



**Attachment #12**  
*City-led Consultation Report*

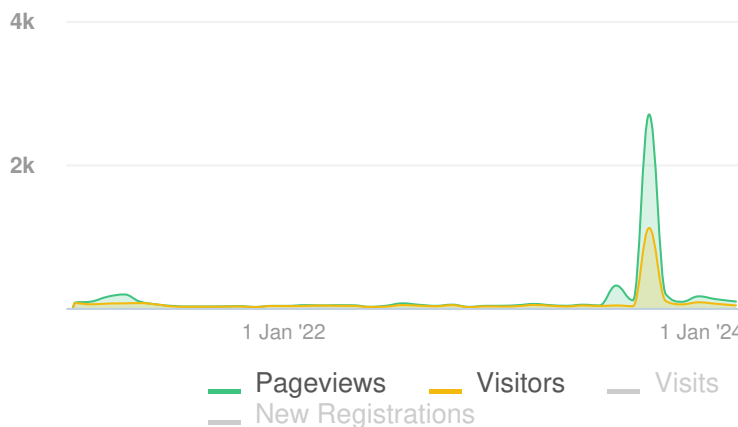
# Project Report

29 October 2020 - 10 March 2024

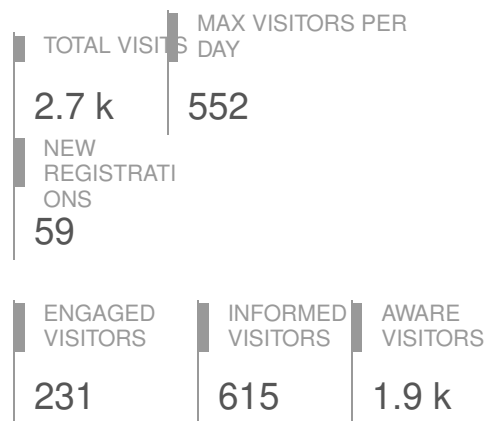
## Be Heard New West City 51 Elliot Street



### Visitors Summary

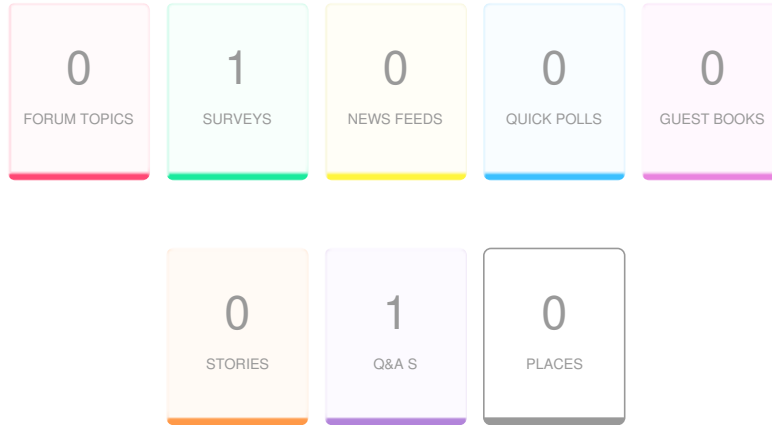


### Highlights



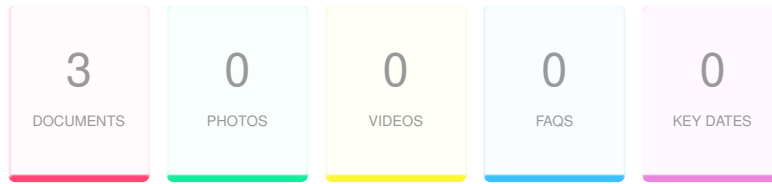
Aware Participants		Engaged Participants			
1,888		231			
Aware Actions Performed	Participants	Engaged Actions Performed			
Visited a Project or Tool Page	1,888	Registered	Unverified	Anonymous	
Informed Participants	615	Contributed on Forums			
Informed Actions Performed	Participants	Participated in Surveys			
Viewed a video	0	Contributed to Newsfeeds			
Viewed a photo	0	Participated in Quick Polls			
Downloaded a document	323	Posted on Guestbooks			
Visited the Key Dates page	0	Contributed to Stories			
Visited an FAQ list Page	0	Asked Questions			
Visited Instagram Page	0	Placed Pins on Places			
Visited Multiple Project Pages	382	Contributed to Ideas			
Contributed to a tool (engaged)	231				

