

Attachment 8
City-led Consultation

ATTACHMENT 8 – CITY-LED CONSULTATION

Section 475 and 476 of *Local Government Act* Consultation Requirements

Section 475 and 476 of the *Local Government Act* provides specific requirements for consultation that must occur prior to the consideration of the Official Community Plan (OCP) Amendment. The Act requires the local government provide one or more opportunities it considers appropriate for consultation with organizations and authorities it considers will be affected by the proposed OCP Amendment.

A report was presented to Council on August 29, 2022, to identify opportunities for consultation with those parties that may be affected by a proposed Official Community Plan Amendment for the development application. The application was referred to the following First Nations and agencies (as identified below) in the form of a letter in October 2022:

1. Cowichan Tribes;
2. Halalt First Nation;
3. Katzie First Nation;
4. Kwantlen First Nation;
5. Kwikwetlem First Nation;
6. Lyackson First Nation;
7. Lake Cowichan First Nation;
8. Musqueam Indian Band;
9. Penelakut Tribe;
10. Qayqayt First Nation;
11. Seabird Island Band;
12. Semiahmoo First Nation;
13. Shxw'ōwhámél First Nation;
14. Soowahlie First Nation;
15. Squamish Nation;
16. Sto:lo Nation;
17. Sto:lo Tribal Council;
18. Stz'uminus First Nation;
19. Tsawwassen First Nation;
20. Tsleil-Waututh Nation; and,
21. The Board of Education of New Westminster Schools

The above First Nations and School District were subsequently advised of the February 21, 2023 Advisory Planning Commission meeting, at which this project was presented. Should Council choose to forward the proposed OCP Amendment Bylaw No. 8374, 2023 and Zoning Amendment Bylaw No. 8375, 2023 to a Public Hearing, notice would similarly be distributed to the above First Nations and School District.

Feedback received to date through consultation with Local First Nations and the Board of Education is summarized below. This feedback has been provided to the applicant for

consideration, along with Squamish Nation’s Chance Finds Procedures Policy, per their recommendation.

Squamish Nation recommended that the project consider the following sustainability elements. The applicant’s response to this feedback is included below.

Topic of Feedback	Applicant Response
Implementation of climate resilient standards	<ul style="list-style-type: none"> • Green infrastructure, such as permeable pavers, in accordance with the City’s Integrated Stormwater Management Plan • Passive cooling strategies, including operable windows and open floor plans for cross-ventilation; roof overhangs for shading; and, shade tree plantings • Generous landscaping and tree planting strategy intended to enhance on-site water retention and mitigate urban heat island effects
Building design that anticipates future climate impacts	<ul style="list-style-type: none"> • Undergrounding of adjacent electrical and telecommunication utilities • Heat pump and fan coil systems are currently being explored for mechanical heating and cooling • Planting native and drought resistant plants where appropriate
Building design for net zero carbon emissions	<ul style="list-style-type: none"> • Recycled content, embodied carbon impact, and Global Warming Potential rating of materials will be among the criteria used for product selection • Where products are equivalent, in the opinion of the architect, locally manufactured products will be chosen over imported products • Flat roof design is well-suited for future solar panel retrofits • Electric vehicle charging infrastructure proposed, per Zoning Bylaw requirements
Building design to highest sustainability standards	<ul style="list-style-type: none"> • Project proposed to meet Step 4 of the BC Energy Step Code, in excess of the City’s requirements

Musqueam Indian Band recommended that, given that ground disturbance was a component of the proposed project, the property owner engage an archaeological consultant to advise as to whether or not the project warrants archaeological work. Kwantlen First Nation recommended that archaeological monitoring take place during ground disturbance works.

Staff note that at this time, the City does not have a requirement for archaeological monitoring to take place on these types of development projects, though Council may choose to require monitoring by the applicant as part of any approvals. As Kwantlen Nation and Musqueam Indian Band have both indicated they do not have specific concerns about this site, in combination with the tight financial margins of infill townhouse projects, the project will not be required to undertake archaeological work.

