

## Attachment 8

### *Be Heard New West Summary*

# Project Report

29 October 2020 - 15 August 2023

## Be Heard New West City

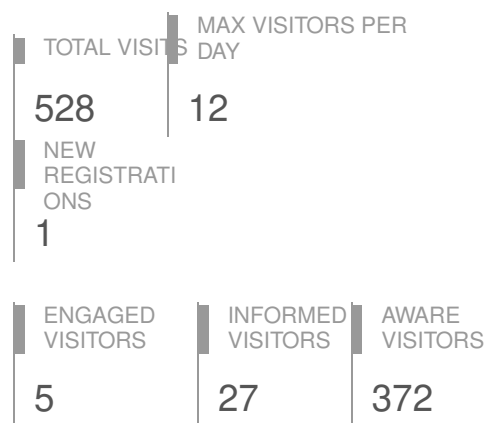
### 909-915 Twelfth Street



#### Visitors Summary

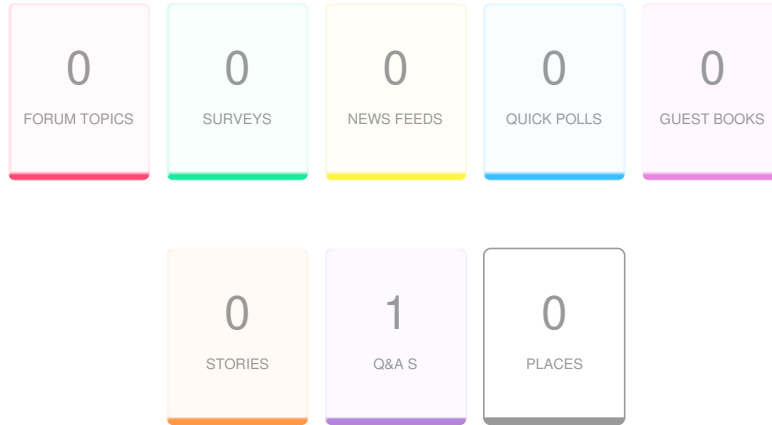


#### Highlights



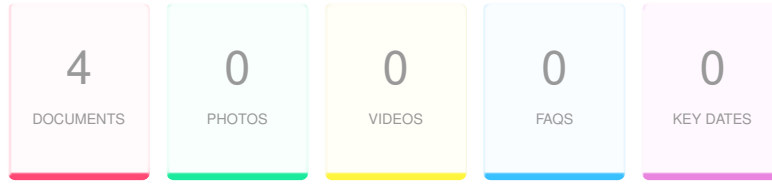
<b>Aware Participants</b>	<b>372</b>	<b>Engaged Participants</b>	<b>5</b>		
<b>Aware Actions Performed</b>	<b>Participants</b>	<b>Engaged Actions Performed</b>	<b>Registered</b>	<b>Unverified</b>	<b>Anonymous</b>
Visited a Project or Tool Page	372	Contributed on Forums	0	0	0
<b>Informed Participants</b>	<b>27</b>	Participated in Surveys	0	0	0
<b>Informed Actions Performed</b>	<b>Participants</b>	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	18	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	3	2	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	21				
Contributed to a tool (engaged)	5				

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a question about 909-915 Twelfth Street	Published	11	3	2	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Council Report - July 13, 2020	15	18
Document	Project Drawings	7	8
Document	LUPC Report - March 11, 2019	2	3
Document	NWDP - February 23, 2021	0	0

## QANDA

### Ask a question about 909-915 Twelfth Street

Visitors <b>11</b>	Contributors <b>5</b>	CONTRIBUTIONS <b>5</b>
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**Q** **S 22**  
07 February 21

Twelfth street is designated as a great street. No doubt that attractive commercial space is a core component of it. Unfortunately the project with its current plan is removing all commercial for this location. While the commercial landscape of 12th street is going downhill, diagonally across at 7855 Kingsway in Burnaby, four new retail stores are being created and near completion. They include A&W, Popeyes Chickens, Pizza Pizza and a dental clinic. Clearly there is high demand for commercial spaces at this high traffic intersection, and these popular brands are helping to revitalize the commercial scene in the area. The city needs to have a long term vision and be bold to stick to its OCP, save and promote more commercial spaces in the area.

