



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](https://www.imaginecolumbiasquare.com) before **July 4, 2024**

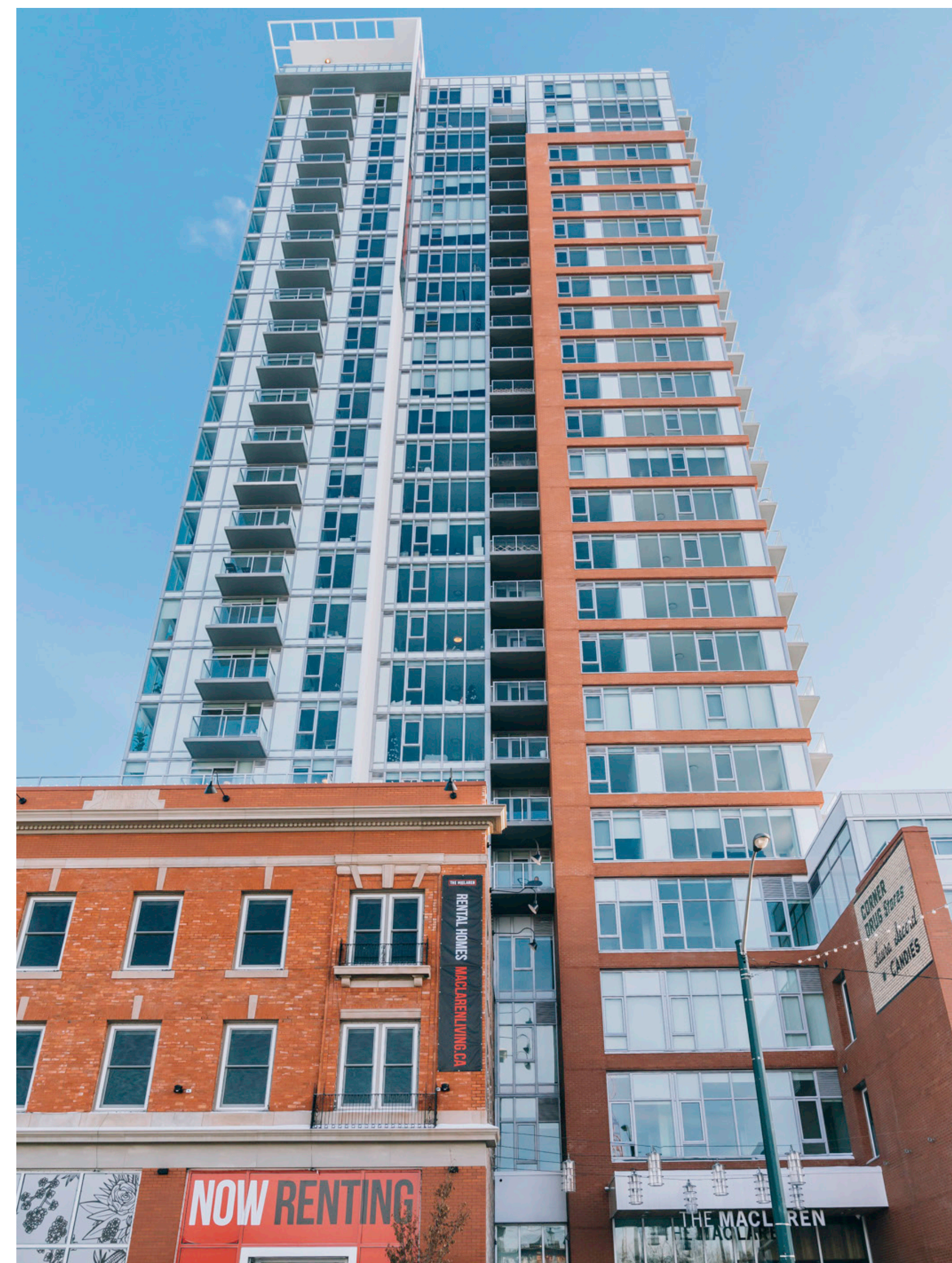
If you joined us last year, a lot of our content will look familiar. Our intent for this project remains the same, however our timeline and process has changed.

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

Musson
Cattell
Mackey
Partnership



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.

