

Attachment 9 Applicant-led Consultation Summary



October 07, 2022

Dilys Huang
Development Planner
City of New Westminster, Climate Action, Planning + Development
511 Royal Avenue, New Westminster BC V3L 1H9

RE: APPLICANT-LED CONSULTATION SUMMARY

Dear Dilys,

In reference to the public consultation for the 5-storey development project at 909, 911 & 915 Twelfth St, New Westminster BC, the summary of the event details below:

DATE	ACTIVITY
January 14, 2021	The website was launched. The website londonresidences.ca, provided the public an overview of the project. It included feedback form that gave opportunity to visitors to share their comments about the project. The deadline to submit feedback was March 1, 2020.
January 21, 2021	A newspaper advertisement was published on New Westminster Record. The ad included an invitation to the Virtual Open House on February 9, 2021. It also included the details on how to register. The contact names and details are also provided.
January 22, 2021	Invitation mails were distributed to neighbors within 175-metre radius from the property. The mail included an invitation the details of the Virtual Open House and comment form.
February 9, 2021	A Virtual Open House was held via Zoom and lasted for an hour between 6:00 To 7:00 pm. At the meeting, VGA presented a video about the project proposal, the project team, site context, proposal highlights, proposal statistics, design concept, floor plans, elevations, and shadow study. It was followed by several questions from the participants which were responded by VGA and the City planner, Mike Watson.

PARTICIPANTS

- 13 people attended the Virtual Open House
- 5 people submitted feedback through the project website
- 3 people submitted feedback through the project email



FEEDBACK SUMMARY

Feedback from the project website, project email and virtual open house were summarized below:

Questions

- Question about the garbage and recycle collection whether it be dealt on site or in the lane
- Question on how much is the approximate price of each sample unit
- Question regarding the OCP amendment associated with the property with regards to the loss of commercial units
- Question on how affordability will be addressed by this development
- Question if there will be a meeting room in the development
- Questions about how to prevent damage occurring to the neighbor property
- Question about how to discourage speeders and reckless driving at the alleyway
- Questions about solutions on the loss of street parking

Concerns

- Concerns about the use of open bins to collect resident's garbage
- Concern about the proximity of garbage collection to the 907 resident
- Concern about the displacement of existing businesses
- Concern about the increased traffic at the alleyway
- Concern on poor lighting where the alley intersects the street
- Concern about the proposed five levels
- Concern about the loss of street parking
- Concern about the height of the building in comparison with the 2 or 3 stories on 12th St
- Concern on the taking out of the commercial units on the ground floor
- Concern on the patio areas close to the street
- Concern about the alleyway being used as throughway.

Suggestions

- Suggestion on an improved garbage collection or use of modified to a trash compactor that the compacted trash container can be hauled out quickly with less environmental and traffic consequence
- Suggestion to consider live-work units or offer flexible units either commercial or residential use or both
- Suggestion of a beautiful, architecturally pleasing building of a smaller scale
- Suggestion to give economic help or support to the existing tenants

Expressions

- Expression of support of the thoughtful redevelopment and intensification on 12th St
- Expression of support that the design is great
- Expression of support that the project will bring more new multi-residential housing needed in New Westminster



Our responses to the feedback are as follows:

- Impacts of parking is addressed. A two-level basement parking is incorporated in the building. The
 no. of parking stalls is calculated as per the zoning bylaw.
- The garbage and recycling area is located at the ground with access to the alley. It is in an enclosed room with an area for staging and a loading parking for the garbage truck which will not obstruct the traffic along the alley.
- There will be an amenity room with its own washroom and will be used as common area for tenants.
- The loss of commercial units and maximize the number of dwelling units in the development is to help thrive the existing businesses in the area.
- A commercial tenant strategy is in placed to help the existing commercial tenants on their relocation and that they can continue to provide services and amenities to the community.
- The approximate price of the unit is not established yet as of this time.
- This development is not required of an affordable housing. Required community contributions will be provided by the developer.
- Though five storeys, there is step back on the fourth and fifth level which makes the upper two levels not so prominent.

Sincerely,

Rosa Salcido

Architect AIBC, LEED AP (BD+C)
Vivid Green Architecture Inc.

