Columbia Square Open House

Summary Report

Addressed to: City of New Westminster
From: Pooni Group
July 8, 2024

pooni group.

200–1055 West Hastings
Vancouver, BC, Canada
V6E 2E9

604.731.9053
info@poonigroup.com
www.poonigroup.com

Executive Summary

In February 2023, EDGAR submitted a rezoning application for Columbia Square located at 88 Tenth Street in New Westminster, BC. The vision for the site is to create a pedestrian-oriented, high-density, mixed-use comprehensive community near transit. A community engagement space was opened and a project website was created for the planning process and proposal in February 2023. Since February 2023 the project website has received a total of 3,860 unique visitors.

Throughout 2023, several different events were hosted on-site, including an early community engagement event on June 22, 2023. This event aimed to share some high-level priorities for the site redevelopment with the community to gather feedback and ideas. A total of 155 people attended this event. A tenant information meeting on that date provided retail tenants with their own opportunity to speak to the project team and ask questions.

On June 19, 2024, an applicant-led open house was hosted to inform the community of the current plans and updated timeline of the project, update the community on what we've heard over the past year and how it informed the plan, and gain feedback as the draft zoning bylaw and policy statement for the site is prepared. A total of 92 people attended the in-person open house. A comment form was available at the in-person open house and on the project website, www.imaginecolumbiasquare.com between June 19 and July 4.

From June 19 to July 4, the project team received 107 pieces of written correspondence including:

- 2 emails
- 105 comment forms

The following themes emerged from comment forms:

- The desire to see a variety of dining options in the future project
- Support for the proposed open space and the naturalization of the future project through increased greenery
- The importance of a school and childcare space to serve the growing downtown community

This report summarizes the engagement efforts and feedback from the applicant-led open house period.

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1. INTRODUCTION & PROJECT OVERVIEW

88 Tenth Street (Columbia Square) is a large car-oriented, above-ground shopping center in downtown New Westminster. A rezoning application was submitted for the site in February 2023 for a high-density, mixed-use, transit-oriented development. The application includes significant residential density, phased replacement of all existing retail space, office space, a daycare and a large public open space.

In February 2023, EDGAR established a community hub on-site in a vacant retail space. This space has come to be known as the “I Heart NW” Community Space; an accessible place where emerging and seasoned artists and makers can showcase their work to the community. This space has become a place for gatherings and art exhibitions and has been well-received by the community. The project team has used this space for project-related engagement since February 2023.

In April 2024, New Westminster City Council directed City Staff to work with the applicant team to revise the proposal for Columbia Square to include 20% market rental housing, a not-for-profit daycare and a density bonus charge paid through redevelopment which could be used to fund affordable housing initiatives. Staff were also directed to draft a basic zoning bylaw for the site which would be presented to Council in Fall 2024.

To begin bylaw preparation, the project team hosted an applicant-led open house on June 19, 2024. The purpose of this meeting was to inform the community of the current plans and updated timeline of the project, update the community on what we’ve heard over the past year and how it has informed the plan, and gain feedback as the draft zoning bylaw and policy statement for the site is prepared.

This report summarizes this event and feedback received. Generally, the community acknowledges a need for more amenities in this area. The comment form responses highlighted the importance of increasing the natural environment and adding community gathering space within the future project. The community also identified their desire to see active retail uses on site with a variety of dining options that provides opportunities for outdoor seating.

2. PROJECT WEBSITE

On February 9, 2023 the dedicated project website, www.imaginecolumbiasquare.com went live. At this time, the website was a landing page which introduced that something was happening at Columbia Square. This launch coincided with the first community event that occurred at the I Heart NW Community Space. A bookings page was also created where community members could fill out a form expressing their interest in booking the space for their use. The website has since served as an online hub for project information. Interested community members can sign up as email subscribers and be notified about important project milestones and upcoming events.

Between Feb 9, 2023 and July 5, 2024 the project website received a total of 3,860 unique visitors.

On June 10, 2024, the website was updated with information about the in-person community open house. Visitors could find information about the in-person event and how they can participate.

On June 19, 2024 the website was updated to include the open house presentation boards and a link to complete a online comment form.

During the open house period of June 19, 2024 to July 4, 2024 the project website received 705 unique visitors.

A copy of the project website is included in Appendix A.

3. PUBLIC OPEN HOUSE

Notifications
4,666 unaddressed notifications were sent to residents within 340 meters of the Columbia Square site via Canada Post neighbourhood mail campaign. These notifications informed the community of the upcoming in-person open house session. Information on how to share feedback was included for those who were not be able to attend the session.

A copy of the notification area is included in Appendix B.

A copy of the notification is included in Appendix C.

Newspaper Advertisement
An advertisement that shared the same information as the notifications ran in the New West Record online from June 10-19, 2024.

A copy of the advertisement is included in Appendix D.

Social Media Advertisement
A social advertisement that shared the same information as the notifications ran on Instagram from June 10 to June 20, 2024. The advertisement brought in 214 unique website visits.

A copy of the social media advertisement is included in Appendix E.

Email Marketing
Two emails were sent out to our subscribers.

On June 17, 2024 an email was sent to 151 subscribers to attend the open house, sharing the same information as the notification.

On June 25, 2024 an email was sent to 182 subscribers reminding them to review the boards online and to complete the comment form. The increase in subscribers is due to additional people at the open house requesting to be added to the project information email list.

A copy of the emails are included in Appendix F.

Open House Meeting Details
On June 19, 2024 the project team hosted an in-person open house. The purpose of this session was to update the community on the revised proposal, answer questions and receive feedback from the community.

<u>Open House:</u>
- Date: June 19, 2024

• Time: 5-7 PM
• Location: Columbia Square Community Space, Unit 103 - 78 Tenth Street, New Westminster

This event was a drop-in format with no formal presentation. Project team members were available to answer questions or guide interested members of the community through the presentation materials. A total of 92 people were present at the in-person event.

Project Team Attendance:
• Matthew McClenaghan, EDGAR
• Parker Forch, EDGAR
• Blaire Chisholm, Pooni Group
• Anika Bursey, Pooni Group
• Mark Thompson, MCMP

City Staff Attendance:
• Mike Watson

Open House Presentation Materials:
1. Welcome
2. About EDGAR
3. Project Team
4. What informs the plan?
5. Site History
6. Site Context
7. Policy Context
8. What has Happened?
9. What are We Working On?
10. What We've Heard
11. EDGAR's Vision & Priorities
12. Proposal Overview
13. Preliminary Site Plan
14. Timing and Next Steps
15. Share Your Thoughts

A copy of the open house presentation materials can be found in Appendix G.

4. FEEDBACK SUMMARY

Community members had the opportunity to ask questions and provide feedback in a number of ways throughout this phase of engagement. These included:

1. By emailing the project email info@imaginecolumbiasquare.com or the applicant contact anika@poonigroup.com
2. By speaking with a member of the project team at the in-person open house
3. By completing a comment form on the project website or in person at the open house

Emails

Two emails were received during the open house period: one person asked about the timing of when the survey would be available online, and one person emailed to flag a small formatting error in the survey when it first opened. Note the error does not impact the responses in any way, it was simply indicating there was another page of questions when the survey was finished. This was edited immediately.

Open House Conversations

Members of the project team had many conversations with members of the community during the open house as participants reviewed the informational boards. The following summarizes the themes of conversations that occurred during the open house.

City Infrastructure

A recurring theme was the impact of growth on municipal infrastructure. Broader concerns were raised about transit and road capacity, and a lack of green space in the Downtown. Some attendees shared that there is a need for more schools across the City and region to accommodate the growing population.

Parking and Traffic

There were concerns about the increased traffic in Columbia Square. Community members also expressed a desire to reduce commercial parking stalls since the lot is often empty.

Green Spaces

Many community members expressed a desire for more open space, some suggested moving city lands to the center of the site in order to increase green space.

Diverse Housing and Retail Mix

There were calls for more family-friendly units and a diverse mix of retail (local and family-owned businesses). Community members were worried about the displacement of existing businesses and potential rent increases.

Construction Impact

Concerns were raised about the impact of construction on traffic. Adjacent strata residents questioned what benefits they would receive in exchange for the impact.

Economic Impact

Several conversations focused on the recent media coverage of development fees making up a large portion of the housing costs.

General Sentiments

While there were concerns about construction and infrastructure, several community members expressed excitement and eagerness for the redevelopment project to proceed faster.

Comment Form

The comment form was available at the open house and online at www.imaginecolumbiasquare.com from June 20 to July 4. During this time, 105 comment forms were received.