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a question about 51 Elliot Street	Archived	67	11	0	0
Guest Book	Comments	Draft	0	0	0	0
Survey Tool	Survey	Archived	390	60	161	0

## INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	51 Elliot Street Drawings - Updated October 2023	254	307
Document	51 Elliot St - Applicant-Led Consultation Response	66	76
Document	Previous 51 Elliot Street Drawings - 2020	53	70

## QANDA

### Ask a question about 51 Elliot Street

Visitors <b>67</b>	Contributors <b>11</b>	CONTRIBUTIONS <b>14</b>
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**Q** GDG  
08 January 21

Will this project be making any contributions towards improvements towards future improvements Albert Crescent? Park

**A** Publicly Answered

The application has proposed to include updates to the perimeter pedestrian path adjacent to the site along the western edge of the park.

**Q** GDG  
08 January 21

How will residents at this address access Albert Crescent park and will those routes be universally accessible? How will the separation of adjacent public park space and public access routes to the park and private development space be managed?

**A** Publicly Answered

Staff are working with the applicant to ensure the provision of strong, well designed connections into Albert Crescent Park are provided. There would be two pedestrian connections adjacent to the site to allow access to Albert Crescent Park. The first, at the north of the property adjacent to a high rise at 188 Agnes St, is already existing and would be widened, improved and use similar materials as existing. The second connection at the south of the site would be new and would align with a new crosswalk at the western terminus of Carnarvon St. This path is currently proposed as cast in place concrete and would be at least 2 metres wide and grades would be less than 5%, meeting accessibility requirements. Outdoor private space would be provided on-site for both residential and child care uses and park space would be reserved for public use. To see the most recent landscape plans, [click here](#).

## QANDA

### Ask a question about 51 Elliot Street

Q

Anonymous

12 January 21

Is there any updates as to when construction is planned to begin? In 2020 an estimate of early second quarter of 2021 was given.

A

Publicly Answered

The rezoning application has not yet been formally considered by Council (i.e. Bylaw readings) and a date for that consideration has not yet been set. Should the rezoning be adopted, the applicant would need to apply for necessary building permits and begin coordinating construction activities. At this time, and pending Council approval, it is not anticipated that construction would happen until late 2021 at the earliest.

Q

oceanis

18 January 21

Who can I tell that while I agree with the apartment complex idea, I do not approve of the height. It is too tall.

A

Privately Answered

Thank you for your comment. A copy has been provided to the project planner for their information. Please continue watching this page for information about upcoming engagement opportunities.

Q

Resident Downtown

31 May 21

Downtown Community Plan for Albert Crescent area did not include high rises, just mid rise buildings, in keeping with the neighbourhood. Why is this monstrosity, so out of character for the neighbourhood even being considered?

A

Privately Answered

Thank you for your question. The subject site is currently designated 'Residential – Tower Apartment' in the Downtown Community Plan (DCP). The proposed development is consistent with this DCP designation.

## QANDA

### Ask a question about 51 Elliot Street

Q

Dutchie

13 June 21

How long is construction anticipated to take once for this project once it starts?

A

Publicly Answered

The proposed development has not yet completed its application review process, which would still require additional community consultation and consideration by Council. Construction would not be able to commence until this application review process is completed and only if approved by Council. Should these approvals be obtained, the applicant estimates that construction would take approximately 2.5 years to complete.

Q

Effigy

13 June 21

Is there a chance it could be a low rise and include commercial space in bottom floor? Kind of like a corridor with maybe a couple of restaurants, coffee shops, convenience stores or produce stores. That would greatly benefit the neighborhood; there is more than enough high rises and apartment buildings being built at the moment, and I feel like another 30+ story like Novare and 618 Carnarvon would just gentrify this neighborhood further.

A

Publicly Answered

The subject site is designated "Residential – Tower Apartments" in the Downtown Community Plan (DCP). This designation would expect high density residential uses as has been proposed in this application. In the DCP, mixed use buildings (e.g. residential combined with retail or other commercial uses), like you have described, are generally located on primary commercial streets such as Columbia Street, Carnarvon Street and Sixth Street. You can review a Consolidated Land use Map for the City [here](#).

## QANDA

### Ask a question about 51 Elliot Street

Q

Effigy

13 June 21

Instead of more high rises, a commercial area with a market would benefit the neighborhood greatly.

