting early April to bring the project back to Council with finalized drawings. You may wish to submit your feedback to Amir and the applicant team prior to the March 31 meeting, as this will not provide sufficient time to incorporate comments into the project.

Please let me know if you have any questions.

Found in amir@amirasif.ca Inbox



**Marya McLellan**

2022-01-28

To: Wendee Cc: Amir, Tristan >

Thank-you Wendee for the explanation of this projects timing.

I will send out an email to residents advising them of the Be Heard NW page, and post this on our Facebook page.  
Marya

**From:** [Wendee Lang](#)

**Sent:** Friday, January 28, 2022 8:46 AM

**To:** [Marya McLellan](#)

**Cc:** '[Amir Asif](#)' ; [Tristan Johnson](#)

**Subject:** RE: [EXTERNAL] Re: GNRA: Rezoning Application -122 8th Avenue

Once the website, and survey had launched, notice was provided by email to [the Glenbrooke North Residents Association](#).

#### TIME LINE OF EVENTS

- Notification Flyers Delivered January 28th 2022
- Project Website Launched January 27th 2022
- Survey Available from January 27th 2022 to February 17th 2022
- Residents Association contacted January 24th 2022
- Virtual Open house held February 10th 2022
- Development sign Posted on Property - January 29th 2022



## VIRTUAL OPEN HOUSE -

There was a Virtual open house on zoom scheduled for February 10th 5pm - 7pm. Unfortunately there were no attendees other than the applicants, and Wendee ( City Planner).

The meeting was open the whole 2 hours, the applicants, and City planner discussed the project, and what they liked about it, along with other Rezoning application projects that the City of New Westminster has going on.