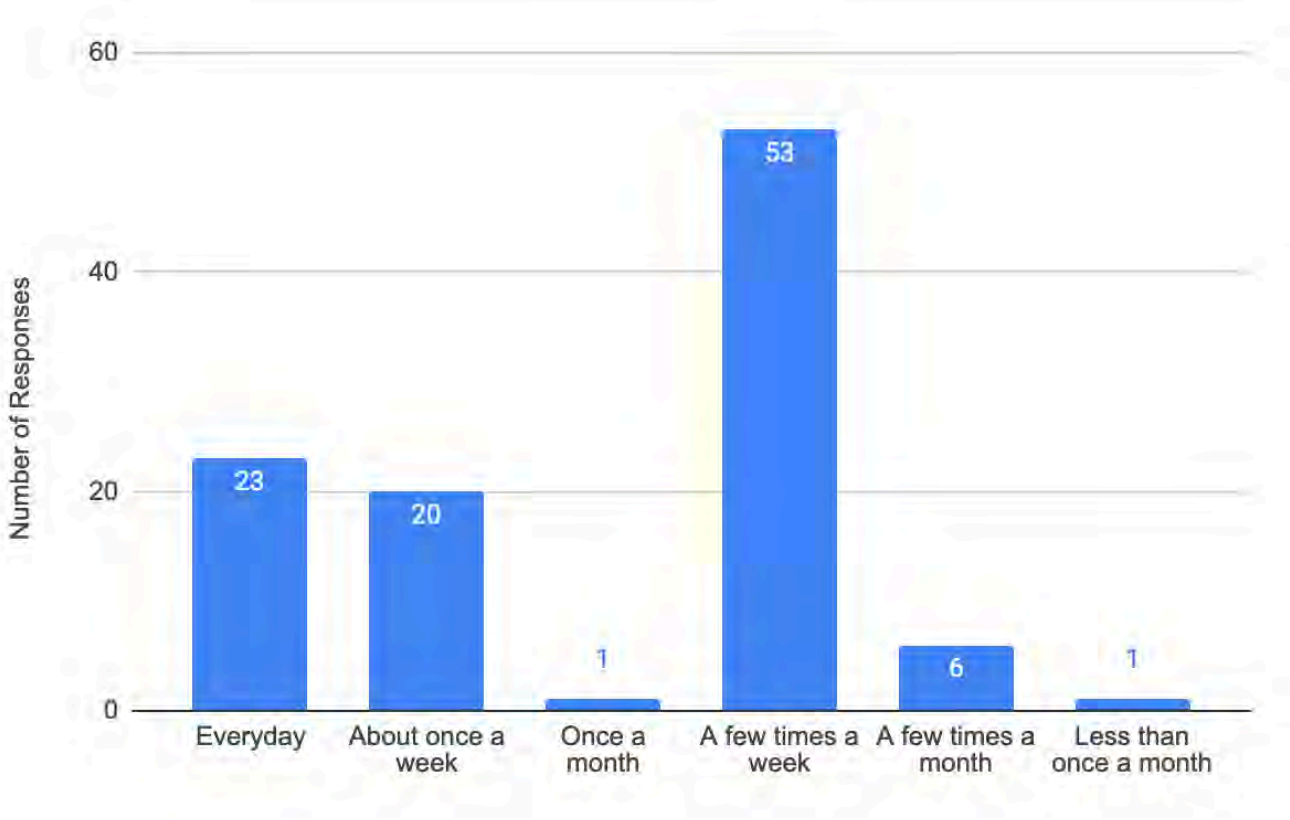
The following summarizes the questions asked and the responses received.

Q1. Name

Q2. Would you like to be contacted with updates about this project? If so, please leave your email address.

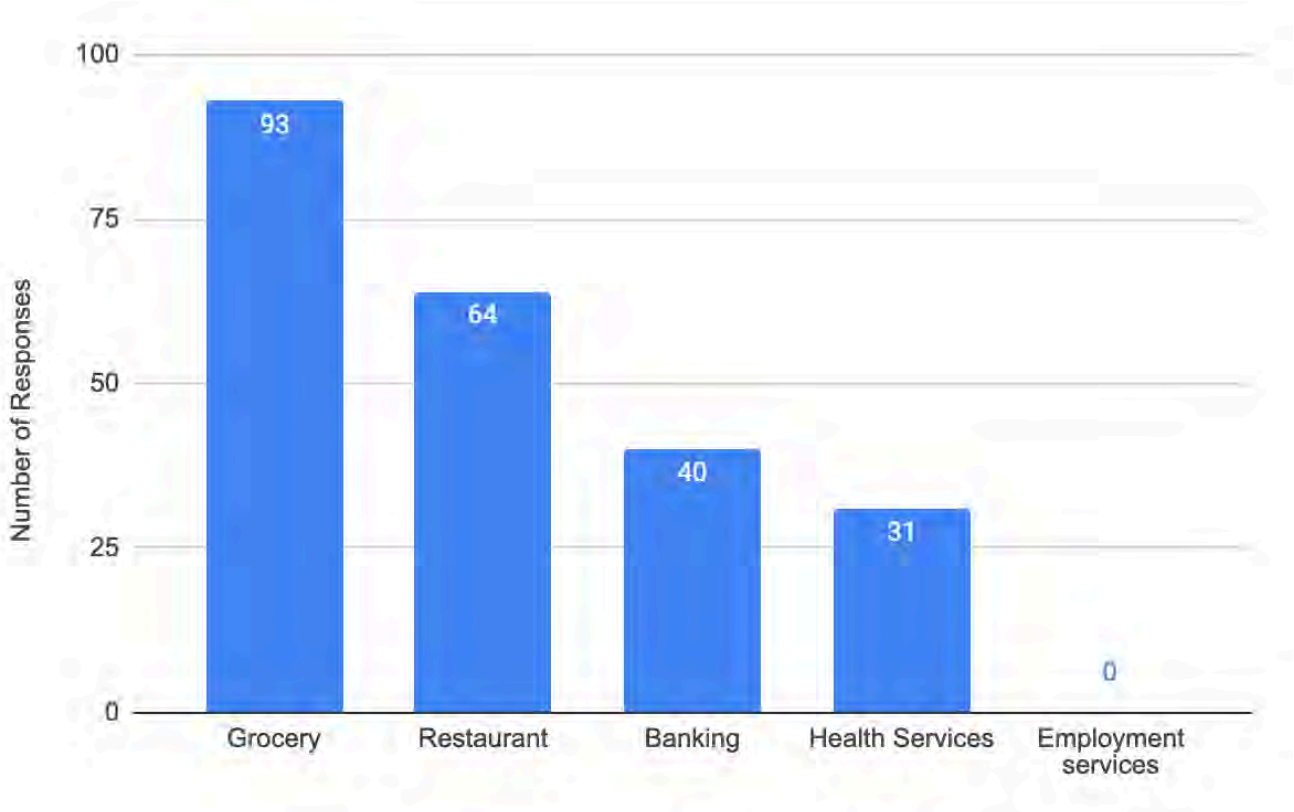
63 participants indicated that they would like to be kept up to date about the project.

Q3. How often do you visit Columbia Square?



Most respondents visit the site at least a few times a week to everyday.

Q4. What types of services do you frequent the most at Columbia Square?



Most respondents highlighted grocery as being the service they frequent the most often at Columbia Square.

Others include:

- Pet-related services: Pet store, veterinarian. (23 responses)
- Liquor Store (15 responses)
- Pharmacy (14 responses)
- Services: Dry cleaning, salon, postal. (8 responses)
- Retail (6 responses)
- Fabricland (5 responses)
- Cafes (4 responses)
- Fitness (3 responses)
- Big Box Outlet (2 responses)

Q5. What types of businesses and/or services are missing from this area of Downtown New Westminster?

Common themes of responses to this question included the following:

Variety in Dining (28 responses)

Many respondents felt this area of the downtown is missing locally-owned, upscale, bistro/cocktail-style restaurants. A few respondents who spoke about their desire for increased dining options also mentioned the project may provide an opportunity for a restaurant with an outdoor patio.

School (20 responses) and Child Care (10 responses)
A significant number of participants emphasized the need for more public schools and childcare facilities to support the growing population.

Hardware Store (21 responses)
Many participants spoke about the need for a hardware store in the neighbourhood.

Retail Stores:
Other, less frequently mentioned, missing businesses/services shared by participants included:

- Bakery/deli/cafes (11 responses)
- Small businesses (10 responses)
- Library/bookstores (9 responses)
- Community/Recreational centre (9 responses)
- Beauty Salon/Clothing stores (9 responses)
- Ethnic grocery stores (7 responses)
- Department stores (4 responses)
- Indigenous shops (2 responses)

Q6. Part of our application includes a large, pedestrian-centred public open space that may consist of active and passive park elements. What are some things we should consider including in this open space?

Common themes of responses to this question included the following:

Gathering Space with Seating (57 responses)
A significant number of participants emphasized the need for gathering spaces with covered areas with seating to provide protection from rain and to provide shade. Many participants cited the need for more benches, tables, and picnic areas to encourage social interactions and provide resting spots.