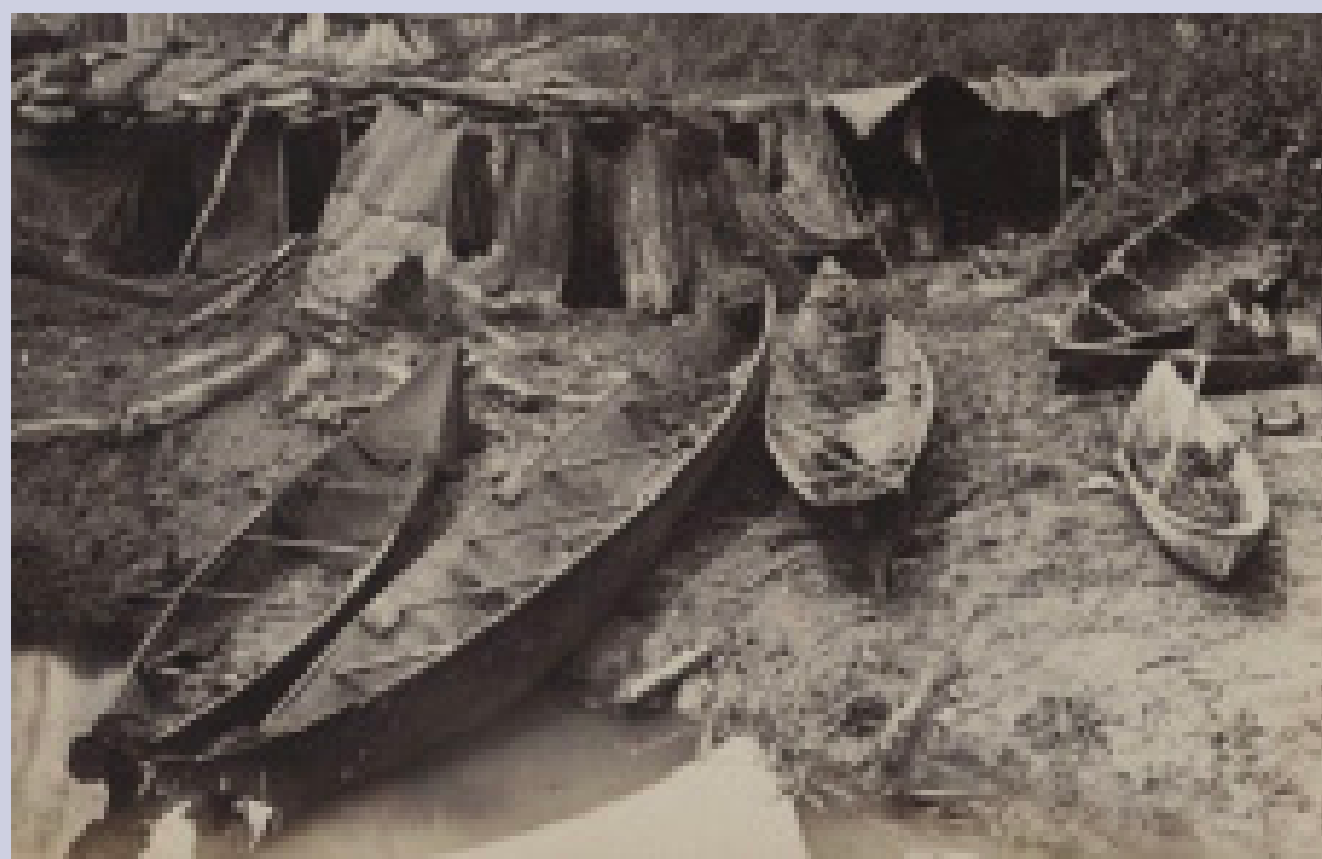


Site History

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:

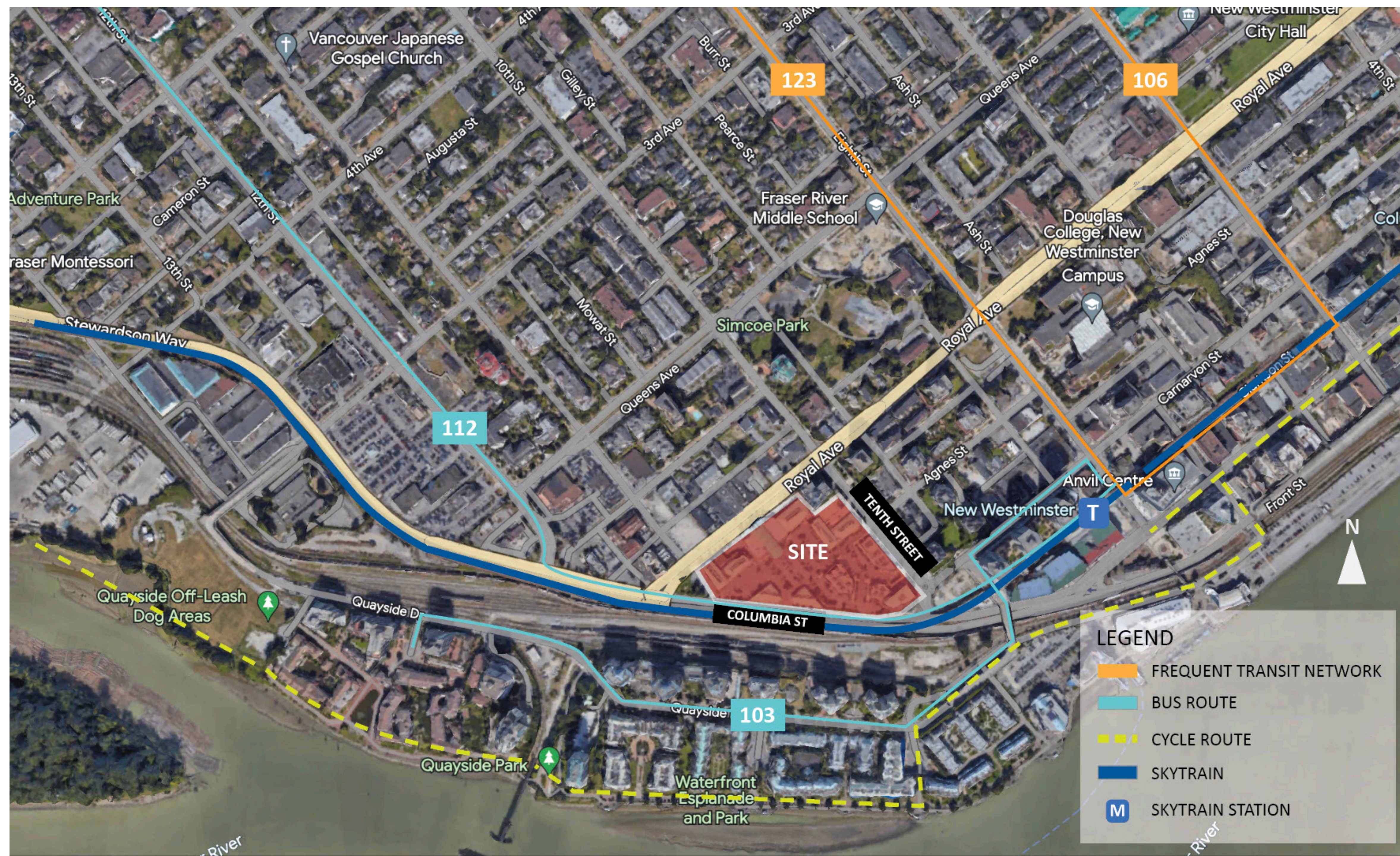
As New Westminster grew rapidly during the late 19th Century, so did Industry along the Fraser River. The coastline was expanded to support the logging industry which existed where the Quayside neighbourhood is located today.

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.



