



DOUGLASCOLLEGE

808 Royal

Discussion Guide and
Feedback Form

Douglas College's exciting
new academic and student
housing project



Architect: Stantec Architecture Ltd.

We want to hear from you about our proposed project: 808 Royal

Douglas College has submitted Rezoning and Development Permit applications to the City of New Westminster to build a new combined academic and student housing building at 808 Royal Ave. We are seeking your feedback as we work towards Council approval.

Years in the making, our 808 Royal project will greatly expand our New Westminster Campus, with a modern academic space and an exciting new student housing component that will build on our vibrant College community.

This discussion guide provides you with information about the proposed project, our engagement process and how you can get involved.

Participate in Community Engagement: May 30 – June 27, 2023

Engaging with community members, local and regional governments, Indigenous groups and stakeholders is a priority for Douglas College as we seek final project approval.

We want to hear from people who live, work and play in New Westminster.

There are several ways you can participate:

- Read this discussion guide and complete the online feedback form at douglascollege.ca/808Royal or scan the QR code.
- Join us at one of our open houses to meet with the project team and provide us with your feedback:
 - In-person at the New Westminster Campus, 700 Royal Ave., main concourse (Level 2) on June 20, 6:30pm - 8:30pm
 - Online on June 19, 4:30pm – 6:30pm. Join at:
 - douglascollege-ca.zoom.us/j/62196823683
 - Zoom meeting ID: 621 9682 3683 | Passcode: 852195



You can also email us at community@douglascollege.ca or call us at 604 527 5750 if you have any questions about the proposed project or the engagement process.

Welcome plaza on the corner of Eighth Street and Agnes Avenue
Architect: Stantec Architecture Ltd.



Project Overview

About Douglas College

Douglas College is the largest degree-granting college in B.C. Founded in 1970, Douglas began in New Westminster as a small community college. We now welcome over 25,000 students to our New Westminster and Coquitlam campuses every year from across B.C. and around the world. Over half of our students attend the New Westminster Campus and, thanks to our central location, the majority of our students are able to take transit.

Douglas College provides high-quality education with a low barrier to entry, offering 13 four-year degree programs, dozens of one- and two-year career programs, and hundreds of academic courses that transfer to universities across the country. Our vision is to graduate resilient global citizens who have the knowledge and skills to adapt, innovate and lead in a changing world. Our unique combination of an applied and academic focus is reflected in our motto, “Do what you love. Be good at it.”

Over the past decade, Douglas College has dedicated over \$30 million in upgrades to the New Westminster Campus. This next phase will see an investment of over \$292.5 million into the New Westminster community as we continue to plan for the future of our students, the city and the province.

About 808 Royal

Douglas College is set to expand its New Westminster Campus with 808 Royal, a modern academic space and exciting new 20-storey student housing component that will build on our vibrant, College community.

The proposed building will be located across the street from the New Westminster Campus and will include 369 student beds and 11 storeys of academic space including classrooms, labs, collaboration spaces and food services.

This is the first student housing in the history of New Westminster. 808 Royal is the culmination of years of local consultation and collaboration to develop a unique building that meets the academic and housing needs of the growing student population. It also supports New Westminster’s ongoing efforts towards creating a healthy, inclusive and thriving community.

Housing on campus is more than just a place to sleep and study: It’s a place to build community. 808 Royal will reflect the kind of supportive community Douglas College strives to create. It will help the future students of Douglas College be more connected and supported while they balance academics, work and life in a thriving live-learn College district.



Student housing dedicated rooftop greenspace
Architect: Stantec Architecture Ltd.

Key Project Goals:



Provide responsive, modern academic space to support our growing student population



Address demand for housing and support students’ well-being and academic success



Fulfill the College’s mission, vision and strategic plans

Project Location and Key Features



Reducing demand on local rental market by introducing targeted student housing

369 housing beds will be provided to students including:

- Single room + single room accessible: 137 beds
- Double room + double room accessible: 98 units and 196 beds
- Quad room + quad room accessible: 9 units and 36 beds

32 accessible beds will be distributed across single, two-bed and four-bed units, as well as the Housing Manager's unit.