Greenery (31 responses)
The introduction of more trees across the site was frequently cited by respondents. Most were very supportive of a naturalized downtown area that includes native and non-invasive plant species, and water features. The importance of shading provided by trees was cited by many respondents as their key desire for green spaces across the site. Some respondents also mentioned the importance of having an open area with trees and grass for children.

Playground (16 responses)
Play space for children of all ages in the area was highly regarded as an important public realm consideration by many.

Open Space:

Less frequently mentioned considerations shared by participants included:

- A dog park or pet-friendly area (11 responses)
- The need for more parking around the site (10 responses)
- Safer bike lanes and additional bike racks (9 responses)
- Raised platform or stage for performances and other types of entertainment (9 responses)
- Adequate lighting to ensure safety and usability during the evening (7 responses)
- Public washrooms (5 responses)
- Community garden (4 responses)
- Chess, ping-pong tables, basketball court (4 responses)
- Pedestrian-focused walkways (4 responses)
- Fountain (4 responses)
- Safety and management of unhoused population (3 responses)
- Public exercise equipment (3 responses)
- Skating rink/pool (3 responses)

A copy of the comment form and associated responses can be found in Appendix H.

5. CONCLUSION

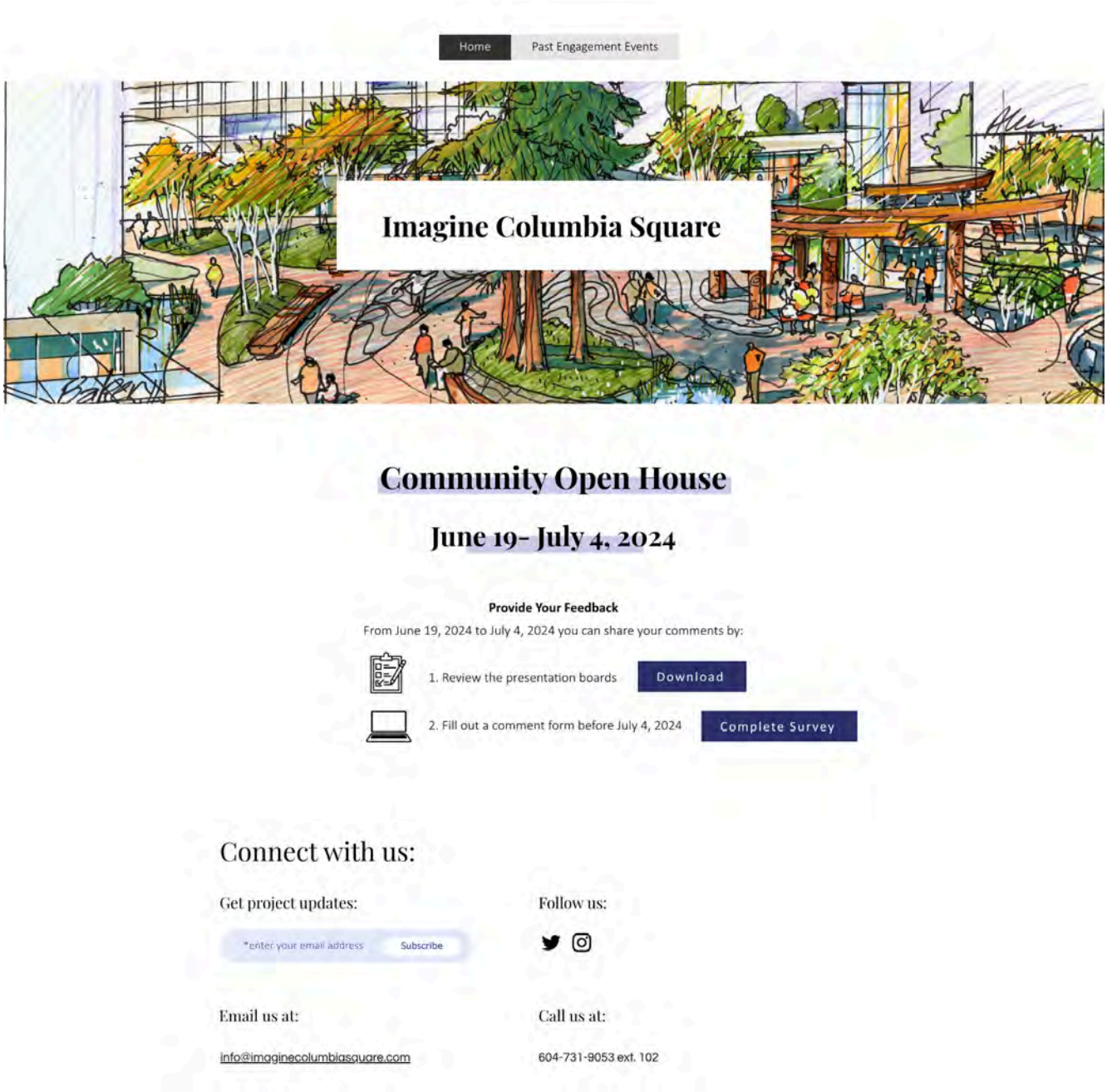
The engagement with the community for this phase of the application process has been successful in receiving:

- 705 unique project website visits
- 92 open house attendees
- 107 pieces of correspondence (comment forms and emails)

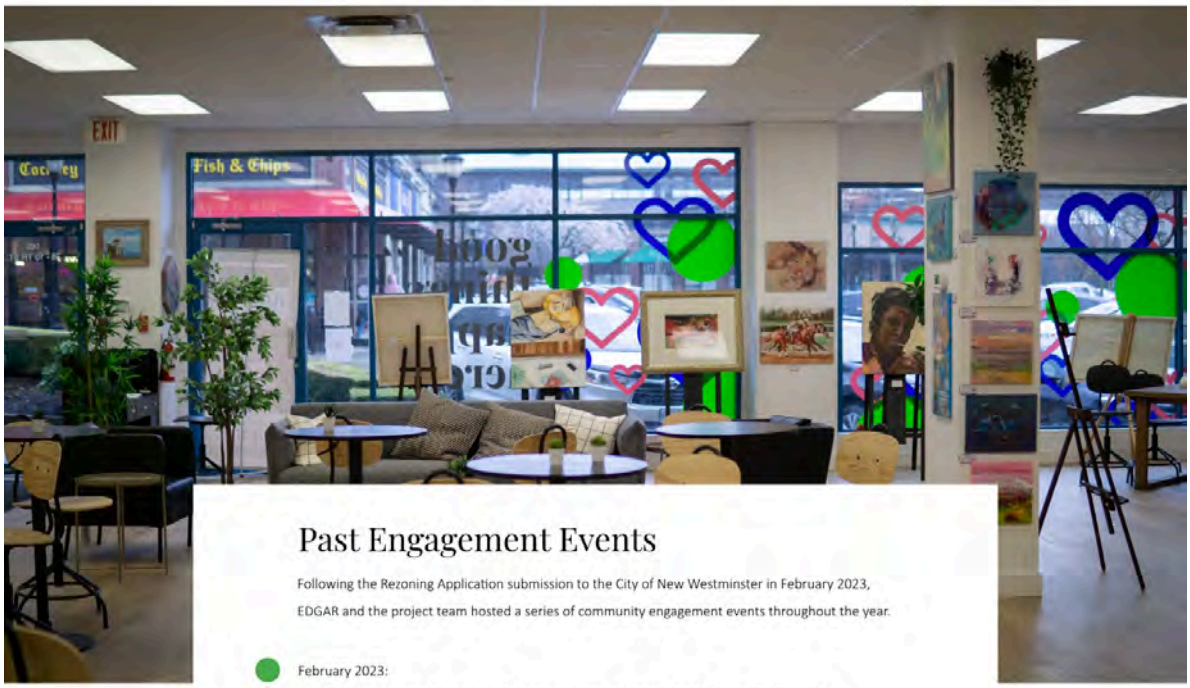
Key themes that emerged throughout our engagement included a desire for a variety in dining options, increasing child-related services, gathering spaces with seating, greening of the site and the inclusion of a hardware store.

6. APPENDICES

A. Project Website



Home | Past Engagement Events



Past Engagement Events

Following the Rezoning Application submission to the City of New Westminster in February 2023, EDGAR and the project team hosted a series of community engagement events throughout the year.

February 2023:

- A Community Hub was opened on-site known as the "I Heart NW" Community Space.

June 22, 2023:

- An in-person and online community open house was held to introduce the community to EDGAR and the project team, and to share our preliminary key priorities for Columbia Square. To view the boards, click the button below.