A

Privately Answered

The subject site is designated “Residential – Tower Apartments” in the Downtown Community Plan (DCP). This designation would expect high density residential uses as has been proposed in this application. In the DCP, mixed use buildings (e.g. residential combined with retail or other commercial uses), like you have described, are generally located on primary commercial streets such as Columbia Street, Carnarvon Street and Sixth Street. You can review a Consolidated Land use Map for the City [here](#).

Q

agnesstreetphantom

14 April 22

When's the staff review estimated to be completed? We're in a housing affordability crisis and 4+ years to get a project approved does not help.

A

Publicly Answered

Thank you for reaching out for information on this proposal. The applicant has been working on resolving details related to the proposed childcare facility and working closely with their not-for-profit housing partners to finalize arrangements for the provision of non-market and below-market housing within the proposal.

Q

Sdcwoo

22 April 22

This application has been in the review process for almost two years. Is this the normal timeframe for reviews like this? What's the estimated time for this project to finalize the staff review process?

A

Privately Answered

Thank you for reaching out for information on this proposal. The applicant has been working on resolving details related to the proposed childcare facility and working closely with their not-for-profit housing partners to finalize arrangements for the provision of non-market and below-market housing within the proposal.



## QANDA

### Ask a question about 51 Elliot Street

Q

kcm

12 October 23

Will this development conduct pile driving during construction? If so, what are the precautions in place for surrounding buildings to prevent damage from vibrations and what are the effects to residents living beside the construction site?

A

Privately Answered

Thank you for your feedback. The City understands that construction can be disruptive and inconvenient and to help mitigate the impacts, developers must comply with a number of requirements, including: provisions in the Building Bylaw which require that any piling work be required to use quieter and less impactful methods such as vibratory or hydraulic hammers; requirements of the Construction Noise Bylaw which would limit hours of construction and reasonable steps to reduce noise generated by construction; Also, prior to issuance of a Building Permit, the applicant is required to prepare and submit a Construction Management Plan which is required to identify how to: minimize on-street footprint of development activities; minimize interference or obstruction of pedestrian, bicycle, or vehicular traffic and provide safe passage on all municipal roads and trails for all users; accommodate pedestrians and cyclists with routing and signage. make provisions for transit impacts and mitigation plans where necessary; minimize delays on all roads; address transportation impacts resulting from those employed in construction on the site; mitigate construction impacts such as noise; address and control silt/dust and cleaning/sweeping of adjacent streets; ensure litter cleanup; and provide effective communication with affected stakeholders;

Q

sorenxx

16 October 23

What is the city's plan for the additional cars this project will add? There is already little to none neighbourhood parking spots, as well as traffic will only get worst

A

Privately Answered

The proposed development would include 255 on-site vehicle parking spaces and 532 bicycle parking spaces to meet the projected demand of the development. The proposal would also provide two car share vehicles which are proposed to be located on Elliot St in front of the development. The site is within 370 metres of the Columbia Street Skytrain Station, is 70 metres from a bus stop serving the 105 route and is located 60 metres from the Agnes Street Greenway.

## QANDA

### Ask a question about 51 Elliot Street

Q

sorenxx

16 October 23

Will this project add any public EV chargers?

A

Privately Answered

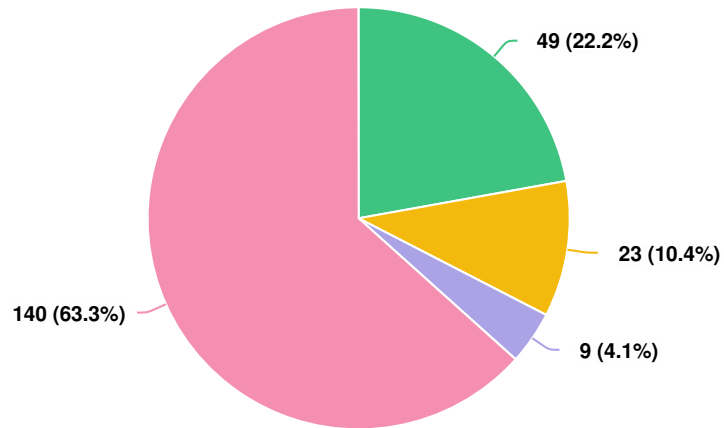
The proposed development meets the requirements of the Zoning Bylaw and all residential spaces are equipped energized Level 2 outlets for electric vehicles.

## ENGAGEMENT TOOL: SURVEY TOOL

### Survey

Visitors <b>390</b>	Contributors <b>221</b>	CONTRIBUTIONS <b>224</b>
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How do you feel the proposal as described would fit into this neighbourhood?