Staff have identified this topic as requiring further study, and intend to develop a more robust policy on archeological assessments in partnership with local First Nations and Council. Kwantlen Nation and Musqueam Indian Band both acknowledged a general lack of archeological policy throughout the region, and expressed support for the development of a larger policy on archeology.

Be Heard New West

A Be Heard New West (BHNW) web page was created for the proposed project in October 2022 and remains active. A total of three questions were received through BHNW, included in this attachment alongside the staff response. One piece of feedback was received by email, which is included in the following pages.

Project Report

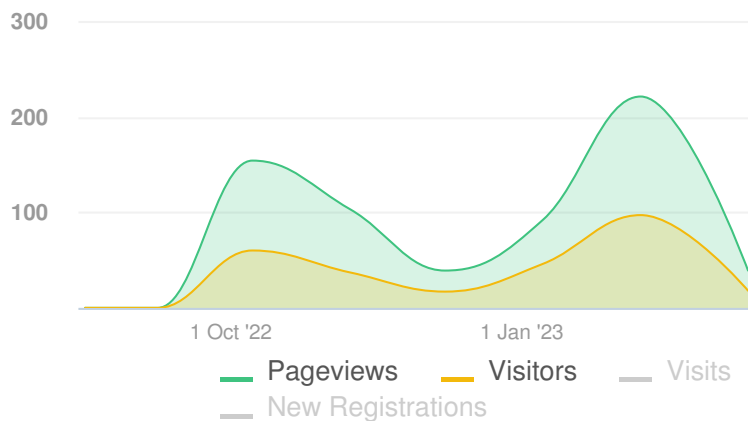
29 October 2020 - 07 March 2023

Be Heard New West City

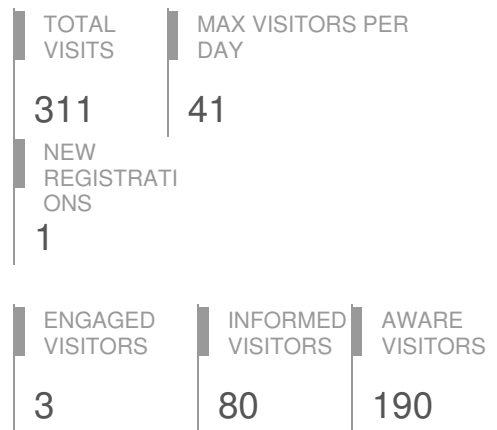
102/104 Eighth Avenue & 728 First Street