Presentation Boards

June 27, 2023:

- Presentation to New Westminster Chamber of Commerce Board

July 12, 2023:

- Presentation to the Downtown New Westminster Business Improvement Association (BIA)

Connect with us:

Get project updates:

*enter your email address | Subscribe

Follow us:

Email us at:

info@imaginecolumbiasquare.com

Call us at:

604-731-9053 ext. 102

B. Notification Area

C. Notification

Columbia Square: Community Open House

Columbia Square Location

EDGAR submitted a rezoning application for 88 Tenth Street in Spring 2023. A preliminary engagement event was hosted in June 2023 to share their vision for the site's redevelopment.

Since June 2023, our proposal has been updated based on changes to policy and input from city staff, council, and the community. We want to share these updates with you and invite you to join us at an Open House.

Please join us:
Date: June 19, 2024
Location: Columbia Square Community Space (Unit 103, 78 Tenth Street)
Time: Drop in between 5-7 PM

The open house will be a drop-in event with display boards providing information on the updated proposal. The applicant team will be on hand to answer questions and receive feedback.

EDGAR

How to Participate

Provide Your Feedback

From June 19, 2024 to July 4, 2024 you can share your comments in the following ways:

By filling out a comment form at the in-person open house on June 19; or

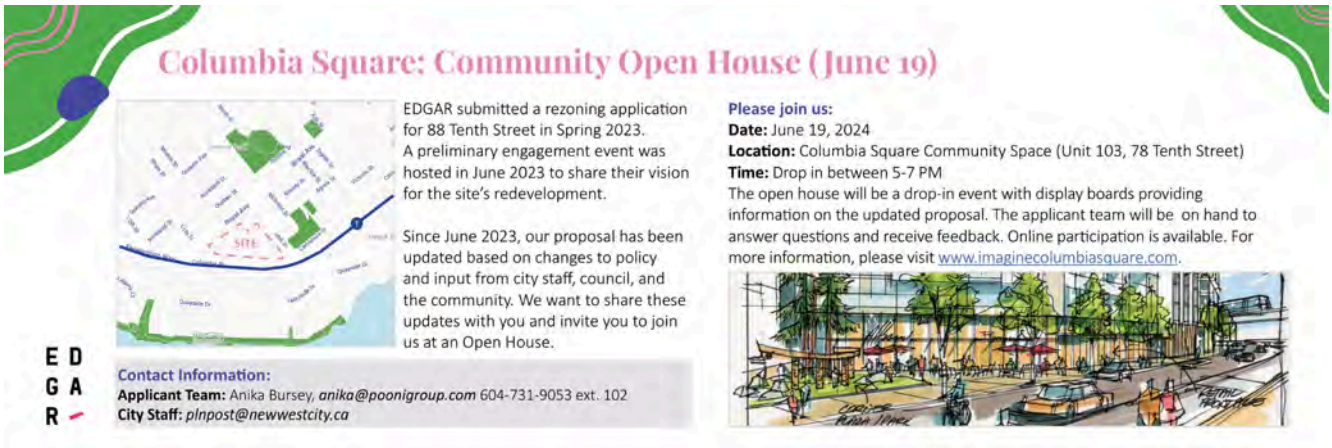
By visiting the project website at ***www.imaginecolumbiasquare.com*** and filling out a comment form on the website.

For those who are unable to join us in person, presentation materials will be posted the project website on June 20. You will have a chance to review them and provide feedback via the comment form online.

Contact Information:
Applicant Team: Anika Bursey, *anika@poonigroup.com* 604-731-9053 ext. 102
City Staff: *plnpost@newwestcity.ca*

EDGAR

D. News Ad



E. Social Media Ads

E D
G A
R
Provide Your Feedback!
From June 19 to July 4, 2024, you can share your comments in the following ways:
• Fill out a comment form at the in-person open house on June 19
• Fill out the online comment form at www.imaginecolumbiasquare.com (available from June 20)

E D
G A
R
Questions?
Contact Applicant Team:
Anika Bursey
anika@poonigroup.com
604-731-9053 ext. 102
Contact City Staff:
plnpost@newwestcity.ca

F. Emails

You're Invited:
Columbia Square Open House

Hello,

Thank you for subscribing to stay up to date with what's happening at Columbia Square.

EDGAR submitted a rezoning application for 88 Tenth Street in Spring 2023. A preliminary engagement event was hosted in June 2023 to share their vision for the site's redevelopment.

Since June 2023, our proposal has been updated based on changes to policy and input from city staff, council, and the community. We want to share these updates with you and invite you to join us at an Open House.

- **IN-PERSON:** Wednesday, June 19, 2024 from 5:00 - 7:00pm at Columbia Square (Unit 103, 78 10th Street, New Westminster). No pre-registration is required.

  The open house will be a drop-in event with display boards providing information on the updated proposal. The applicant team will be on hand to answer questions and receive feedback.

If you cannot make the session, the presentation will be available on the project website on June 20th and a feedback form will be available until July 4th, 2024. Your feedback will be shared with City staff and help inform the planning process.

We look forward to seeing you on June 19, 2024.

Sincerely,

The Columbia Square Project Team

Check out our site

This email was created with Wix. Discover More

Hello,

Thank you once again for subscribing to stay up to date with what's happening at Columbia Square.

Last week on June 19th, we hosted an open house to share the updated proposal for the rezoning of 88 Tenth Street. We appreciate everyone who attended and provided valuable feedback.

For those who couldn't join us in person, we encourage you to visit our project website where the presentation boards are now available for review.

Review the Boards Online and Complete the Survey:

Visit Website

Survey Deadline: July 4th, 2024

Your feedback will be important as we develop the zoning bylaw for Columbia Square. We value your input and hope you'll take a few moments to review the materials and provide your feedback.

Thank you for your continued interest and participation in this project.

Sincerely,

The Columbia Square Project Team

Check out our site

This email was created with Wix. Discover More

G. Open House Boards

Welcome!

Thanks for joining us today! The purpose of this open house is to:

1) Inform you of the current plans and updated timeline for Columbia Square (88 Tenth Street);

2) Update you on what we've heard from the community over the last year and how this has informed our plan; and

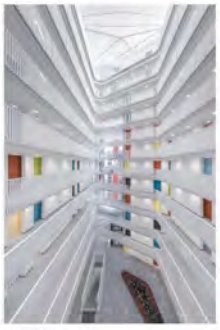
3) Gain your feedback as we prepare to draft policy which will inform the site's future design.

Once you've had a chance to review the boards, please make sure to complete a comment form either in person, or online via the project website imaginecolumbiasquare.com before **July 4, 2024**

If you joined us last year, a lot of our content will look familiar. Our intent for this project remains the same, however our timeline and process has changed.

About EDGAR

First established in 2009, EDGAR is a Vancouver-based real estate development firm focused on the creation of comprehensive communities. EDGAR has over 6,000 homes currently in development across BC and Alberta.



The Duke, Vancouver, BC

The MacLaren, Edmonton, AB

The Journey at Portwood, Port Moody, BC

Umbra at Portwood, Port Moody, BC

Project Team

EDGAR has brought together an experienced team of professionals to support the development of this community in New Westminster.

MCMP
Architect

PWL
Landscape Architect

Pooni Group
Urban Planning and Engagement

Bunt and Associates
Transportation Engineer

Aplin Martin
Civil Engineer

Modern Formline
Cultural Advisor

What informs the plan?

The plan for Columbia Square will be guided by City of New Westminster policies, technical constraints and site context, community input and needs, and EDGAR's vision for the site.

Site History

Situated along the Fraser River, Columbia Square's location has been important throughout history.

Pre-Colonial:

The Fraser River served as an important transportation route for many Indigenous people from a wide range of Indigenous communities through our Host Nations traditional territory since time immemorial. Given this site's historic rivers edge, Columbia Square once served as a resting place for Indigenous peoples who traveled along the Fraser to and from the Salish Sea.

Post-Colonial:

As New Westminster grew rapidly during the late 19th Century, so did Industry along the Fraser River. The coastline was expanded to support the logging industry which existed where the Quayside neighbourhood is located today.

The land now known as Columbia Square was used for seasonal lodging and boarding houses for workers of the area's many industries, including the Dominion Pipe Company, Westminster Iron Works and the Electric Light Plant, among other thriving trades.

Site Context

Today, Columbia Square is a low-rise, car oriented shopping center at the western gateway to downtown New Westminster.

Centre of Columbia Square Plaza - Facing northwest

Southern part of Columbia Square Plaza - Facing southwest

Policy Context

Several provincial, regional and municipal policies support the vision for the site's redevelopment.

Provincial Bill 47 - Transit Oriented Development Areas
Columbia Square is located within the New Westminster Station Transit Oriented Development (TOD) Area. TOD Areas are defined as areas within 800 meters of a rapid transit station (e.g., SkyTrain station). This bill supports the development of mixed-use, high density developments within these areas to increase housing and promote the shift towards sustainable modes of transportation.