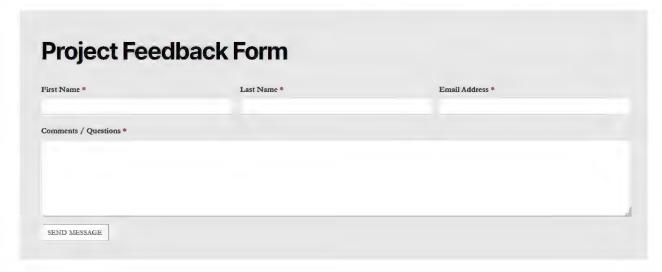
rsalcido@vividgreenarchitecture.com



APPENDIX I

WEBSITE







APPENDIX II

NEWSPAPER AD

12 THURSDAY, January 21, 2021 * New West Record





Pier Park cleanup aims to minimize fishery impacts

Noise bylaw exemptions have been granted to help get work done by the Feb. 28 fisheries deadline

Thoresa McManus

Cleanup of the Westminster Pier Park fire site is being timed to minimize its impacts on the Friser River fisherty. The waterfront park has

The waterfront park has been closed to the public since Sept, 13, 2020, when a fire destroyed the rimber wharf portion of the park that was home to the urben beach and WOWWertmuster public art installation.

On Jan. 4, city council approved a variance to the construction noise bylaw, which allows the companies working on the cleanup, Advisian and Fraser River Pile and Dredge, to do in-river work related to the cleanup from the fire.

Exemptions to the construction noise bylaw have been approved on several Saturday mornings (Jan. 23 and 30 and Feb. 6, 13, 20 and 27) from 7 to 9 a.m., which is earlier than construction is normally allowed on Saturdays, and on several Sundays from 9 a.m. to 5 p.m. (Jan. 24 and 31 and Feb. 7, 14, 21 and 28).

"Noise will be produced by the running of a crane motor (generator) and general machinery activity," said a staff report to council. "The works are not expected to generate significant noise; the level of noise is a micipared to be similar to a diesel highway truck. There will be no impact to pedestrian, cycle or car circulation."

The extended construction hours are required so the work can be done within the fisheries timeline, according to staff. Work will only be done on Sundays if the contractors can't complete the work by the Feb. 28 fisheries deadline.

The report states demolition of the city's pier, upon which the timber wharf was built, and the neighbouring property, 200 Front St., is now complete. Debris that fell onto the aboreline, above the waterline, and floating debris have also been removed, and the city is now tackling the in-river cleanup, which includes the removal of any stabmerged debris that may have sended on the riverbed during the fire.

In December, city officials stated the goal was to reopen Westminster Pier Park on Feb. 1.

Dean Gibson, the city's director of parks and recreation, said the in-river cleanup work can take place independent of landside activities and should not have any bearing on the timing for the reopening of Westminster Pier Park.

Fire broke our ar Westminster Pier Park just before 8 p.m. on Sunday, Sept., 13, ultimately destroying the portion of the park that was built on the original 1957 timber

The reopening of the surviving portion of the purk is contingent on two things: the final cleanup of the site, including the weakeroom and concession building, and the re-establishment of a secondary emergency services access point from Front Street.

A second access point to the park was eliminated by the fire, so the city has worked with CP Rail to establish a new emergency and service vehicle crossing into the waterfront park.

"The reopening of the park for public use is coningent upon completion of some minor cleanap
in the park and re-estabhishing a secondary emergency services access route
across the realway macks,"
Jim Lowrie, the city's director of engineering, said
in Jan. 9 email to the
Record. "Weather permitting, it is anticipated
that this work will be completed by the end of Febrsary."

A November 2020 report to council stated that, once the immediate work of cleaning, restoring and reopening the park is complete, staff efforts will move on to rebuilding of the site. The purks and

recreation department is expected to provide council with a work plan this year that includes the principles and actions needed to rebuild the park.

"The cleanup has gone very well on the site." Mayor Jonathan Core told the Record in December. "Now we are looking forward to the opportunity in 2021 to really start to engage in the conversation about how do we rebuild and how do we really take Pier Park to the next level. I think there is going to be some really good opportunities with the community to participate in that dislogue."

Open House Invitation

Vivid Green Architecture Inc. would like to invite you to a Public Information Meeting - open house on 9th of February 2021 for Rezoning application presentation submitted for 909, 911, 915 - 12th Street, New Westminster, BC. This proposal is a 5 Levels Multi-Family Residential Development.

Public Information meeting (open house) will be a Virtual Zoom meeting. Please visit the project website and register to attend, The applicant team and city officials will be available to answer your questions and receive your feedback. There will be no physical presentation. All information is available online at website address noted below.