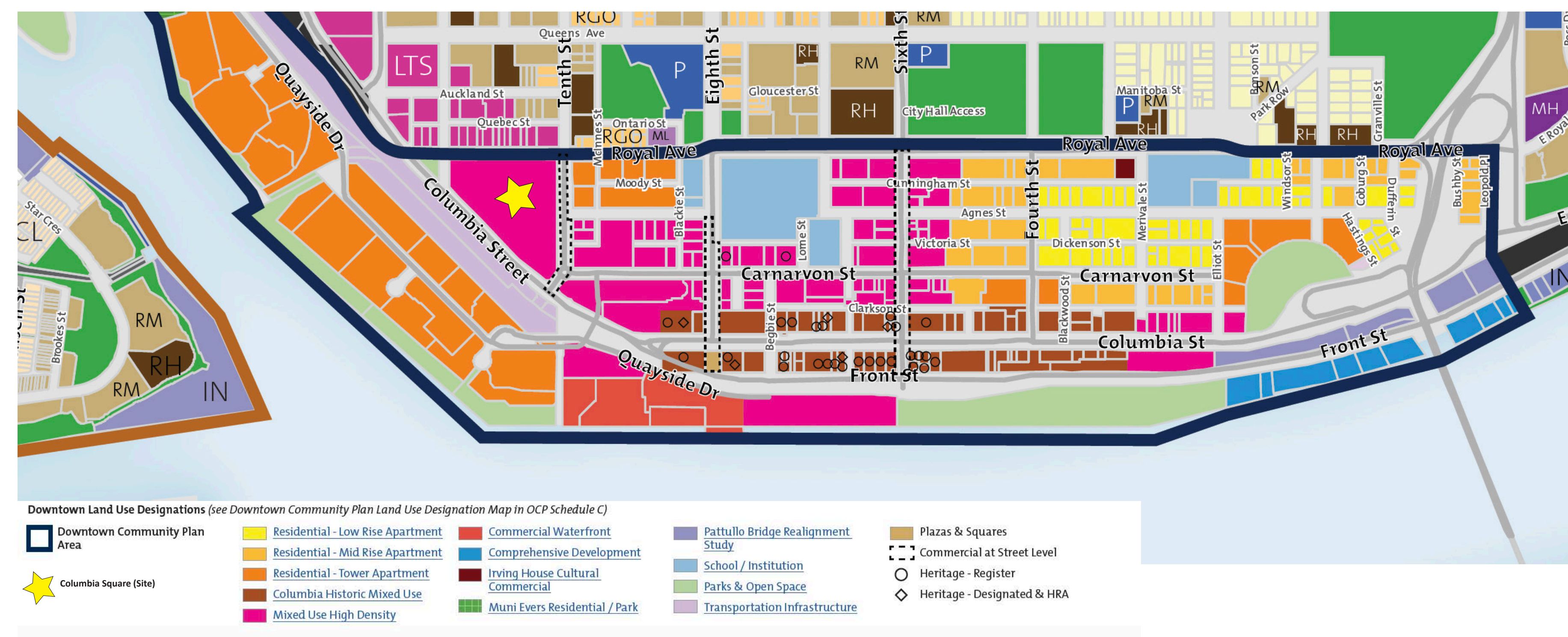
Centre of Columbia Square Plaza - Facing northwest



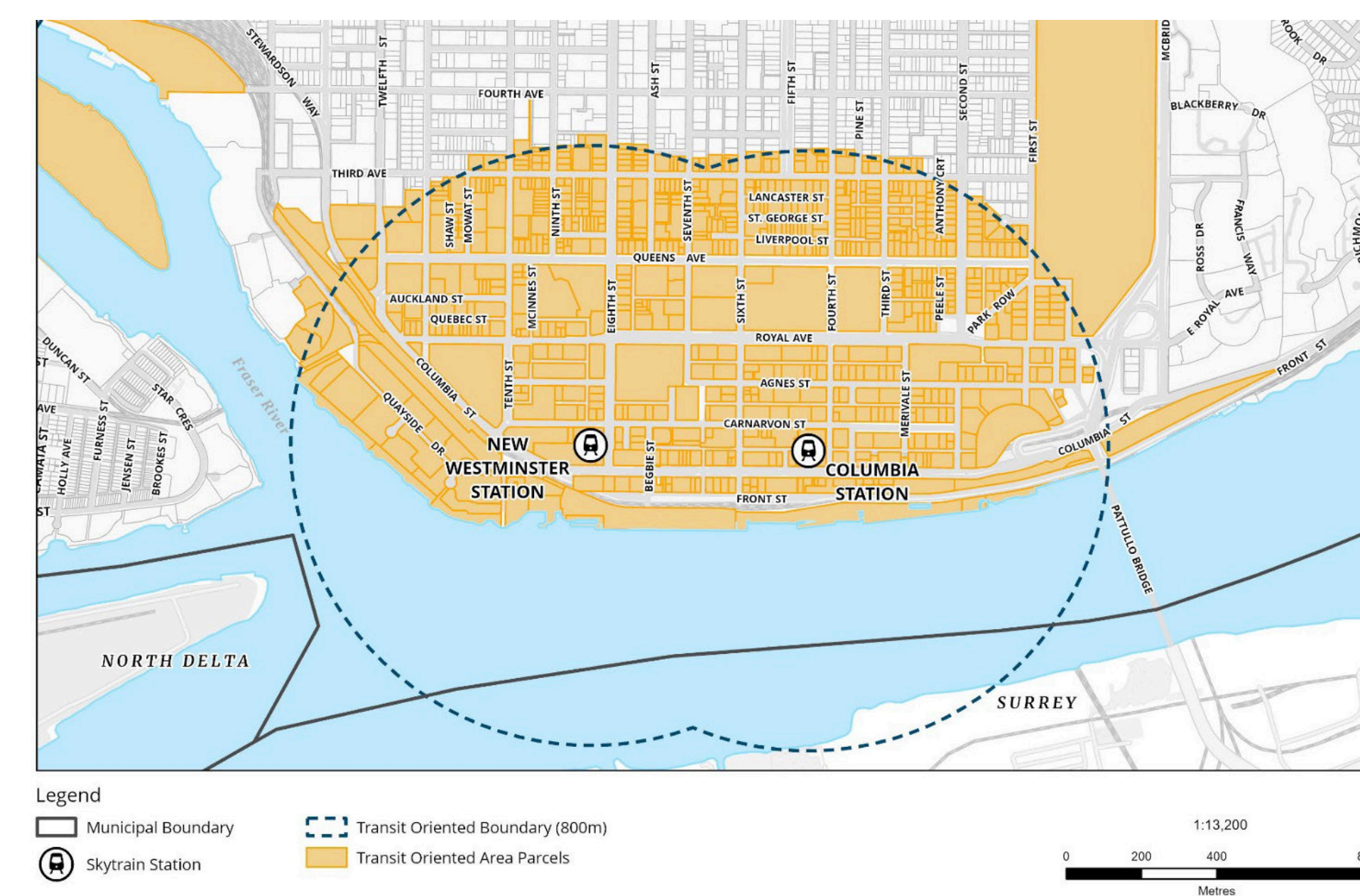
Southern part of Columbia Square Plaza - Facing southwest