Metro 2050: Regional Growth Strategy
Metro 2050 designates the site as "Urban" within an "Urban Centre" (Municipal Town Centre); the locations in which residential densities should be concentrated.

New Westminster Official Community Plan (2020)
The Official Community Plan designates the site as Mixed-use high density and permits retail, office, service and residential uses.

Downtown Community Plan
The site is located within the tower precinct of the Downtown Community Plan; an area intended to accommodate most of the downtown's residential and commercial growth. Large under-developed sites can be redeveloped as high-rise towers with pedestrian-oriented streetscapes and high-quality public realm.

What Has Happened?

Since the submission of our rezoning application in February 2023, there have been a number of key milestones that have impacted the project.

1. CITY-LED FINANCIAL ANALYSIS

Staff worked with the project team to identify the issues with the site which limit the viability of building affordable housing.

2. PROVINCIAL LEGISLATION CHANGES

In December 2023, the Province of BC announced changes to the local government land use planning framework to enable local governments to provide more housing. These changes include:

1. ***Transit Oriented Development Areas (TOAs)*** - designation of TOAs within 800m of Rapid Transit, where housing density should be concentrated.
2. ***Development Financing*** which provides the ability for municipalities to fund the costs of infrastructure and amenities through a fixed rate charge to developers.

3. APRIL 2024 COUNCIL DIRECTION

Given the outcomes of the financial analysis and new legislation from the Provincial Government, Council directed staff to work our with team to:

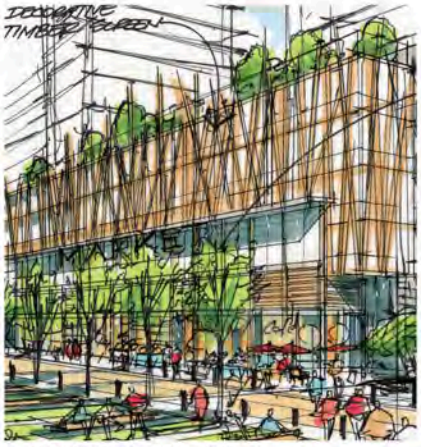
1. Revise our proposal for the site, as outlined in the Council Report of June 12, 2023, to include 20% secured market rental, a not-for-profit child care. In line with provincial legislation around development financing, staff are recommending that a density bonus charge (paid through the redevelopment) be used to use to fund future affordable housing development in the City.
2. Prepare a basic zoning bylaw to authorize that revised proposal for consideration of Council within 2024, and which secures requirements to complete a master planning process prior to construction.

What Are We Working On?

Council has directed City Staff to work with our team to draft a rezoning bylaw followed by the development of a Master Plan. This work will be guided by high level planning principles called a "policy statement". To complete this work, we are focusing on the following items:

- **Density:** Across the overall site, and within each phase.
- **Residential Uses:** Amount and general phasing of residential uses, which includes a minimum of 20% residential floor area as secured market rental.
- **Commercial Office and Retail Uses:** Amount, and general phasing of commercial office and retail floor area.
- **Open Space:** Minimum required size and location of the publicly accessible park space.
- **Childcare Space:** Minimum amount and size of the secured non-market childcare.
- **Parking:** Accessible parking, bicycle parking and loading requirements.
- **Phasing:** General phasing of the project.
- **Building Heights:** General range of tower heights and conceptual massing of buildings.

All of the details we are sharing today are preliminary and may change as our project is refined through the detailed design process.



Potential view of Phase 1 retail street with residential uses above.
*Illustrative concept drawings - for discussion purposes only.

What We've Heard

On June 22, 2024, we hosted an early engagement event to hear the community's thoughts about redevelopment of this site. The following themes have emerged, which we will consider as we work with City staff to draft policy for the site's redevelopment.

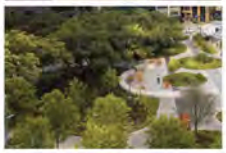
1. **Strong support for increased nature in the City**
   - Participants acknowledged the lack of park space with trees in the downtown area and many suggested the project should include community gardening spaces.
2. **Importance of keeping the plaza accessible**
   - We heard from many seniors and disabled people who regularly frequent the site that they value the accessibility it currently provides.
3. **Desire to minimize disruption**
   - Columbia Square Plaza is a well used shopping centre today. We heard that minimizing disruption in services is important to many during construction.
4. **Need for family-friendly housing and spaces**
   - There is a strong need for community gathering space downtown, especially for children and families. Many community members voiced the importance of family-sized housing units and family-friendly amenities.
5. **Diversity of businesses that allow people to mingle and linger**
   - We heard there is a lack of service-based businesses with patios in the neighbourhood. Restaurants, pubs, and cafes with outdoor seating are a strong future desire for the community.

EDGAR's Vision & Priorities

Our vision and priorities will help guide the creation of a policy statement and future Master Plan for Columbia Square. Based on recent Council direction and what we've heard, we've slightly adjusted our priorities for redevelopment.

Vision for Columbia Square:

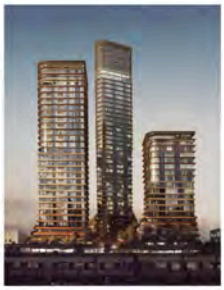
"A transit-oriented mixed-use gateway to Downtown New Westminster that re-imagines urban living by creating a place that prioritizes people and reconnects the downtown core with nature".



*Precedent Images Only

Our revised priorities include:

1. Pedestrian-Focused Public Space
2. Job Space Retention and Creation
3. Family-Friendly Community
4. Nature in the City
5. Variety of Housing Types



Proposal Overview

There are a number of key items we are focused on refining as we develop the rezoning bylaw and policy statement for the site. The following provides a preliminary overview of these items.

HOUSING

- 20% Secured Market Rental Housing (approximately 600-700 units)
- 80% Market Strata Housing (approximately 3,000 units)

OFFICE

- Delivered in Phase 1 (40,000 ft²)

RETAIL

- Totaling 130,000 ft² across 3 phases of development
- Grocery store (36,000 ft²) in Phase 1

CHILDCARE

- Provided in Phase 1 as turnkey to a Not-for-profit

OPEN SPACE

- Publicly accessible park space

More work will be done to refine the proposal and provide details around things like:

- Residential unit count, size and unit type
- Size, height and number of buildings
- Number of vehicle, bicycle and loading spaces

*Specifications are subject to change as the project evolves

Preliminary Site Plan

Given the importance of retaining the grocery store as operational through the entire planning process, phasing of this project has been at the forefront of our early planning.

Tower Location - Heights ranging from 20-40 storeys

Pedestrian/Vehicle Connections

Site

Phase 1 Includes:

- Office (40,000 ft²)
- Non-Profit Daycare
- Rental Housing (~325 units)
- Strata Housing (~830 units)
- Grocery Store (36,000 ft²)
- Retail (20,000 ft²)

*Specifications are subject to change as the project evolves

Timing and Next Steps

We are still early in the approvals process and there are many important milestones before construction could begin.

PLEASE NOTE:
All dates are subject to change as the project evolves.

Share Your Thoughts

Your feedback will be important as we work with City staff to develop our plans for Columbia Square.

Please take a moment to share your feedback with us by completing a feedback form in person, or by visiting imaginecolumbiasquare.com

The comment period is open until July 4, 2024.

Scan me with your cell phone camera to visit our website!

Questions? You can contact the applicant team, or City of New Westminster Staff:

Applicant Team Contact: Anika Bursey, email: anika@poonigroup.com phone: 604.731.9053 (ext. 102)
City of New Westminster Contact: plnpost@newwestcity.ca