Open House Details:

Date: Tuesday, 09 February 2021

Time: 6:00 to 8:00 PM

Location: Virtual Meeting:
Please visit the below website and

register to attend

www.londonresidences.ca

Site Location:



For more information, please contact Rosa Salcido at Vivid Green Architecture Inc. at 604.284.4900 ext. 102 or email: LondonresidencesNW@gmail.com or contact City of New Westminster Development Planner, Mike Watson at 604.527.4519 or mwatson@newwestcity.ca



APPENDIX III

INVITATION LETTER WITH COMMENT FORM





Open House Comments Form for

909, 911, 915 12th Street, New Westminster, BC

(London Residences)

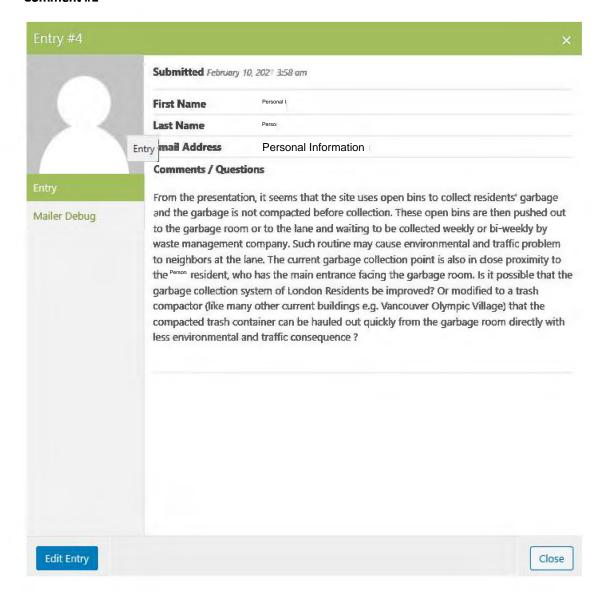
Please complete the below feedback and deposit it in the collection box at the sign-in desk. You can also forward your comments to email: **londonresidencesNW@gmail.com** by 16th February 2021. The information will be submitted to the City of New Westminster and will be part of public record for the Rezoning Application. Your name and contact information will not be disclosed publicly.

Please tell us about yourself (optional):					
Name:Address:					
Vivid Green Architecture Inc. would like to Rezone the 909, 915 & 915 12 th Street, New Westminster, BC to allow for the construction of the proposed London Residences comprising multi-unit residential development on the corner of Twelfth Street and London Street which is aligned with the upper 12 th Street Development that are family-oriented with direct access to the units from the street and frontage patios. We will also provide amenities for residents, public sidewalk, landscaping to create lively expression along upper 12 th and London Streets. Please provide your feedback on this proposal.					
(Please turn over to provide more comments)					