Visitors Summary

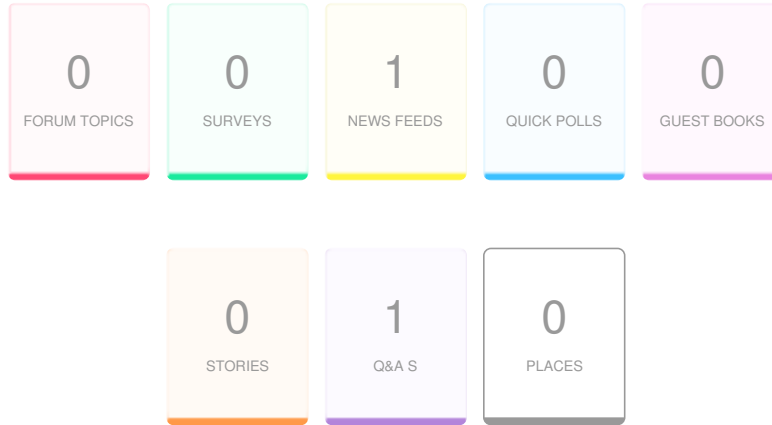


Highlights



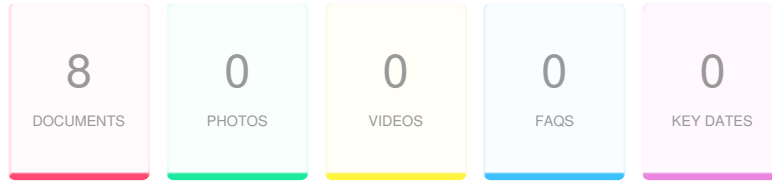
Aware Participants	190	Engaged Participants	3		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	190	Contributed on Forums	0	0	0
Informed Participants	80	Participated in Surveys	0	0	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	76	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	3	0	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	77				
Contributed to a tool (engaged)	3				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	Applicant-led Engagement: Findings	Published	0	0	0	0
Qanda	Ask a Question about 102/104 Eighth Avenue & 728 First St...	Published	6	3	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Proposed Architectural Plan	37	45
Document	Updated Architectural Set.pdf	24	30
Document	Proposed Landscape Plan	13	14
Document	Updated Landscape Set.pdf	10	11
Document	Report to NWDP - November 23, 2022	7	7
Document	Preliminary Report to Council - August 29, 2022	7	9
Document	Report to Advisory Planning Commission - February 21, 2023	4	5
Document	LUPC - March 29, 2021	4	4

QANDA

Ask a Question about 102/104 Eighth Avenue & 728 First Street

Visitors 6	Contributors 3	CONTRIBUTIONS 3
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Personal information redacted

09 December 22

When it comes to townhouses with their own front door entrance, could these be considered for "non-strata" or "freehold" units? In our city and neighboring areas stratas seem to be the only option for residents that either can't afford a detached single family home or prefer to live in a row houses/townhouse. It would be great to see non-strata townhouses where the resident owns the structure, the plot of land and exterior areas. Individual units can make window improvements, and other renovations without needing to get permission from a strata and without forcing the same renovation on all adjacent units. No strata fees. Non-strata townhouses operate same as a detached home, with the only change being right next to your neighbor.



Publicly Answered

Hello, thank you for the question and our apologies for the delay in getting back to you. The City encourages strata-titled, freehold and, rowhouse projects on appropriate sites across New Westminster, with the understanding that these forms of housing support the goals of the Official Community Plan. However, decisions about the ownership structure of a project are left to the property developer. For this particular project, the developer has proposed a strata-titled townhouse development.

QANDA

Ask a Question about 102/104 Eighth Avenue & 728 First Street

Q

Personal information redacted

12 February 23

With this rezoning from RS-1 (Land use change to Ground Oriented Housing) can you elaborate why the rezoning needed is for a CD district versus RT zone per bylaw 405 Infill Townhouse District (by-law 7936, 2017). Are there some aspects contained in the proposal that can only be addressed with the implementation of a CD?

A

Publicly Answered

Thank you for your question. A Comprehensive Development (CD) zone, specific to this site, would be created to better enable the project to meet Step 4 of the BC Energy Step Code. This approach is consistent with the City's Passive Design Exclusion Policy, which supports additional floor area for single detached houses built to higher performance standards, including 0.03 Floor Space Ratio (FSR) for Step 4 buildings. Because these types of projects require additional space for, for example, thicker walls, extra floor area is key to supporting better building performance. Although additional floor area for townhouses has not been specifically created under this policy, staff considers it reasonable to apply a similar FSR for this project, to support its building performance target. As the Infill Townhouse and Rowhouse Residential District (RT) does not provide additional density for Step 4 buildings, a CD zone would be required. The zone would also be written in such a way as to allow the project to distribute the additional density (0.03 FSR) above or below-ground, as the applicant sees fit. The zone would also eliminate aspects of the RT zone that do not apply to this project, and to vary a requirement for scooter parking, which is more applicable to projects with parkades.

Q

Personal information redacted

15 February 23

I am very concerned about the limited parking. Do 11 spaces for 10 three bedroom homes equate to 1 each with 1 visitor/emergency parking area. I like the idea of building for the future with bicycle storage. I live in Glenbrooke North & the current reality on my block is that the average homeowner has more than 2 cars & they are parked on the street.