Building community through vibrant integrated living and learning space

Douglas College has grown steadily and significantly over the years, pushing campus facilities beyond capacity, with current capacity at the New Westminster Campus at 142 percent. The proposed building will provide 11 storeys of academic space including classrooms, student study space, labs and offices. It will house the Faculty of Commerce and Business Administration and the Faculty of Humanities and Social Sciences.



Emphasizing sustainability and accessibility

The project is designed to address climate change by using innovative construction methods that reduce the carbon footprint using technologically advanced, highly efficient construction. The building will be heated and cooled without fossil fuels and will have zero carbon status.

The interior form and function will provide a welcoming environment by incorporating elements that recognize the Indigenous ancestry of the land, reflect the campus community's diverse population, and integrate features that meet or exceed the Rick Hansen Foundation certification for accessibility.



Establishing a new gateway to downtown New Westminster

808 Royal is designed to be an architectural showpiece, creating a gateway to downtown New Westminster. The proposed building has been designed to minimize impact on the surrounding community, including consideration for shadow casting, maintaining viewscales and the privacy of neighbours, while tying into the colours, feeling and ambiance of downtown New Westminster and Douglas College's existing campus across the street.

North-facing view from Eighth Street
Architect: Stantec Architecture Ltd.





View of 808 Royal from legacy campus. Architect: Stantec Architecture Ltd.



Providing transportation connections

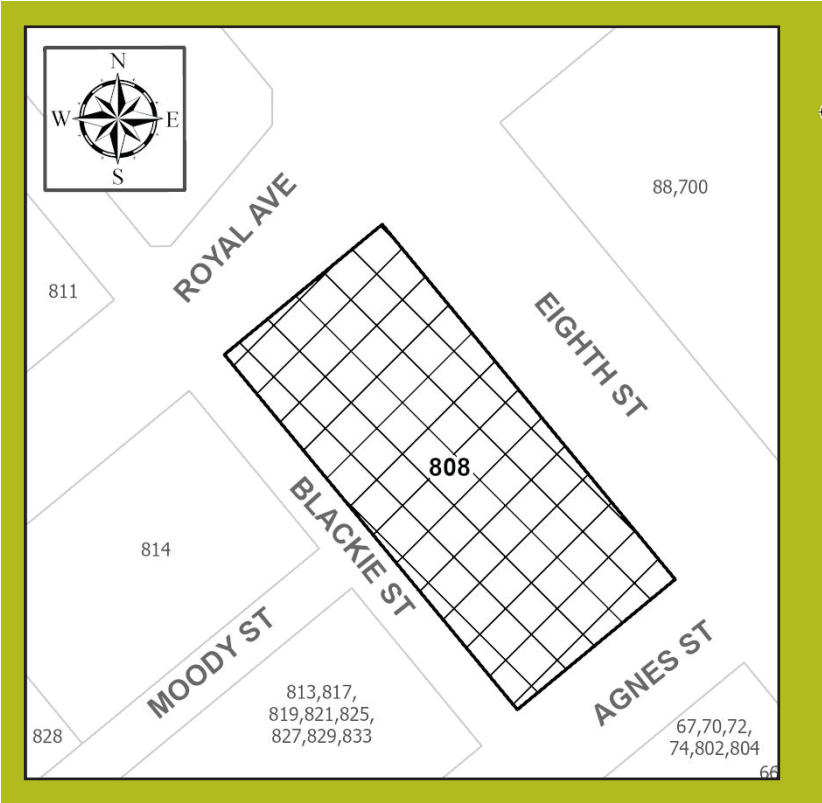
808 Royal is just one block from the New Westminster SkyTrain station, ideal for student transportation.

The proposed building connects to the new 1.2-kilometre Agnes Greenway, which supports walking, wheeling and cycling in the city. The new plaza on the corner of Agnes Street and Eighth Street is conveniently located as a resting point for the high number of people walking up the slope along Eighth Street towards Royal Avenue.

The proposed development will offer parking on the P1, P2 and P3 levels of the new building and will accommodate:

- 54 new secure parking stalls
- 105 bicycle spots

Parking will continue to be available on the legacy campus in addition to the new spaces. We have worked closely with the City to reduce the number of parking spots to help achieve our sustainability objectives and keep cars off the streets.