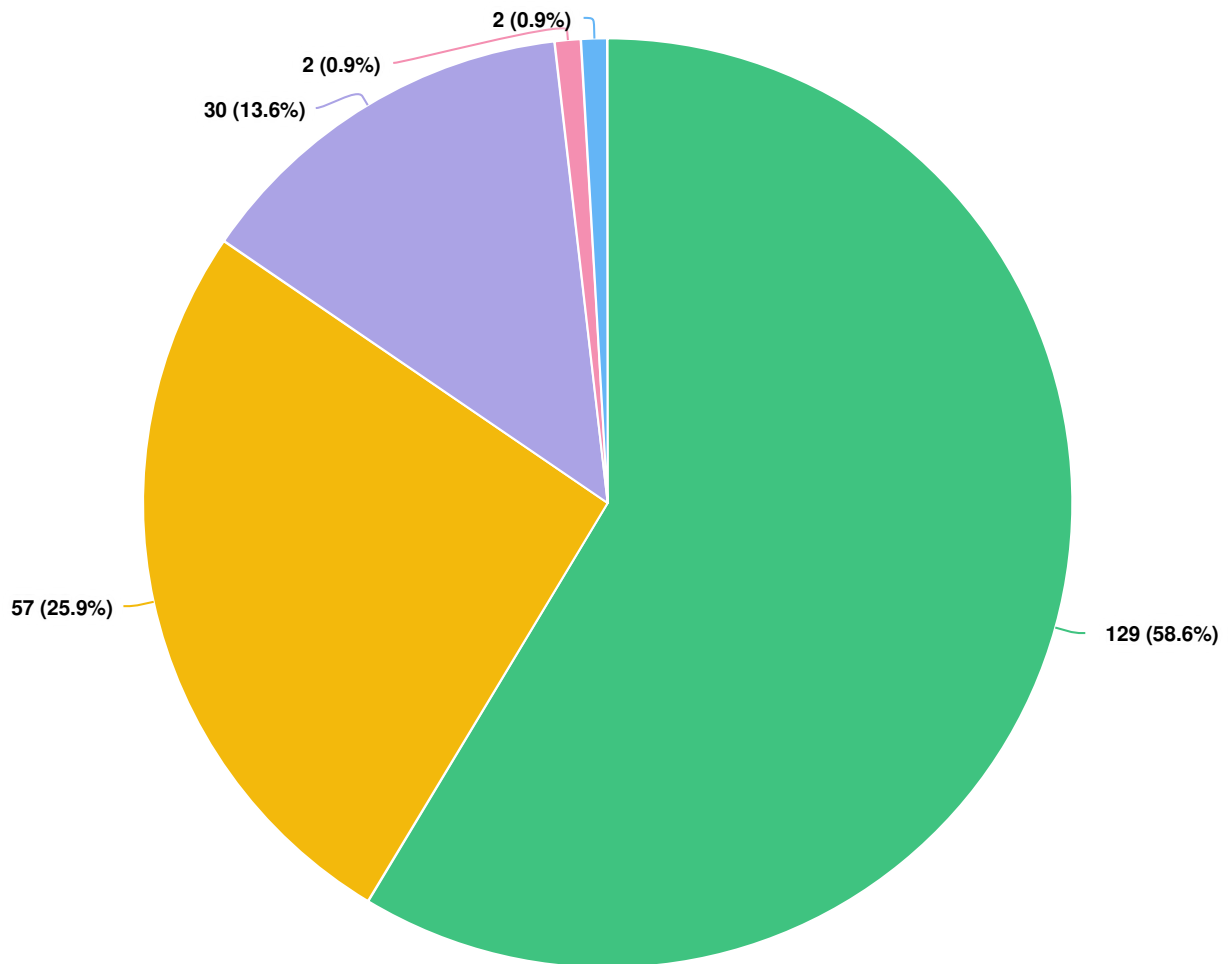
**Question options**

- Fits well
- Somewhat well
- Neutral
- Not well

*Optional question (221 response(s), 3 skipped)*

*Question type: Radio Button Question*

### OPTIONAL: What is your connection to the proposed project?



#### Question options

- I live in the immediate vicinity (within 1-3 blocks)
- I live in the area but further than 3 blocks away
- I live in a different neighbourhood, but am interested in the project
- I own/operate a business nearby the project site (within 1-3 blocks)
- Other (please specify)

Optional question (220 response(s), 4 skipped)

Question type: Radio Button Question