A

Publicly Answered

Thank you for your question. The project proposes 10 parking stalls for residents and 1 stall for visitors, for a total of 11 vehicle parking stalls. The proposed vehicle parking is consistent with the Zoning Bylaw requirements for infill townhouses, which requires 1 stall per townhouse unit, as well as visitor parking. The project also has access to great alternative transportation options. It is walking distance to nearby amenities such as Royal Square Mall and Terry Hughes Park, and bus service on Eighth Avenue. It is also located near the Crosstown Greenway, and as you've noted above, bike parking would be provided for each unit. All of these transit options, in addition to the limited space available for parking, are also consistent with the City's response to the climate emergency and transitioning to more trips within the city by more sustainable methods.

Wendee Lang

From: External-Dev Feedback
Sent: Tuesday, February 14, 2023 1:49 PM
To: Wendee Lang
Subject: FW: [EXTERNAL] 102/104 Eighth Avenue new10 unit proposed development

Lisa Wambaa

T 604.636.3552 | C 604.240.6394 | E lwambaa@newwestcity.ca

From: External-Dev Feedback <devfeedback@newwestcity.ca>
Sent: Tuesday, February 14, 2023 1:48 PM
To: Personal information redacted
Subject: [EXTERNAL] 102/104 Eighth Avenue new10 unit proposed development

Hj Personal information redacted

Thank you for your email and for taking the time to express your questions regarding the proposed infill townhouse project at 102/104 Eighth Avenue and 728 First Street. All such feedback will be summarized in an upcoming report to Council, which is tentatively scheduled for this Spring. You will also be able to provide feedback to the [Advisory Planning Commission](#) on February 21 when this project is presented, and directly to Council at the project's Public Hearing, before Council formally considers the project. I would also encourage to you visit the project's Be Heard New West project page for more information, and to keep up to date about the project (you may also ask questions using the Q&A function at the bottom of the page):

<https://www.beheardnewwest.ca/eighth-ave>

I am happy to address the questions contained in your email. This project is an example of "infill" housing, which is housing that is designed to fit into an established neighbourhood while gently increasing its overall density. The City encourages different types of infill housing across New Westminster, on average-sized lots, in order to make our neighbourhoods more accessible to those for whom single-family houses are not appropriate or affordable.

As part of this project, the developer would be required to complete a number of upgrades to the surrounding roads, lanes, sidewalks, and other City infrastructure, including storm, sewer, and water main systems. This ensures that the appropriate infrastructure is in place to support the development. For instance, the developer will be required to upgrade the existing signal at the First Street and Eighth Avenue intersection to a bike and pedestrian activated signal, and provide a speed bump in the lane to help reduce vehicle speeds.

As part of this project, an analysis of the capacity of storm, sewer and watermain systems was also completed, to ensure sufficient capacity was available, and a private waste management company would be used for disposing of garbage, recycling, and food waste.

Regarding school capacity, planning for enrollment is done by the New Westminster School District. The School District has been notified of this project and has not, to date, expressed concerns regarding the project.

Yours truly,

🏛️ City of New Westminster

511 Royal Avenue, New Westminster, BC V3L 1H9

www.newwestcity.ca

-----Original Message-----

From: Personal information redacted

Sent: Friday, February 10, 2023 2:58 PM

To: External-Dev Feedback <devfeedback@newwestcity.ca>

Cc: New West Progressives <nwprogressives@gmail.com>; editorial@newwestrecord.ca
<editorial@royalcityrecord.com>

Subject: [EXTERNAL] 102/104 Eighth Avenue new10 unit proposed development

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have three questions:

1. The Record newspaper in their Feb 9th edition reported all of our schools are already completely full for the 2023/24 period. So where will these potential families have schooling available and when and how and at what additional tax burden on ALL property owners?
2. Combined with several other massive new residential buildings (large families) popping up in the general vicinity, do we have adequate sewer, water & garbage services to accommodate these additional 10 homes? Obviously there will be a huge new need for these services.
3. Will the city have to change the traffic light at the corner of Eighth and First Avenue to a full traffic light? And if so, what will the anticipated extra traffic burden/backup be on an already huge number of vehicles that travel both east and west here be? Will there be an increase in "rat runners" in laneways increasing safety concerns here? The suggested site appears to me to be already overburdened and of course safety is also a question!

Personal information redacted

Eighth Avenue
New Westminster

Sent from my iPad