Eighth Street main entrance foyer. Architect: Stantec Architecture Ltd.

Project Stats and Rationale

Concept Rationale

808 Royal is designed to be a landmark building, as well as a gateway to both the City of New Westminster and a thriving college district. An architectural showpiece, the proposed building will reinforce the corner of Agnes Street and Eight Street as the arrival plaza and main entrance to the building, which aligns with the City's goals to create a corner plaza.

The proposed project is designed to include as many innovative construction methods as possible to reduce its carbon footprint, including BC Energy Step Code 4 compliance, 50 percent Greenhouse Gas Reduction (relative to LEED Gold), LEED Gold BD+C certification, and zero-carbon certification.

Project Stats

- **Site area:** 3,641.17 m²
- **GFA:** 42,438.90 m²
- **FSR:** 9.6
- **Academic:** 22,422.19 m²
- **Student housing:** 12,615.22 m²
 - Single room + single room accessible: 137 beds
 - Double room + double room accessible: 98 units and 196 beds
 - Quad room + quad room accessible: 9 units and 36 beds
- **Building height:** 20 storeys
- **Parking:**
 - Vehicle: 54 stalls
 - Bicycle: 105

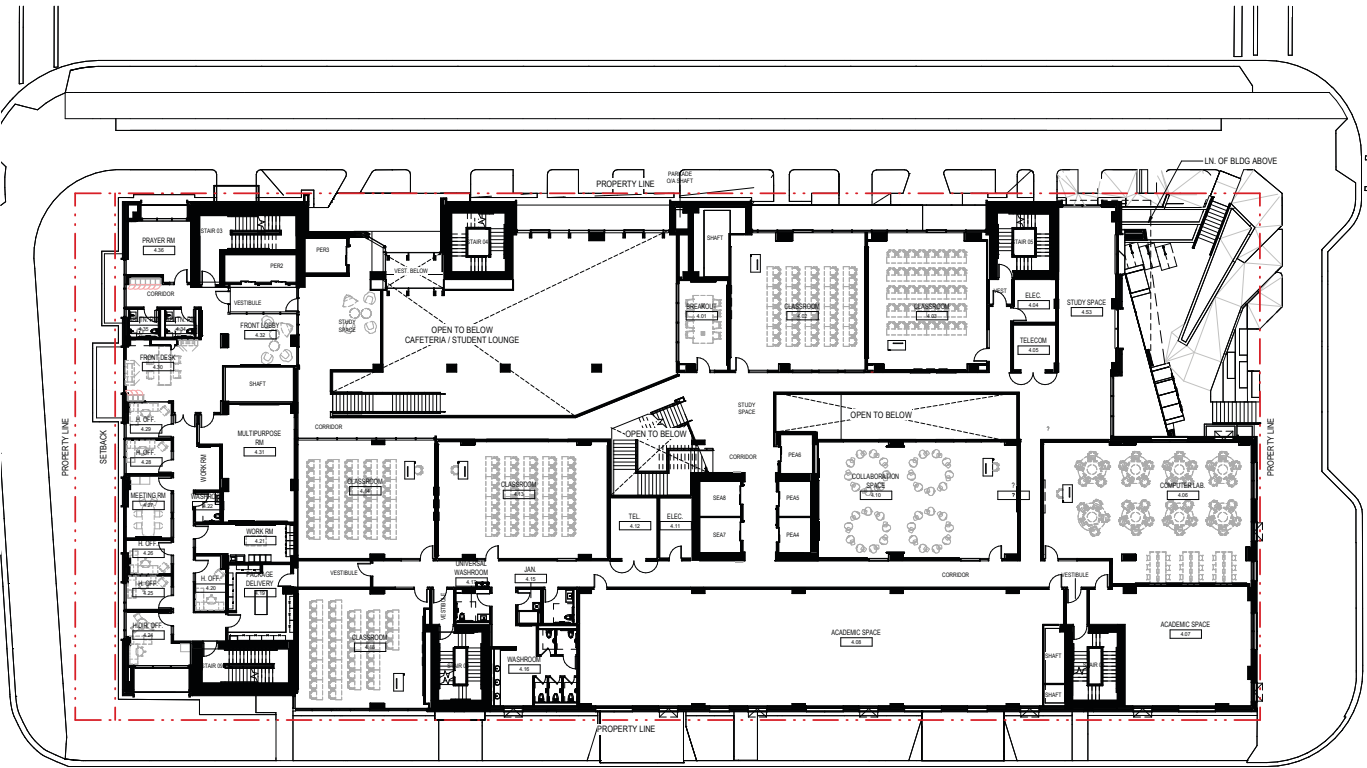
Street view from Eighth Street at Royal Avenue
Architect: Stantec Architecture Ltd.