Policy Context

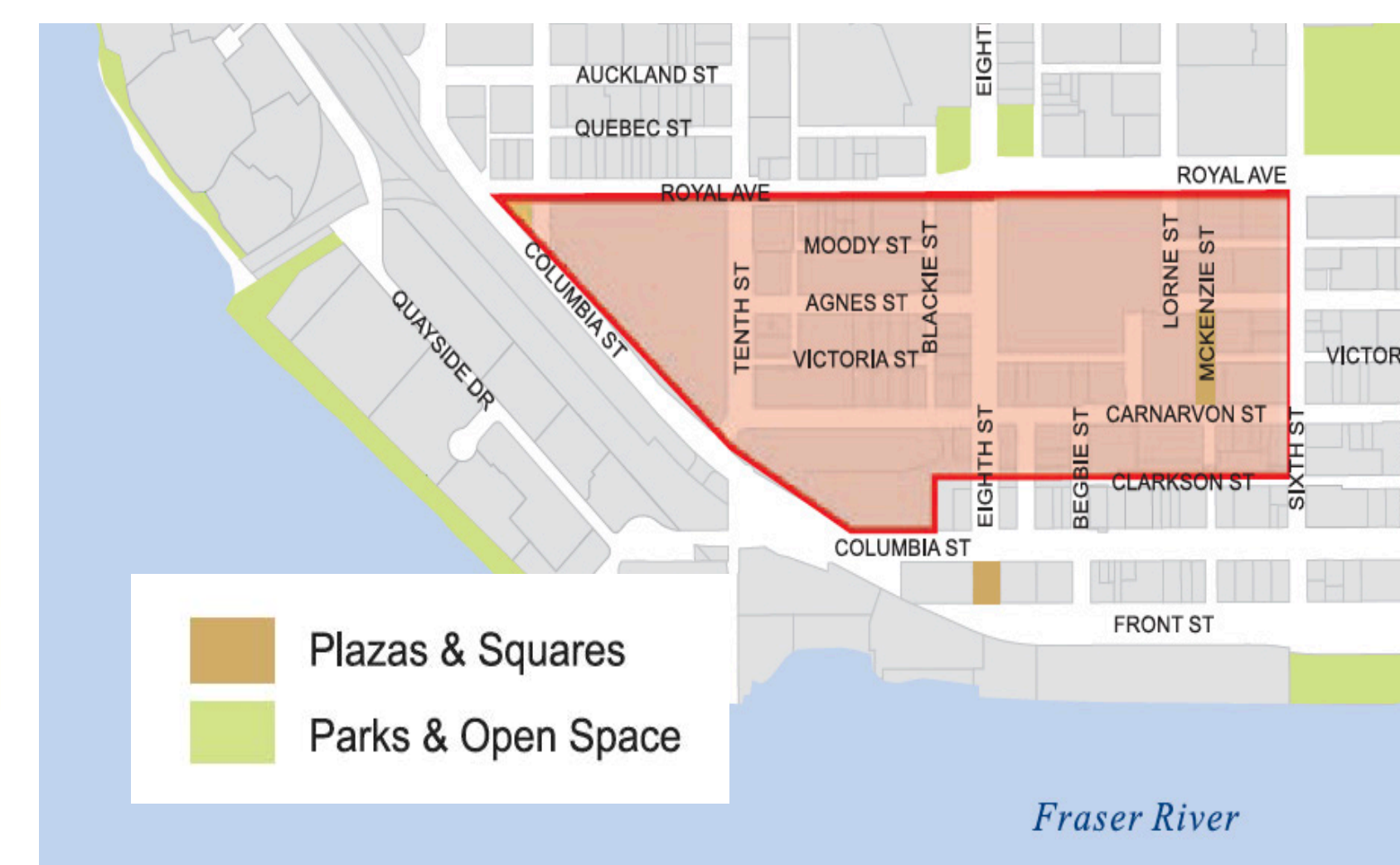
Several provincial, regional and municipal policies support the vision for the site's redevelopment.