**A** Publicly Answered

The properties at 909-915 Twelfth Street are designated Residential – Multiple Unit Buildings (RM) in the Official Community Plan. The proposed development is consistent with the RM designation which does not require provision of commercial space. Council has also directed staff to develop a city-wide Retail Strategy which would identify how the City can ensure the sustainability of New Westminster’s retail businesses, in the short- and medium-term as they recover from ongoing effects of the COVID-19 pandemic, and over the long-term. The findings and recommendations of the Retail Strategy would help inform and guide City policies, plans and regulations that would continue to foster a healthy retail sector into the future. It is anticipated that work on the Retail Strategy, which was paused due to the COVID-19 pandemic, would resume in 2021.

## QANDA

### Ask a question about 909-915 Twelfth Street

Q

S 22

19 February 21

I am wondering about the added congestion to London Street. As you know, London Street is a designated bike route; however, it is dangerously busy, especially during rush hour. Have you consider the affects of adding 60+ more vehicles will have on the area? Also, have you considered the implications of having a parking garage entrance going into the lane off of 12th street. It is extremely tight and busy now, I can't imagine the congestion to the neighbourhood should more cars be added.

A

Publicly Answered

Hello, <sup>S 22</sup> We are working on a response to your question and will follow up with you soon. Thanks for your patience.

Q

S 22

19 February 21

I am wondering about the added congestion to London Street. As you know, London Street is a designated bike route; however, it is dangerously busy, especially during rush hour. Have you consider the affects of adding 60+ more vehicles will have on the area? Also, have you considered the implications of having a parking garage entrance going into the lane off of 12th street. It is extremely tight and busy now, I can't imagine the congestion to the neighbourhood should more cars be added.

A

Publicly Answered

Thank you for providing your comments and concerns regarding the application at 909-915 Twelfth Street. The proposed development is consistent with the Official Community Plan for the neighbourhood and site. The property is located on Twelfth Street, a Great Street, and on the London-Dublin Greenway as identified in the Master Transportation Plan. Twelfth Street is well served by transit with the #112 bus route, a future Frequent Transit Network as outlined by TransLink. The location is well positioned to support residents using sustainable modes of travel (walking, cycling, taking transit) and reduce reliance on private vehicles for everyday trips. Through the application, opportunities are being identified to improve conditions along the Greenway and Great Street to make walking, cycling and accessing transit more comfortable and convenient for all users and address the types of concerns raised including how vehicles access the site.

## QANDA

### Ask a question about 909-915 Twelfth Street

Q

S 22

15 March 21

With 12th Street being a busy, and at times noisy, street I am wondering how the new building and property are being designed to minimize the impact of intrusive street noise and fumes from vehicles.

A

Publicly Answered

The building is being designed to BC Step Code Level 4, which means that there will be enhanced insulation and thicker walls, contributing to noise attenuation. A more efficient building envelope in a BC Step Code Level 4 building will have improved airtightness, reducing the risk of indoor air quality issues from outdoor sources. The building would also be required to meet all building code requirements in regards to air circulation and ventilation.

Q

S 22

08 June 21

With work on the city's retail strategy presumably not completing until after this project is approved would it not be prudent to allow flexibility for Commercial along 12th or perhaps units designed to be flexible live/work spaces? I fully understand the need for the right balance of commercial on 12th and the need for additional residential density to support it. My worry is that 12th will no longer have a critical mass of a continuous commercial strip. The plan now has swung too far the other way. Please make sure that there is continuous commercial of some kind from 7th Ave up to 10th Ave. Below 7th Ave where there is less commercial already could transition to residential only with redevelopment.

A

Publicly Answered

The City will be launching work on the Retail Strategy in June 2021, and will be launching a Be Heard Project page this summer. The Be Heard page will include information about public consultation opportunities, which we hope that everyone interested in Twelfth Street will also take part in. One of the areas of focus of the Retail Strategy will be the City's Great Streets, including Upper Twelfth Street. It is expected that Council will consider whether or not to support this project before the Retail Strategy advances and develops recommendations related to on Twelfth Street. It was previously determined that this was the most appropriate approach given that this development application was already well underway before the discussions began about potential changes to the Official Community Plan. The applicant has made efforts to comply with existing policies, development permit guidelines, and land use designations. The feedback gathered via this Be Heard project page will be shared with Council for consideration before they make their decision as to either approve or reject the application.

## QANDA

### Ask a question about 909-915 Twelfth Street

Q

S 22

12 March 22

Has an environmental assessment or testing to the site taken place yet?

A

Publicly Answered

Thank you for your question. Site contamination and remediation is governed by the Province of British Columbia under the Environmental Management Act and through Site Disclosure Statements (formerly Site Profiles) required in specific circumstances. A site profile was submitted to the City with the applications for this site. This site profile did not identify any commercial or industrial activities (Schedule 2 activities) which would require further investigation or remediation and was forwarded to the Ministry of Environment and Climate Change for information