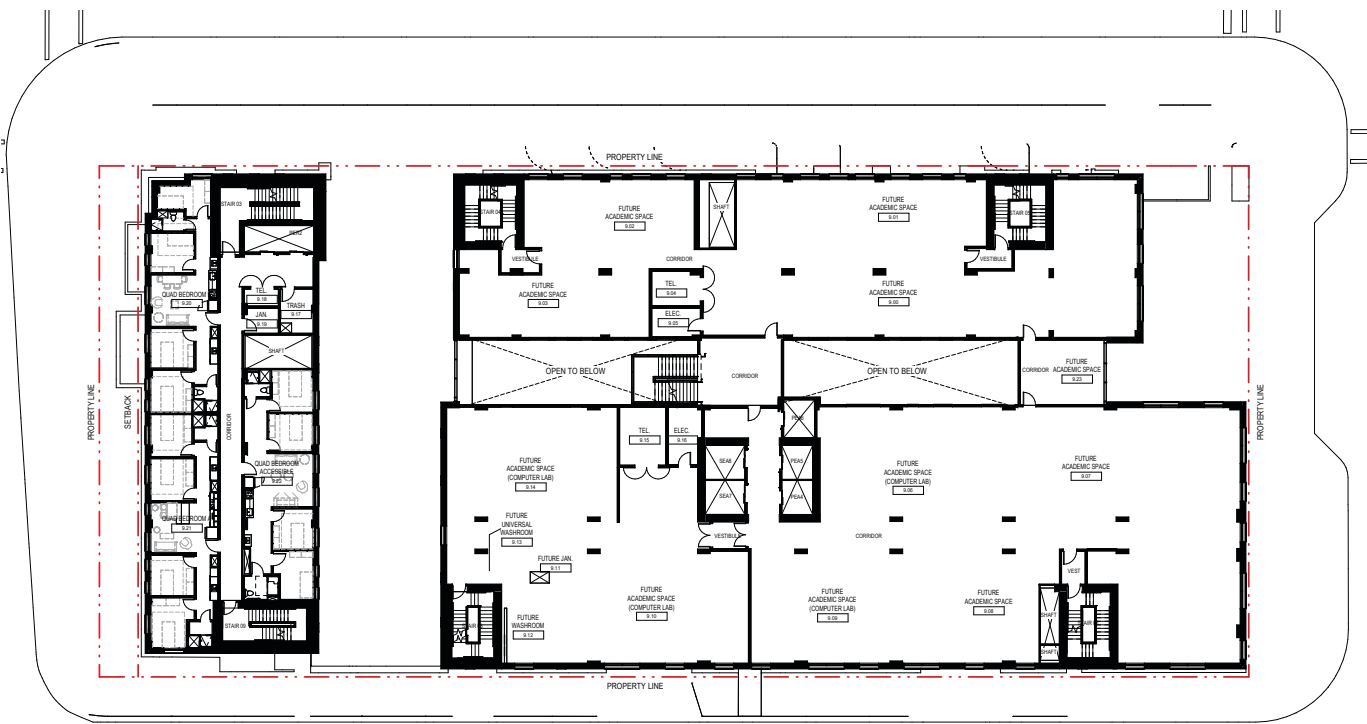
Proposed Floor Plans, Elevations and Landscaping