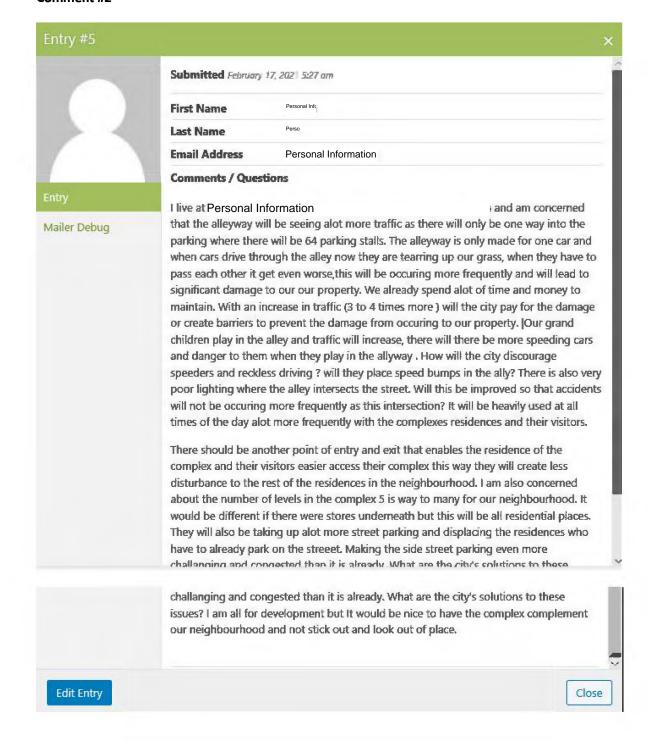


APPENDIX IV

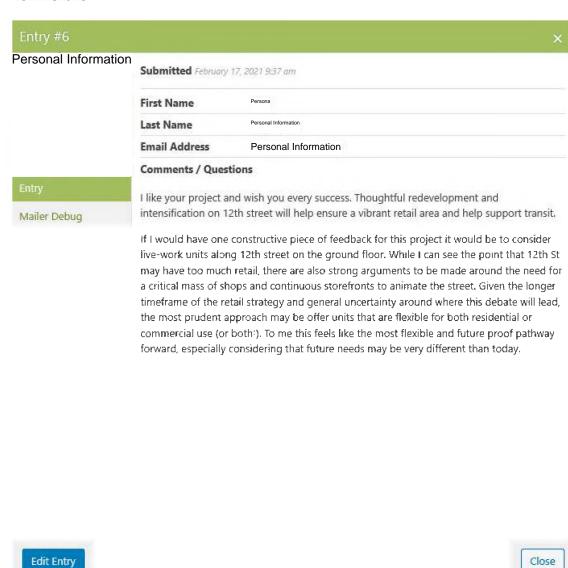
COMMENTS RECEIVED



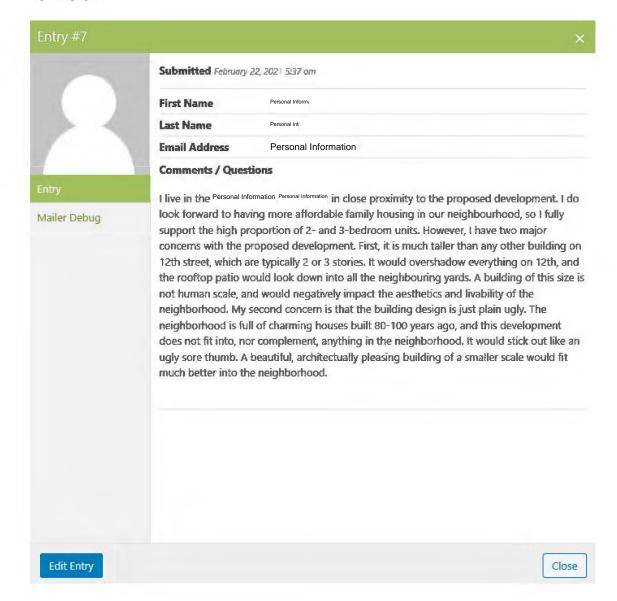






















Open House Comments Form for

909, 911, 915 12th Street, New Westminster, BC

(London Residences)

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Please tell us about yourself (optional):

Name: Personal Inform	ation
Address:	Personal Information
Email: Personal I	nformation
Westminster, BC to comprising multi-unit Street which is aligne with direct access to	ture Inc. would like to Rezone the 909, 915 & 915 12 th Street, New allow for the construction of the proposed London Residences residential development on the corner of Twelfth Street and London and with the upper 12 th Street Development that are family-oriented, the units from the street and frontage patios. We will also provide its, public sidewalk, landscaping to create lively expression along in Streets.
Please provide your	feedback on this proposal.
! support this propos	al, more new multi-residential housing is needed in New Westminster.
This proposed devel	opment will bring new life to this corner with ground orientated housing





Personal Information Personal Information

Fri, Jan 29, 2021, 11:16 AM



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to londonresidencesNW@gmail.com -

Hi, I received an invite to the virtual tour for the new building proposal on Twelfth St New Westminster. I'm wondering how many people in this area actually got this paper because not even one of the residences that live at that location knew about it. I think its only fair if everyone had a choice to voice comments or concerns. Or even the option of living at new building if proposal goes through.

Although its great that the building will be making room for 40 tenants (especially if its affordable since its supposed to be targeted towards families?)

I was wondering what the reason for taking the businesses/commercial lots out of the first floor is. This is just my opinion but I would not want to live on the first floor on Twelfth Street. The patio areas are so close to the street, its uncomfortable looking. Kind of awkward actually. Not safe feeling.

I live on the second floor across the street and there is a lot of action in this area, I honestly would feel unsafe living on the first floor unless I had some more space maybe between me and the walkway and road. And possibly more coverage. It gets quite loud, and dirty because of bus traffic and general traffic. I dunno, I think people need a little more height and security, weather or not the businesses are there.

Get Outlook for Android



	Rezoning application	Inbox ×		0	C
ersonal Information	Personal Information	Tue, Feb 16, 2021, 9:17 PM	☆	4	:
	to londonresidencesNW -				

I am opposed to the construction of the residences on 12th ave at the end of our alley. We have huge problems all ready about people using OUR PROPERTY as part of the alleyway. Now people will pull onto our grass to pass another car coming in their direction, this is annoying, but not so bad with the amount of cars using the alley. HOWEVER, if you add 60 plus cars using out alley each day, two or three times, OUR Property will be used as a turn off.

I am wondering what you will be doing to mitigate this? will the City erect barriers to stop cars from using our property as part of the roadway? Will the City compensate us to have the damage to OUR PROPERTY fixed adn repaired, two or three times a year now, who knows how many more times it will be needed to do so.

We have spend the last 22 years fixing up our house and property, and will be very upset and angry if it is damaged by cars, simply because a developer wishes to use the afley as a throughway. Put the entrance to the new condos on 12th or London, and block off the end of the alley from traffic first.

you need to consider the current residents of the area FIRST before a wonton developer.

thank you

Personal Information Personal Information