Official Community Plan Land Use Designations



Transit Oriented Area Designations



Tower Precinct Area, Downtown Community Plan

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.

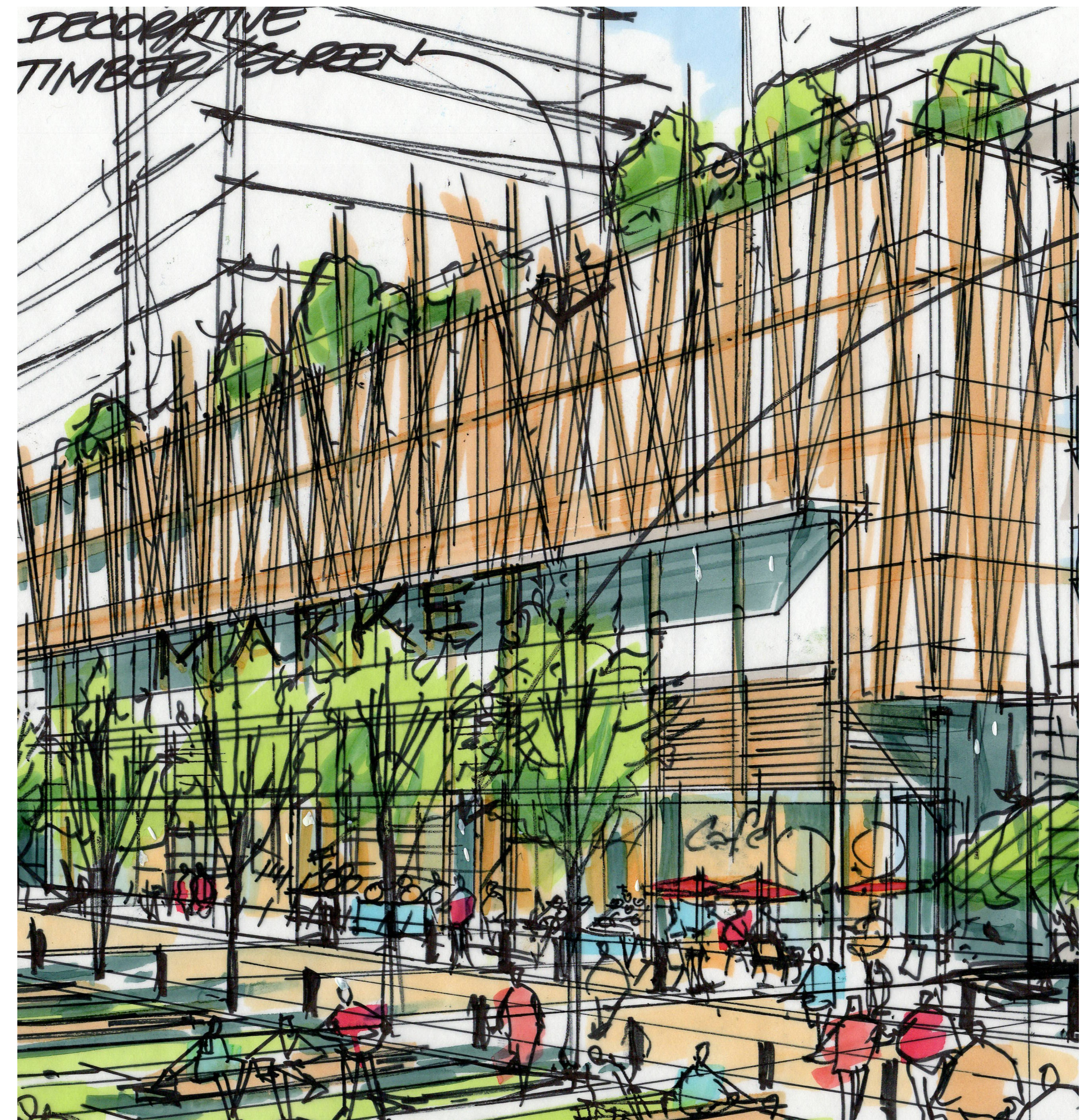
What Are We Working On?