Floors Plans

Example of academic level



Example of housing level



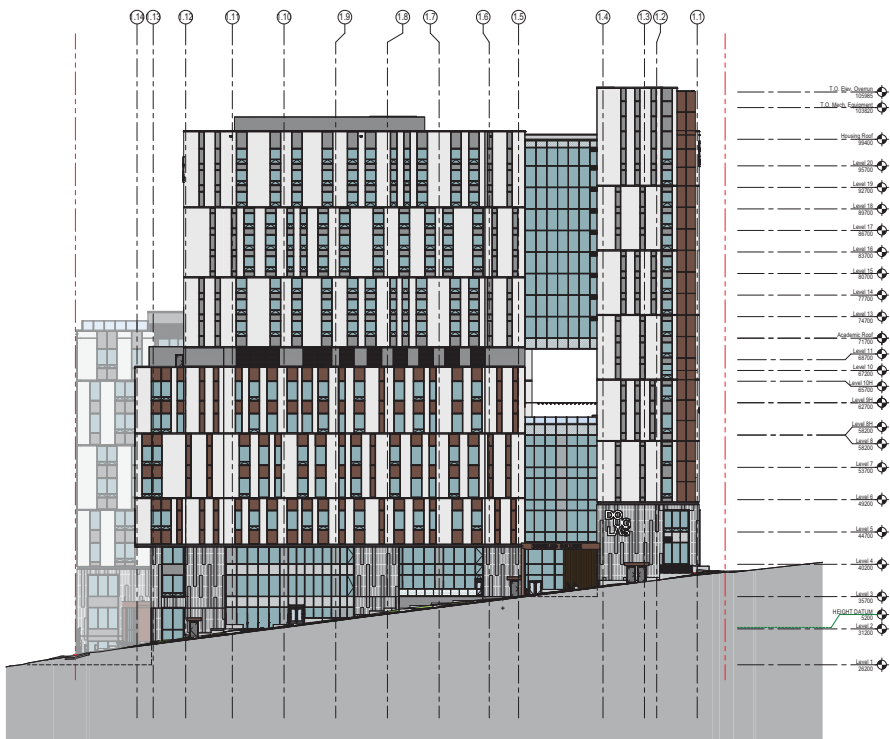
Building Elevations

Elevation – North



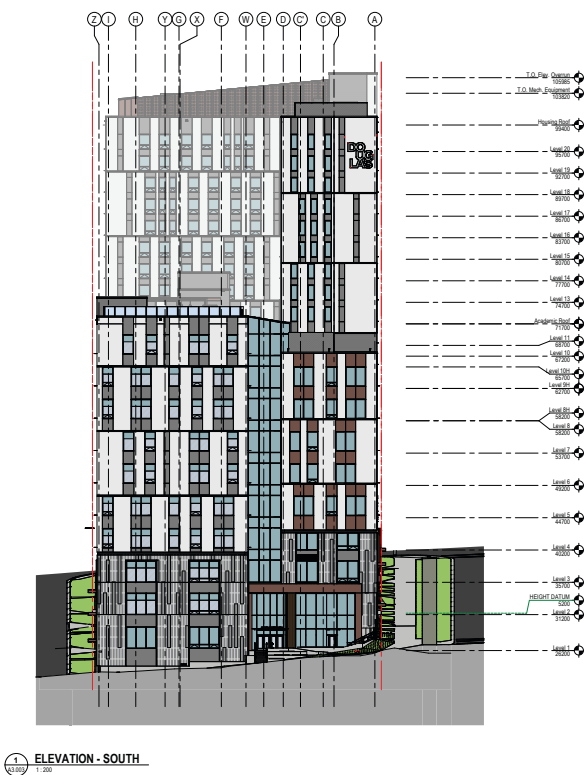
1 ELEVATION - NORTH
1:200

Elevation – East

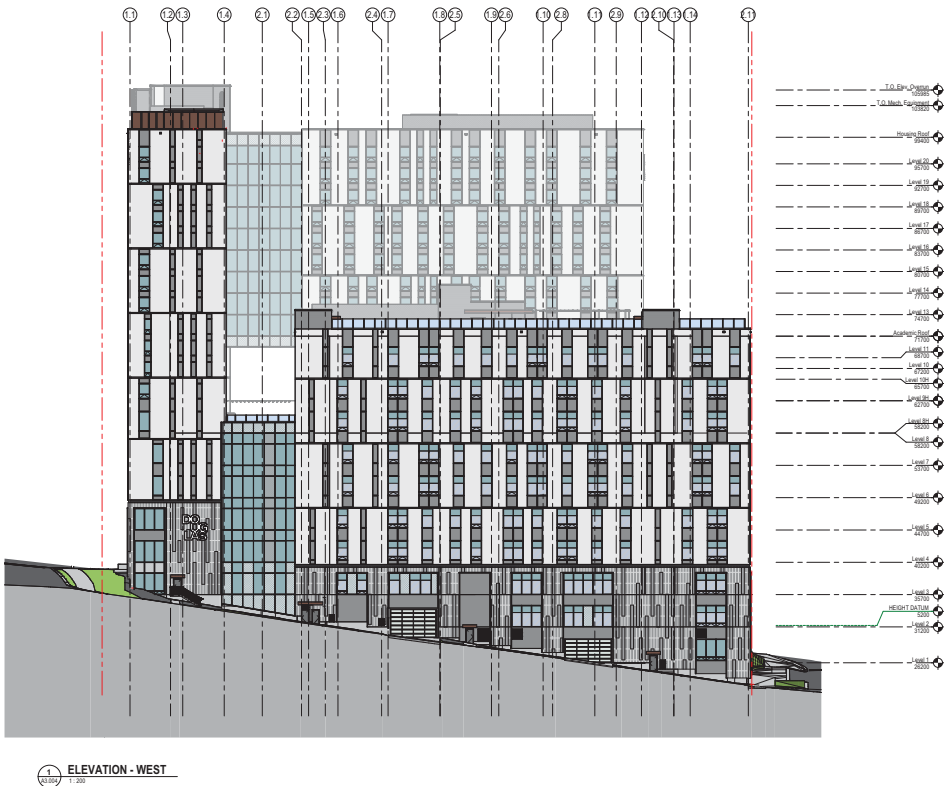


1 ELEVATION - EAST
1:200

Elevation – South

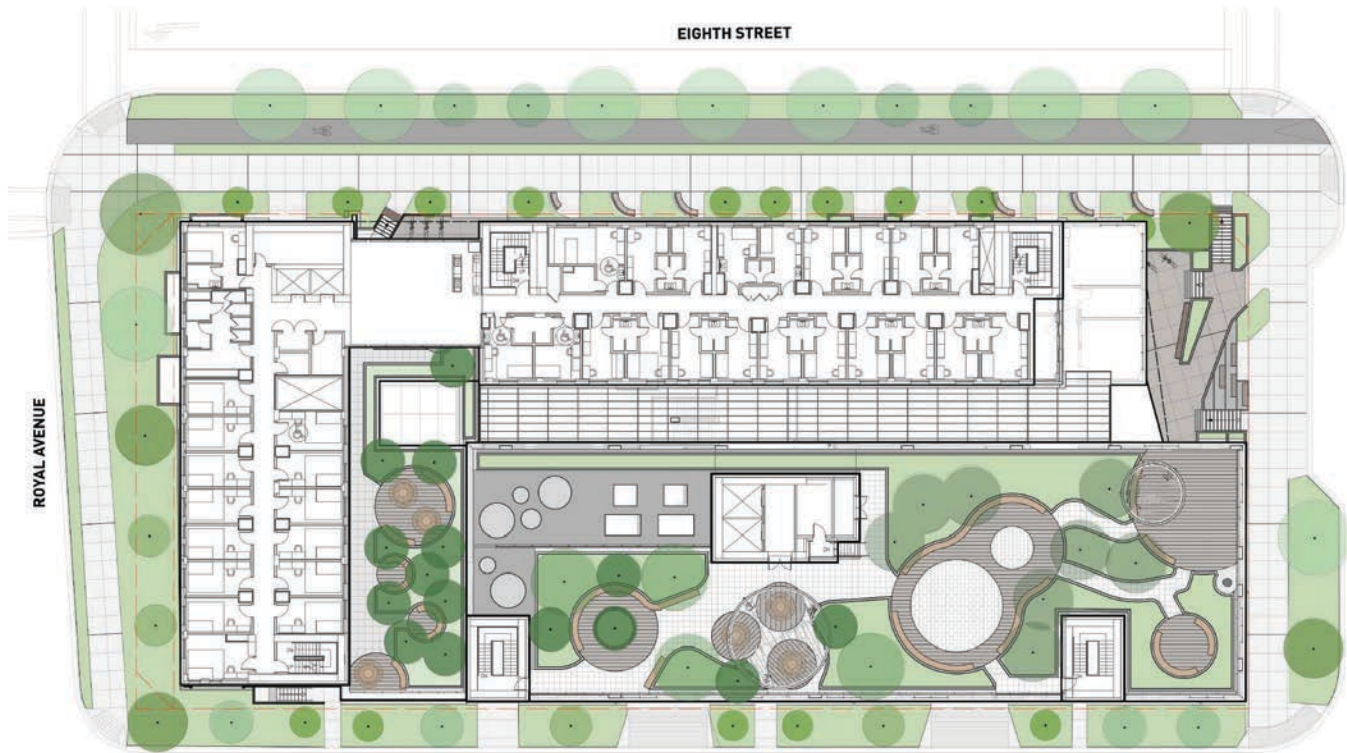


Elevation – West



Landscaping

Two rooftop “micro-parks” will be created, with one dedicated to student housing and one for public use. They will be landscaped to respect the local environment in its design and selection of plants and materials including Indigenous flora and traditional medicinal plants.



East-facing view of student housing rooftop greenspace (left) and general use space (right)
Architect: Stantec Architecture Ltd.



Downtown Community Plan

808 Royal will support New Westminster's ongoing efforts towards creating a healthy, inclusive and thriving community. The proposed project aligns with the Downtown Community Plan. 808 Royal will showcase the downtown neighbourhood as the economic, cultural, historic and residential hub of New Westminster. It will support the City's efforts to make Eighth Street a Complete Street, safe for all users, regardless of age, ability, income, race, ethnicity or mode of travel.

808 Royal aligns with the City's vision for high-density buildings in close proximity to mass transit and amenities. Douglas College will demonstrate sustainable and responsible growth in New Westminster and follow best-practice student housing models from around the world.

