

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



Project Feedback Form

First Name * Last Name * Email Address *

Comments / Questions *

SEND MESSAGE

APPENDIX II

NEWSPAPER AD

12 THURSDAY, January 21, 2021 • New West Record

City

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

Theresa McManus
thmcmansu@newwestrecord.ca

Cleanup of the Westminster Pier Park fire site is being timed to minimize its impacts on the Fraser River fishery.

The waterfront park has been closed to the public since Sept. 13, 2020, when a fire destroyed the timber wharf portion of the park that was home to the urban beach and WOW/Westminster public art installation.

On Jan. 4, city council approved a variance to the construction noise bylaw, which allows the companies working on the cleanup, Advitian 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 anticipated 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 prop-

erty, 200 Front St., is now complete. Debris that fell onto the shoreline, 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 submerged debris that may have settled 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 land-side activities and should not have any bearing on the timing for the reopening of Westminster Pier Park.

Fire broke out at 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 wharf.

The reopening of the surviving portion of the park is contingent on two things: the final cleanup of the site, including the washroom 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 contingent upon completion of some minor cleanup in the park and re-establishing a secondary emergency services access route across the railway tracks," Jim Lowrie, the city's director of engineering, said in a Jan. 9 email to the *Record*. "Weather permitting, it is anticipated that this work will be completed by the end of February."

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 parks 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 Cose 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 dialogue."

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



you're
Invited

Please Join Us for a Virtual Open House
909, 911, & 915 12th Street, New Westmister, BC

February 09, 2021 at 6:00 – 8:00 pm - Tuesday
Register to attend Zoom Meeting by visiting the project website below,
www.londonresidences.ca

**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: _____

Email: _____

Vivid Green Architecture Inc. would like to Rezone the 909, 915 & 915 12th 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 12th 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 12th and London Streets.

Please provide your feedback on this proposal.


(Please turn over to provide more comments)

APPENDIX IV

COMMENTS RECEIVED

Comment #1

Entry #4



Submitted February 10, 2021 3:58 am

First Name Personal Information

Last Name Personal Information

Email Address Personal Information

Entry

Mailer Debug

Comments / Questions


From the presentation, it seems that the site uses open bins to collect residents' garbage and the garbage is not compacted before collection. These open bins are then pushed out to the garbage room or to the lane and waiting to be collected weekly or bi-weekly by waste management company. Such routine may cause environmental and traffic problem to neighbors at the lane. The current garbage collection point is also in close proximity to the Person resident, who has the main entrance facing the garbage room. Is it possible that the garbage collection system of London Residents be improved? Or modified to a trash compactor (like many other current buildings e.g. Vancouver Olympic Village) that the compacted trash container can be hauled out quickly from the garbage room directly with less environmental and traffic consequence ?

Edit Entry

Close

Comment #2

Entry #5



Submitted February 17, 2021 5:27 am

First Name
Personal Info

Last Name
Perso

Email Address
Personal Information

Comments / Questions

I live at Personal Information and am concerned that the alleyway will be seeing alot more traffic as there will only be one way into the parking where there will be 64 parking stalls. The alleyway is only made for one car and when cars drive through the alley now they are tearing up our grass, when they have to pass each other it get even worse, this will be occuring more frequently and will lead to significant damage to our our property. We already spend alot of time and money to maintain. With an increase in traffic (3 to 4 times more) will the city pay for the damage or create barriers to prevent the damage from occuring to our property. [Our grand children play in the alley and traffic will increase, there will there be more speeding cars and danger to them when they play in the allyway . How will the city discourage speeders and reckless driving ? will they place speed bumps in the ally? There is also very poor lighting where the alley intersects the street. Will this be improved so that accidents will not be occuring more frequently as this intersection? It will be heavily used at all times of the day alot more frequently with the complexes residences and their visitors.

There should be another point of entry and exit that enables the residence of the complex and their visitors easier access their complex this way they will create less disturbance to the rest of the residences in the neighbourhood. I am also concerned about the number of levels in the complex 5 is way to many for our neighbourhood. It would be different if there were stores underneath but this will be all residential places. They will also be taking up alot more street parking and displacing the residences who have to already park on the street. Making the side street parking even more challanning and connected than it is already. What are the city's solutions to these

challenging and congested than it is already. What are the city's solutions to these issues? I am all for development but It would be nice to have the complex complement our neighbourhood and not stick out and look out of place.

Edit Entry

Close

Comment #3

Entry #6

Personal Information

Submitted February 17, 2021 9:37 am

First Name

Persona

Last Name

Personal Information

Email Address

Personal Information

Comments / Questions

Entry

Mailer Debug

I like your project and wish you every success. Thoughtful redevelopment and intensification on 12th street will help ensure a vibrant retail area and help support transit.


If I would have one constructive piece of feedback for this project it would be to consider live-work units along 12th street on the ground floor. While I can see the point that 12th St may have too much retail, there are also strong arguments to be made around the need for a critical mass of shops and continuous storefronts to animate the street. Given the longer timeframe of the retail strategy and general uncertainty around where this debate will lead, the most prudent approach may be offer units that are flexible for both residential or commercial use (or both:). To me this feels like the most flexible and future proof pathway forward, especially considering that future needs may be very different than today.

Edit Entry

Close

Comment #4

Entry #7



Submitted February 22, 2021 5:37 am

First Name Personal Information

Last Name Personal Information

Email Address Personal Information

Comments / Questions

I live in the Personal Information Personal Information in close proximity to the proposed development. I do look forward to having more affordable family housing in our neighbourhood, so I fully support the high proportion of 2- and 3-bedroom units. However, I have two major concerns with the proposed development. First, it is much taller than any other building on 12th street, which are typically 2 or 3 stories. It would overshadow everything on 12th, and the rooftop patio would look down into all the neighbouring yards. A building of this size is not human scale, and would negatively impact the aesthetics and livability of the neighborhood. My second concern is that the building design is just plain ugly. The neighborhood is full of charming houses built 80-100 years ago, and this development does not fit into, nor complement, anything in the neighborhood. It would stick out like an ugly sore thumb. A beautiful, architecturally pleasing building of a smaller scale would fit much better into the neighborhood.

Entry

Mailer Debug

Edit Entry

Close

Comment #5

Entry #8



Submitted February 24, 2021 5:39 am

First Name Personal Information

Last Name Person

Email Address Personal Information

Comments / Questions


I am a resident of New Westminster and I think this project and the design are great - I 100% support this project.

Entry

Comment #6

Open House Comment Form Inbox x



Personal Information | Personal Information  Tue, Jan 26, 2021, 9:56 PM

to londonresidencesNW ▾

Hello,

Please see attached open house comment form.

Thank you,

Personal In...



**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: Personal Information _____
Address: Personal Information _____
Email: Personal Information _____

Vivid Green Architecture Inc. would like to Rezone the 909, 915 & 915 12th 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 12th 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 12th and London Streets.

Please provide your feedback on this proposal.

I support this proposal, more new multi-residential housing is needed in New Westminster.

This proposed development will bring new life to this corner with ground orientated housing.

Comment #7

New West proposal opinion

Inbox x



Personal Information Personal Information |

Fri, Jan 29, 2021, 11:16 AM



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](#)

Comment #8

Rezoning application Inbox x



Personal Information

Personal Info

Personal Information

Tue, Feb 16, 2021, 9:17 PM



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 alley as a throughway. Put the entrance to the new condos on 12th or London, and block off the end of th e 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