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, 2023, 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.

"Many people in this neighborhood are elderly and depend on cars and walkers or wheelchairs to get around - please make it easy for them to drive there and access the services that are available".

"We need more housing for families that is of an adequate size and includes a home office space or spaces in the building for work from home".

"Community gardens for each building would be AMAZING".

"As someone who has moved to New West a couple of years ago and started to appreciate the benefits of pedestrian-friendly mixed-use developments, this is exactly what I want the future of Columbia Square to look like".

"More green space, open area patios for restaurants & cafes".

"A decent hardware store is missing in the neighborhood so that would be good to have".

"Keeping some businesses open as long as possible during the construction project so we aren't suddenly missing all the services we rely on".

EDGAR's Vision & Priorities

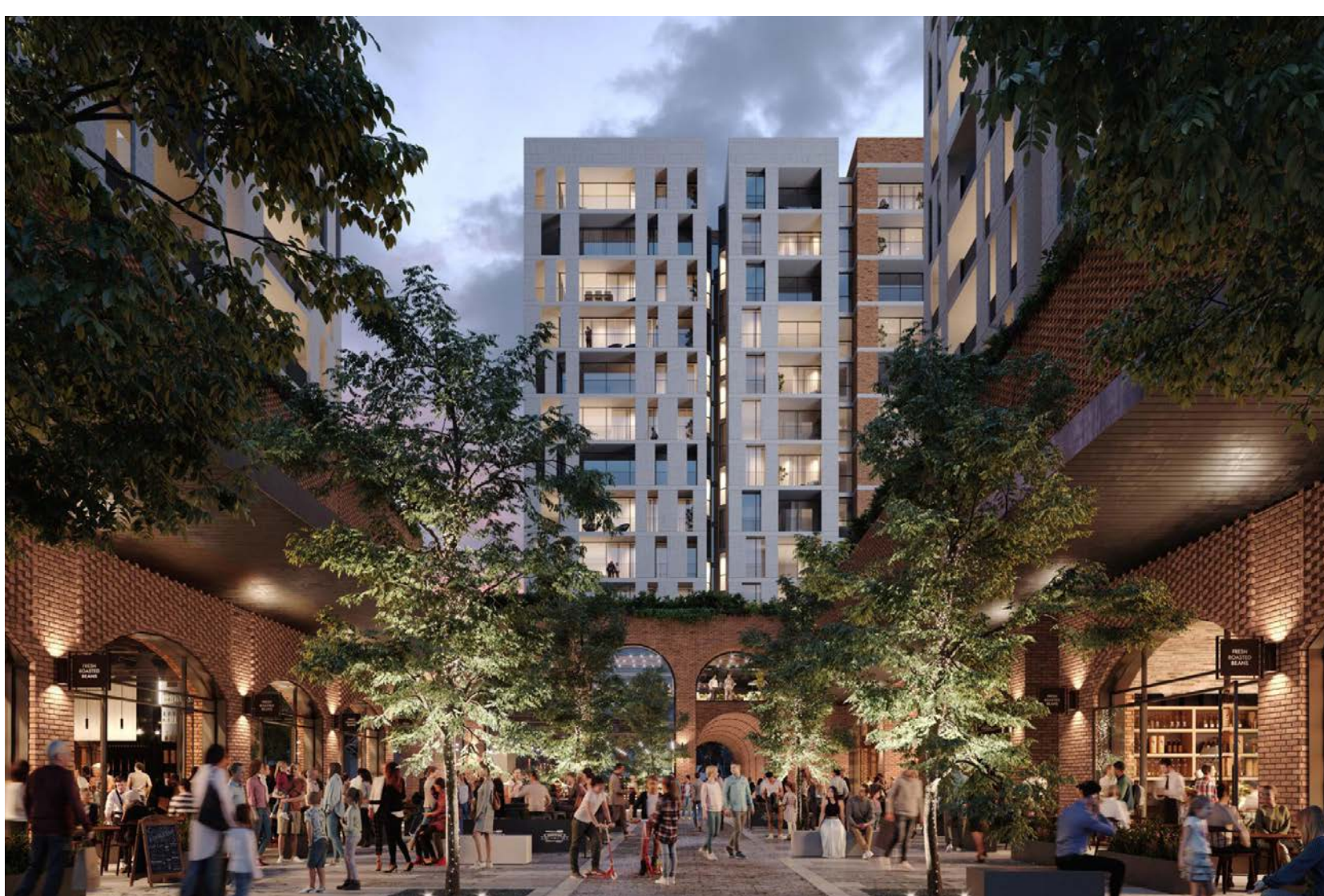
Our vision and priorities will help guide the creation of a policy statement and future Master Plan for Columbia Square. Based on recent Council direction and what we've heard, we've slightly adjusted our priorities for redevelopment.