Let's Talk Student Housing

Supports for students include:

- A live-in manager to provide guidance and support on academics and personal issues
- Special programming to benefit their health and well-being
- A residents advisor on every floor
- 24/7 campus security

Students have expressed concerns about high rental prices, having to look as far as two hours away from campus to find affordable rentals and have reported issues with the quality of units and overcrowding.

Students reported that cost, proximity to campus and safety/security were the three most important factors affecting their decision of where to live. They also spoke about the campus being a "ghost town" after 5pm and noted that having few activities available in the evening hours made them feel disconnected from their school. Campus culture, community and safety are all enhanced by students being concentrated on campus for longer periods.

North-facing view from Eighth Street
Architect: Stantec Architecture Ltd.



North-facing view of Eighth Street and Agnes Avenue entrance
Architect: Stantec Architecture Ltd.



Feedback form

We want to hear from you and invite you to provide comments regarding this proposed project.

The completed forms can be left at the in-person open house or mailed after the fact to:

Anvil Centre Office Tower 925
PO Box 2503
New Westminster, BC
V3L 5B2



1. Please rate your level of support for the following proposed project components:

	strongly support	somewhat support	neither support or oppose	somewhat oppose	strongly oppose
369 beds to increase housing options for Douglas College students					
Expanded academic space for study and employment					
Community plaza on the corner of Agnes Street and Eighth Street					
Pursuing Rick Hansen accessibility certification					
Pursuing LEED Gold certification, including zero-carbon certification					
Building design elements					
Building height and size (in relation to the neighbourhood)					

2. How do you see community members and partners using this space?

	very important	somewhat important	neither important or not important	somewhat not important	very not important
Food services					
Room rentals					
Access to conference space					
Place to rest between the New Westminster Skytrain station and Royal Avenue					

3. Do you live in New Westminster?

Yes

If yes, what neighbourhood?

No

4. Are you a Douglas College student?

Yes

No

5. Do you have any additional feedback on the proposed project?

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Douglas College respectfully acknowledges that our campuses are located on the unceded traditional territories of the Coast Salish Peoples including the territories of the ḡícəy̓ (Katzie), ḡʷa:n̓əḡ (Kwantlen), kʷikwəḡəm (Kwikwetlem), xʷməθkʷəy̓əm (Musqueam) and qiqéyt (Qayqayt) First Nations.



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