H. Comment Form

Name	Would you like to be contacted with updates about this project? If so, please leave your email address	How often do you visit Columbia Square?						What types of services do you frequent the most at Columbia Square?						What types of businesses and/or services are missing form this area of Downtown New Westminster?	Part of our application includes a large, pedestrian-centred public open space that may consist of active and passive park elements. What are some things we should consider including in this open space?
		a. everyday	b. about once a week	c. once a month	d. A a few times a week	e. a few times a month	f. less than once a month	a. restaurant	b. banking	c. employment services	d. grocery	e. health services	other	Open-ended response	Open-ended response
S.22(1)	S.22(1)		1					1	1		1		pet store, vet	elementary school. hardware store, craft brewery, art gallery or performance space, hotel	Outdoor skating rink (similar to Shipyards in NV), sitting area protected from elements, large space to house a viewing party on major sport
S.22(1)					1				1		1	1		Any compensation for the noise + disruption? I live at the corner of S.22(1) I'm not pleased. We will be directly impacted. New West is super congested as it is. Lack of parking, schools, a broken healthcare. I'm not sure anyone really cared. It's about the money asusual. It's nice to invite everyone to the prov; but when they get here, they can have a $24/hr job, I dont think they will be renting these units.	
S.22(1)					1			1	1		1	1		It is nice you're considering more green space (someone mentioned female trees cause less allergies.) Less concrete. It has the feel of building a university campus but with skyscrapers and towers. Would you want to live here? Why not build the affordable housing first, to get the public on your side? What is considered affordable? New West has a lot of hills. Would Qayqa Elementary be the feeder school? There aren't enough parks. Will there be a new bus stop to take children to school.	When I drove through the neighbouring roundabout, it was packed with traffic. People ride bikes along the Quay but it feels too dangerous on the main roads. The Lower Mainland has rain most of the year. If they want people to take the skytrain more, they need to add more services to be realistic. Most people can't carry home their weekly grocery shop. There needs to be almost as many parking spots and underground as there are now.
S.22(1)	S.22(1)					1					1		pet store, vet	school, childcare, internet cafe, small businesses	fountain, bike lane/parking, rain shelter, picnic tables
S.22(1)	S.22(1)	1						1			1	1	Pharmasave, fabricland	hair salon, hardware store, bookstore/library, childcare, school	Dog park, LARGE open space for daylight/sunshine - with alll the towers proposed, there will be so much shade in this area
S.22(1)	S.22(1)				1			1			1	1	pet supply store, vet, liquor store, yoga, post office	municipal amenities and services like community centres, recreation centre, library. entertainment venues, pubs, specialty and ethnic grocery stores, childcare spaces, affordable housing, hardware/trades stores	open green that could be used for sports and events, a space to accomodate local wildlife like a pond, a dog park, a mix of local flora and fauna to support local wildlife, a playspace/playground for children, walking paths, a fountain, bike racks, public fitness equipment
S.22(1)	S.22(1)	1						1			1			recreation, library, school. school is very much needed if this development goes forward	shade, playground, grass and trees, no open concrete park, limit paved area as much as possible for natural elements
S.22(1)	S.22(1)				1			1	1		1			hope to get more space for people to play and exercise. Not only to be here to buy something or to eat	facility swimming pool or some facility like that. The The density in downtown new west will be growing quickly, wihich will attract more people to come in and feel happy here.
S.22(1)	S.22(1)				1				1		1	1			worried about how will we park
	S.22(1)				1			1			1			clothing store, dry cleaners, hardware - miss Rona, school!	places for people to socialize, outdoor chess, basketball, stage, lots of lighting
S.22(1)	S.22(1)				1						1	1	yoga	good restaurants, brewery, wine bars, schools, bakeries, deli	water feature, shade, patios, cafes and bars, trees, community police
S.22(1)	S.22(1)	1						1			1	1		clothing sotres for men and women, schools and child care	seating, trees, shade,
S.22(1)	S.22(1)				1			1			1			schools!! This is a real concern when learning about 3000+ units into the area without any schools. Quyquit Elementary can't handle this	
S.22(1)	S.22(1)		1					1					pet store	elementary school needed as apart of this development. Industry standard projections for K-12 aged residents are way too low for modern urban development. It is irresponsible to build housing for families without doing everything possible to ensure the corresponding school spaces are available.	
S.22(1)					1			1			1	1		big chain restaurant, hardware, free parking and plenty of it	plenty of parking so people can use the public spaces
S.22(1)					1			1			1			hardware store, chain restaurant, free parking	lighting
S.22(1)		1						1			1		pharmacy	A pub style rrestaurant, large patio	covered stage area that could be used to host outdoor live bands, dance events
S.22(1)		1							1		1	1		restaurants and public space for children and elderly	
S.22(1)		1			1			1	1		1				
S.22(1)	S.22(1)				1			1			1			hardware stores, mens clothing stores	seating, shade, trees, fountains
S.22(1)					1			1	1		1			produce stores, entertainment	free parking
S.22(1)					1			1			1			schools, green space, retail shopping, banks	great idea, thank you for considering this project. it will be great for the community. Please strongly consider a school in your planning. Schools in NW are already at capacity and with 3700 more units this could deter young families from adding to our vibrant community.
S.22(1)						1		1	1		1	1		public gathering area, nice restaurants, library	some nice arts design component, ublic interactive componenets like little playground area, patios/chairs so that people can get connected and hang out around this area
S.22(1)			1					1			1			a school, 7000 people will mena a school is necessary for people living within this area and they will need to travel out of NW for school	
S.22(1)	S.22(1)				1				1		1			elementary school - even just an annex? Maybe instead of some office space, another little lane pool would be great	Active for kids to climb on. More adventurous than Quay playground, more like Sapperton
S.22(1)	S.22(1)				1						1		Fabricland and Big Box	dollar store, london drugs type stores like Canadian General Store, more restaruants, Indigenous Shops and spaces	Easy and intuitive access to parking. Not Uptown in Victoria. See Saanich Centre in Victoria for a good eample (clear entrances and stairs) Indigenous Presence -> art, language, history
S.22(1)	S.22(1)				1			1	1		1	1	recreation, walkaround, shopping	small businesses/market-style shops, sustainable businesses, doctor's office/ urgent care, coffee shops, indigenous artists shops!! can you guarantee that shops that are here currently all have a guaranteed spot in the new buildings? No Price gouging!!	sitting area, sustainable energy sources, greenery, less glass buildings!, keep the heritage look of "cockneys" -> we don't want generic American Style copycat building , walkability, life-oriented, NOT car oriented - rental bike space, trees, water features (rain gardens, permeable pavements), non-distracting lighting
S.22(1)		1						1			1		big box outlet, pharmasave	home, garden, hardware, independent coffee shops	green spaces to offset heating/climate hotzones, tree cover and incorporating nature into development so we aren't left with a large parking area, prioritizing pedestrain access over parking, encourages people to come by other means than cars.
		1						1			1			Personally I think the current business mix in fine. This should be maintained or replicated. Include a mix of different sized retail spaces or other small businesses. Childcare! I know schools arent included so it is a school hard thing but a school!	tree cover is necessary. Include other similar elements and mitigate climate change impacts. Minimize public spaces dedicated to cars. Maximize covered green spaces and accessibility, spaces to encourage acrtive lifestyle - cycle paths, unbroken walking routes.
S.22(1)					1								coffee shop	co-working spaces, bookstores (used?), hardware store, more diverse restaurants, things that are open later, more cafes wouldn't hurt, bike shop, print shop	plenty of green space, trees, raised platform, wireless internet, covered area - it's vancouver, it's wet!, chairs that allow socializing, child-freidnly areas, walking paths, please explore creating more 3-bedroom units, better shared amenities, and less parking spots than you think you need.
S2					1			1			1		liquor store	markets, black smith baery or similar, seafood retailer, butcher retailer, walkable, clean sidewalks	security, lighting, green spaces, outdoor seating for cafes, restaurants, cohesive design - an identity
S.22(1)					1			1			1		pet store, vet	flow income housing, hardware store, pub, speciality groceries (thai, korean, chinese stores) recreation centre, library	drought resistent plants and trrees, dog park
S.22(1)	S.22(1)				1			1			1	1		we have a good variety of businesses and services here right now. It would be nice to have more of these businesses in the future. Will there be free parking space for shoppers and restaurant customers?	Theatre stage or platform for small concerts and pop-up enetertainment/celebrations
ONLINE															