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".

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)



CHILDCARE

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



OFFICE

- Delivered in Phase 1 (40,000 ft²)



OPEN SPACE

- Publicly accessible park space



RETAIL

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

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

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

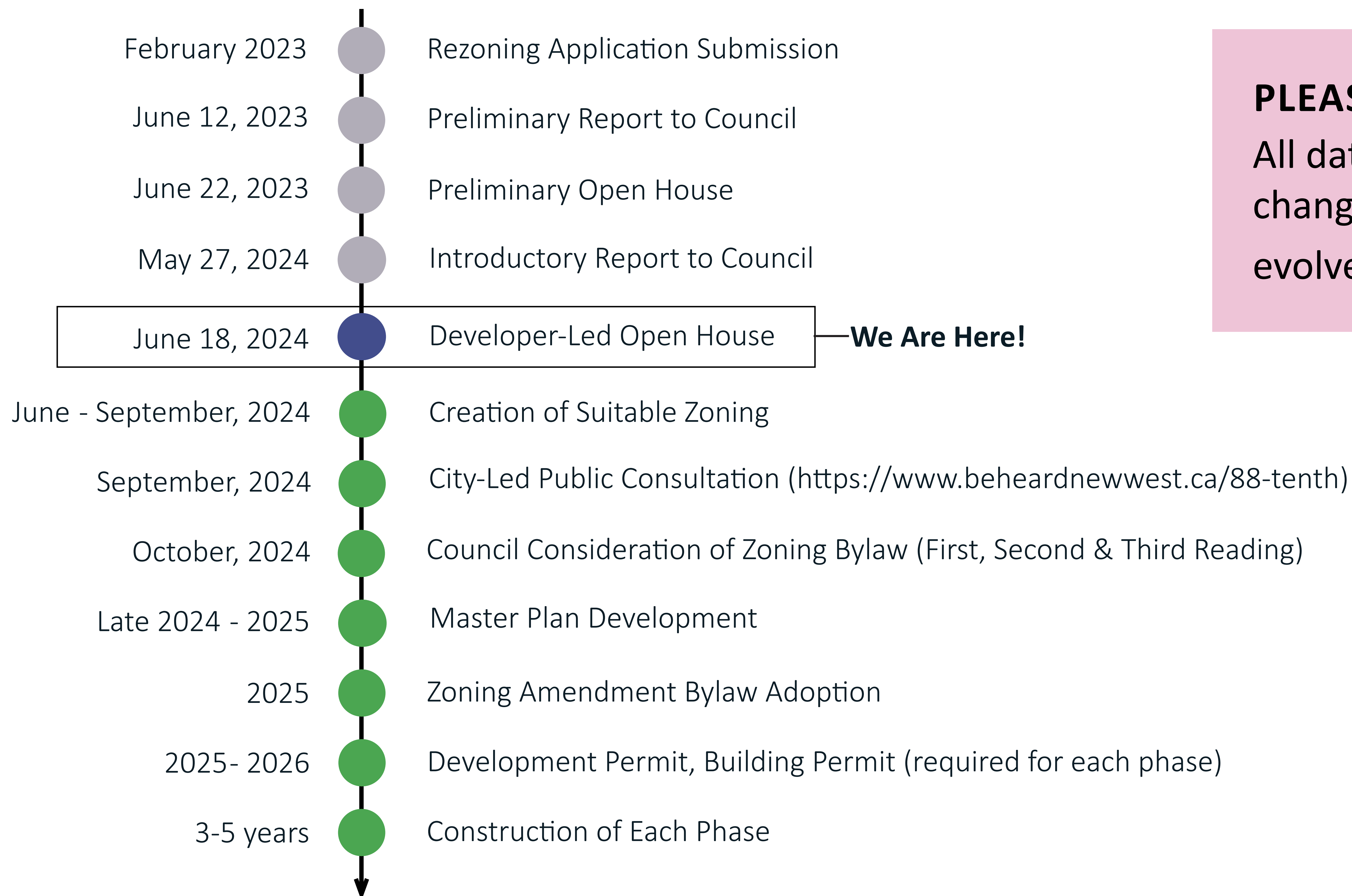
Phase 1 Includes:

- 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](https://www.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