S.22(1)	S.22(1)				1					1		1		postal	Big size of fitness club like Goodlife or Evolve Strength to accomodate growing population. Or one that can have a indoor swimming pool as downtown residents have to go at least 4km to find one. Space that can be rented to School district as many people concerns about school shortage.	g public plaza with art figureswhere people can gather, sit to chill and relax togetger. Imagine a big public plaza with water fountain, big trees and benches where lots of people can enjoy the sun and the liveliness and energy can be seen from the street or skytrain (the quay is a nice public area but it is so tucked away that some people don't even know about it). Also it should have modern LED light that can brighten the space at night (people won't stay there if they don't feel safe). The public space should be big enough to accommodate other events where we can can set up a stage. We can also set up some metal workout racks and benches Please consider water feature (fountain, music fountain, waterfall, splash area....) in designing the public space. Our downtown history and location is tied to Fraser River, water can help lower temperature when the summer is getting hotter every year, water sound can help relax, water is a fengshui element.
S.22(1)					1					1				Liquor store		casual seating, planting I don't see any opportunity for other comment: parking and pedestrian traffic - it is already a very congested area for both - I can't even imagine what it will be like with so much extra housing etc. and I don't see much in the way of guarantee of rental and non market housing. Just because we can build enormous high rises doesn't mean we should - people don't meet in high rises and it is fantasy to think they will meet in a 'park' outside
S.22(1)	S.22(1)								1	1		1	1		more restaurants	parking- we will have added over 4000 parking stalls in the area with no new roads. You will need 150-200 stalls just for the existing businesses in CC. The towers in the area have created a wind tunnel off the Fraser. Any outdoor restaurant areas are a pipedream without sheltered areas. The traffic circle at the bottom of 10th is already very busy halting traffic flow in the area. Adding 8000 people going to the skytrain will mean never being able to get through the traffic circle. Maybe consider a pedestrian bridge to the skytrain. Drop off and pickup at the daycares and/or schools is already a joke- nobody walks anymore! You will need a large area to accommodate the parents dropping off kids. Parking will need to be above ground level- not sure how many levels of parking there will be- not having a car is a dream only of the developers and not society. Integrating the levels into the park/plaza/walkways should be paramount. I have lived here for 15 plus years- many changes many new towers- I have seen other shopping areas with underground parking- older people will never go there- it is too difficult to maneuver around and often poorly lit. The parking will need to be inviting or the shopping stores will all suffer from lack of customers. On any day I count 150-200 cars using the plaza- thats what keeps it going not a bunch of people with no cars riding E-bikes up and down the steepest street in New West. PS- keep the social development office out of the complex- every month I see open drug dealing and usage in the parking area. Not what is conducive to your extravagant plans for CC.
					1					1				BC Liquor Store	Department store Retail	picnic areas, bistro seating
S.22(1)	No				1					1		1	1	Retail	Affordable social housing	Community gardens, a playground, space for seniors to sit and socialize.
S.22(1)	S.22(1)				1				1	1		1	1		Hardware Store; bakery; medical	green space, lovely trees, park like settings, family friendly
S.22(1)					1				1			1	1	Veterinary	High end independent liquor stores. Small local businesses for home goods, clothing, lifestyle, etc. Interesting food and drink options, like wine bars, pubs. Please no more dental offices!	Keep Save-On Foods as it is (ie: do not give the space to a Whole Foods or similarly styled store), and minimize disruption to people's access -- many people in the area rely on it as their primary grocery store, and they rely on it to be affordable. Materially reduce the amount of parking lot and drive through space specifically.
S.22(1)							1					1		pet food	Hardware store, school, childcare.	Playground/kids structures, picnic and gathering areas.
S.22(1)					1					1				drug store, veterinarian	Hardware store, branch of library, community center (with gym), childcare, bookstore, japanese restaurant, farmer's market	community garden, built-in game features like pingpong and chess tables, benches and tables where you can eat outside (not attached to a business), tennis court, drinking fountain, large covered outdoor space like in the Shipyards in North Van, maybe an indoor hall where markets could be held (or rented as a community meeting space)
S.22(1)	S.22(1)				1				1	1		1		Pet food store, pharmacy	hardware, plants / garden supplies	Topography - small hills or rises; wildlife corridor, particularly plantings to support pollinators, birds; small water features for the sound they offer
S.22(1)	S.22(1)		1						1	1		1		The pharmacy and pet services are very useful, and Fabricland is a must. There are very few fabric stores in the Greater Vancouver area, and people come from other coummities to take advantage of it.	We need more businesses and services that not only keep money in New Westminster but also draw people from surrounding communities. We have to go elsewhere for new furniture and clothing, aside from the many wedding shops downtown. I'm reluctant to say it, but a MacDonald's restaurant would be popular downtown. Teens and budgeting seniors don't want to or can't climb the hill. And what about another medical clinic? A neighbourhood hardware store, perhaps Home Hardware, would be great. Condo owners have fewer outdoor projects but still have repair jobs and building projects, and walls to paint. Would it be possible to lure an RBC bank back to this part of downtown?	Plenty of seating would be welcome for seniors and other physically challenged people. Not just patio dining - which is also great to have - but just places to rest between errands. A fountain would add interest and be restful, along with shade-loving plants and flowers, no matter how few. Bicycle stands would be great. And a public washroom if possible.
S.22(1)					1				1			1	1			
S.22(1)	S.22(1)		1						1	1		1	1	Fabric store	RBC office, children playground, park	playground, more trees, a little amphitheatre for musicians, plays
S.22(1)	S.22(1)				1				1			1	1	Yoga and fitness, pet supplies, vet	Better quality hospitality	Trees (shade), well lit in the evening, pet friendly, good energy from the patios of great little restaurants, coffee/ desert shops, neighbourhood pub/lounge
S.22(1)	S.22(1)		1						1			1		Pet Foods, Dry cleaning, Clothing repair, local pop up	exterior patio dining space, more accessible wheelchair friendly sidewalks (removal of commercial space being able to put items on sidewalks like sandwich boards or stock - Save on foods blocks sidewalks with exterior stock / promos) The biggest item missing from this is the inclusion of low income housing on site. I believe by removing this portion of badly needed housing, you are creating an elitist community that socially segregates those families of low income. Allowing higher density for trade off to build social housing at a later date NEVER happens. Make affordable and social housing mandatory portion of the plan. Build one tower, managed by a non profit housing society to encompass both market rentals and affordable housing. By doing so, New West and Edgar developer can access funds from the province for new housing and take the 'problem' of managing this aspect.	play spaces for children of all ages. I'm in my early 50's and find most public spaces are designed for children. Adults like swings, swimming, spash zones for cooling, places for pets, more public bike storage and places to charge E-bikes or E-scooters for shoppers.
S.22(1)	S.22(1)		1						1			1			Daycare, elementary school	True green spaces, not cement. A designated dog park area
S.22(1)					1				1	1		1			More restaurants	Seating elements, but designed not to turn into sleeping areas for the homeless.
S.22(1)	S.22(1)				1					1		1		Liquor Store, Fabric Store, UPS shop	London Drugs, hardware store, old style department store	A dog-free (NO dogs) area.
S.22(1)		1							1			1		Veterinarian and pet store	Hardware store	Places to sit - chair and or benches, tables, trees for shade.
S.22(1)	S.22(1)	1							1	1		1			Cactus club	Bike friendly
S.22(1)	S.22(1)				1							1			More local/small businesses	This is a great idea, but I am concerned about how much public parking will remain on site. Columbia Square is very accessible currently, whether
S.22(1)	S.22(1)			1								1		Liquor Store	Bakery and/or patisserie, bagel shop, decent restaurant, seafood store.	Segregated bike lane from other traffic to avoid conflicts. Lots of seating, or areas where people can sit that are built into the design

S.22(1)	S.22(1)					1		1			1		liquor store, pharmacy	An arts-related free community space - you kindly allowed the New West arts and literary community to use an empty storefront space for the past couple of years and it was very much appreciated - and needed - and well-used. I was at the last event held there at the end of May and people were literally in tears because of the disappearance of this very valuable space. We in the writing and arts community don't have a lot of money to spare when it comes to a place where a book launch, readings and displays can happen, so it would be very much appreciated if you could include a community space that, if not free, could be rented for a nominal (affordable) fee. Thank you.	Lots of trees, please. We need trees to make a place friendly and to provide shade and a place for birds, etc. And a public toilet, if possible. Don't put any succulents into the park plantings as they'll only be stolen.
S.22(1)	S.22(1)	1						1			1			Schools	Schools and consider the building you are completely blocking with your
S.22(1)	S.22(1)	1						1						Shoe store	
S.22(1)					1			1	1		1	1	Daily needs like shopping, convenience stores, pet stores, cafes	Restaurants with outdoor patios that bring life to the public realm; public recreational facilities and services (general gap in DT NW area)	Tree canopy coverage and green infrastructure - the current lot is a sprawl of asphalt with very little shading and ground permeability. Consider adding nature-based shading with trees, green infrastructure elements for water management, and permeable materials for the ground (e.g. pavers, like the ones at Big Bend Market Crossing in Burnaby). Adequate space in the public realm that can accommodate both pedestrian thoroughfare and business patio spaces (not one at the expense of the other). Wide setbacks, sidewalk space, and patios bring life and vibrancy to the public realm. Public furniture with a maintenance/management plan in place with the City and its partners/contractors. This provides places for the public to linger, while ensuring the assets are properly maintained and managed in the long run. Other elements: public art, play spaces for families, public exercise equipment, open spaces for seasonal programming/events/activations, electrification (public charging infrastructure for EVs or other uses such as food vendors or events, to lessen reliance on generators), spaces for food vendors (e.g. food trucks or carts).
S.22(1)	S.22(1)		1								1			Restaurants, Shops and more public outdoor spaces.	Sitting areas (benches, tables), shaded areas, drinking fountains
S.22(1)	S.22(1)				1						1		Columbia Veterinary Hospital, Bosley's pet store, Pharmasave, B. C. Liquor Store	Locally owned coffee shop	Benches, shady areas to sit, fountain, flowers and trees. *No section for this, but free parking is a big draw at present. Would be a real shame if we had to start paying.
S.22(1)	S.22(1)					1					1		Liquor store	More restaurants and establishments would be desired	Trees and greenspace, benches, tables
S.22(1)	S.22(1)		1					1	1		1			small hardware store. playground. grass area for kids but without dogs (dog poop/pee is an issue along the Quay). Natural forest cover/habitat is scarce. cycle shop/bike rental.	grass area for kids and preferably not dogs (dog park is at end of the quay and dog parks are not ideal for many dogs anyway) ping pong tables are nice. all weather (covered but open) swinging, climbing and moving/fitting things together structures. covered/open space for musical acts to perform and people to listen. (Lonsdale Quay is a good model for this. Large amount of open play area has roof cover and chairs/tables for people to gather from nearby restaurants, etc.). Art space. Game space.
S.22(1)	S.22(1)		1					1			1	1	Fabric store, post office, UPS, liquor store	Hardware store, walk-in clinic, clothing stores, book store, library	Lighting, childrens' playground, trees, grass, shrubs, seating, sunlight, covered area for conversation
S.22(1)	S.22(1)		1					1						Chain restaurants (ex. Cactus, Earl's) that I believe would be profitable now in New West.	It sounds wonderful. However, Downtown New West is unfortunately home to drug-addicted individuals, so I believe it's just imperative to keep the safe clean and safe.
S.22(1)					1						1		Liquor store	Something like Lifelabs.	Lots of trees. Vehicle traffic is incompatible with pedestrian, mobility devices and child use, so I would like to see all parking restricted to access from 10 street and Royal avenue.
S.22(1)	No				1			1			1			Casual dining like cactus club, browns, or the keg.	Public washrooms
S.22(1)			1					1	1		1		Pet Store	Asian grocery store (HMart, T&T, Osaka, etc.) Hardware store	Some sort of active space (Outdoor fitness circuit, basketball court or similar)
S.22(1)	S.22(1)	1						1			1		Starbucks, dry cleaner, Bosleys		Less high rise towers.
S.22(1)	S.22(1)				1			1	1		1		Dry cleaner, pet store, liquor		Parking,
S.22(1)	S.22(1)		1								1		BCL	A restaurant-lined plaza, a pedestrian "main street". There's too many dentists and not enough patios for dining. Also no destination attractions other than the Landmark Cinema. Would be fun to have a bowling alley, pool hall, "Rec Room" like arcade. There's also a severe lack of community recreation space (Pool, gymnasium, ice arena).	Water features with interactive lighting. For a natural look perhaps a winding water feature with lillypads, grasses, etc. A big LED screen like at Brentwood would be cool for showing local and world sporting events, etc. Also a community bandstand for live music, community events, and celebrations
S.22(1)					1						1	1	Nail salon, pet supplies,	Bakery, fish monger, credit union.	
S.22(1)					1			1			1		Vet services	Good dining, ultra light industrial (ie coffee roaster), bakery, non profit soace, community space, a makers space, DEEPLY AFFORDABKE RENTALS AND SOCIAL HOUSING	Public toilets, welcoming seating areas, covered areas (tain, shade). Look at Barcelona squares. Busking areas. Public art.
S.22(1)	S.22(1)				1			1			1	1		Clothing, shoe, retail.	My concern is the loss of businesses currently operating. I understand the grocery store will remain through the process. Is this the same for Bosley's, the dry cleaners and all the other shops in the centre? Also, regarding the 20% Secured Market Rental Housing (approximately 600-700 units) - this means that these units cannot be turned into strata. But it doesn't necessarily mean that the units will be below market and affordable. This is important to me. My kids need to have an affordable place to grow up into.
S.22(1)		1									1		Pharmacy	Desert restaurants, hardware store, more dog friendly spaces	Trees that provide shade, green spaces for sitting in, dog friendly spaces
S.22(1)	S.22(1)	1									1		Coffee shops and pharmacy	Hardware store, more pet friendly areas and businesses	Having spaces for pets as there are many in the neighborhood. Also to have park amenities for children of all ages. We have a baby and she'll be 10 when the project is finished
S.22(1)						1			1		1			Most nighttime services seem to be limited to downtown Vancouver - why is that? Patios that stay open until 11pm and a night market would be great additions.	Soft lighting that points down - makes it safe for all hours without causing light pollution.
S.22(1)			1										Retail, specificaly the pet store	Large retail department store. Asian grocery/department store(the closest tnt is in a horrible area for transit). Anything that IS NOT a wedding gown store or suit shop, dental office.	Constant maintenance and surveillance, with prompt and timely action when needed. Almost all public spaces in downtown are destroyed by vagrant and transient individuals, and addicts quickly take over the spaces, which drive out others and keep others out of public spaces due to litter, open drug use, and drug litter(needles etc). While homeless and addicts are human and also deserve access to the public space, there needs to be constant upkeep and potentially security to keep the spaces kept clean and free for everyone to use as well as enforce proper behaviours in the space for everyones safety.
S.22(1)					1			1	1		1	1	Hang out , meet friends	Primary care general practitioner clinic, school, parks, green spaces, child care, local artisan shops or restaurants, better traffic management, branch of public library or community centre	Safety and security so there's management of homelessness, comfortable amenities for all abilities and children park, proper landscaping that will look good, art and cultural shows, public engagement with indigenous and other community members, regular programming and events, enough parking and traffic management
S.22(1)	S.22(1)				1						1		Other retail (pet store, liquor store, pharmacy)	Community services, such as a library or community centre. This would be an ideal location for the services given the proximity to a major transit hub.	Lots of trees - there are so few trees in the neighbourhood. A children's park would also be nice.
S.22(1)	S.22(1)	1						1	1		1			Child care services, and not just one. There are lots of things for young children to do in NW but once they reach tweens/teens there's nothing.	A community garden, kids play space(s), dog park, and also a place to socialize are some things that can be considered including in the open space.
S.22(1)	S.22(1)				1				1		1			Art and Culture related business. Hotel/Short term rental for visitors. Sporting facilities.	Climate resilience in heat wave and snow storm. How to include everyone in the communities but avoid allowing a specific group to occupy certain space.
S.22(1	S.22(	1										1		He	Jehd

S.22(1)	S.22(1)	1							1					wer	xyz
S.22(	S.22(1)	1						1	1		1	1			lots of shaded areas and benches, include benches and tables covered for when it rains as well
S.22(1)			1								1			New school, public library, affordable restaurant and commercial rents (think Portland food truck plazas) and public 3rd spaces	Lots of green space, lots of seating areas, areas for food vendors that could set up in micro type suites and ideally a pet friendly area.
S.22(1)	S.22(1)				1				1		1	1			I believe this open space could be even larger by situating more of the buildings to the outside of the site and swapping land with the City of New West. Consider a playground that could be attached to a urban school or community centre. Perhaps a sports field if large enough and flat enough.
S.22(1)	S.22(1)				1			1			1	1	walking my dog; liquor store; postal service		Off-leash dog park area!
S.22(1)	S.22(1)				1			1	1				Where I get my pet food.	Dept. store Mcdonald's	Sitting and lots of green space. NO dentist office. need to make sure we can go to the pier park and all the way to Sapperton on a nice walk.
					1						1				
S.22(1)			1					1			1		Drug store	None	MAY consist seems vague.
			1								1			Public schools and childcare	Playgrond
S.22(1)	S.22(1)		1										pharmacy, other retail	parking	
S.22(1)	S.22(1)				1			1	1					Purolator/ups mail service center, hardware store.	
S.22(1)					1						1			Gym	Pet friendly spaces
S.22(1)					1						1			Asian bakery, Asian grocery store, places to visit in the evening	Safe places to congregate with people
S.22(1)	S.22(1)					1			1			1			Not attracting people with mental issues and unpredictable unsafe behaviours.
S.22(1)	S.22(1)				1				1		1		Pharmasave	Healthcare Centre, Hair Salon, fresh produce store,	Accessibility for Seniors and the Disabled. Free public parking
S.22(1)	S.22(1)		1					1			1			Cafes, patio restaurants, clothing stores not selling wedding attire, night life	Seating that isn't exclusionary to the unhoused, public toilets open 24/7
S.22(1)	S.22(1)				1			1	1		1		Nails pet store	Insurance	Dog park
S.22(1)			1					1	1		1				Not sure if this area is the best choice with all the traffic on the area
S.22(	No	1						1	1		1	1			
S.22(	No	1						1	1		1	1			Trees, benches, shaded areas, covered seating areas for when it rains
S.22(1)	S.22(1)				1			1	1		1			MacDonald's, community centre, gallery.	Stage for performances, community garden, fruit trees
S.22(1)	not needed	1									1			Recycling depot. There's no recycling facilities in downtown. People, who have no car, have to catch buses or SkyTrain to uptown or braid.	