

Appendix G

Applicant-Led Consultation Summary Report



APPLICANT-LED CONSULTATION REPORT

An applicant-led public consultation was commissioned on this project in the months of September and October. To accomplish a successful applicant-led consultation, we followed the following strategy as outlined by the City.

Notification - Create plenty of opportunities to notify the stakeholders and residents of the virtual meeting along with capture any queries or concerns in the lead up to the virtual meeting

Virtual Meeting - Present the proposed development and answer any questions and capture any concerns that need to be addressed.

Create Report - Compile and create a summary of the process and include it in the report.

NOTIFICATION

An applicant-led virtual open house was held on the 22 September, 2022. Below we outline the methods used for notification of the consultation.

An extensive plan for exposure of our virtual open house was undertaken with the following steps.

- Construction of a dedicated website advertising the timings, coordinates and links to the said virtual open house
- Physical flyers (pre approved by the city) and hand delivered to a list of stakeholders and residents provided by the city
- Advertisements published in the New West Record 2 weeks in advance of the event.




1. ADVERTISEMENTS

The following advertisement was published in the New West Record on the 8th and 15th of September, 2022. It invited participants to a scheduled zoom meeting to put forth their opinions and questions to the consultants.

MAPLE MEWS VIRTUAL OPEN HOUSE


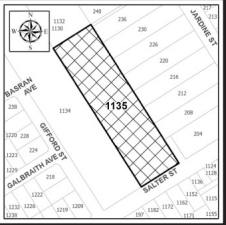
Proposed Townhouse Project
at 1135 Salter St.,
New Westminster



The Design Team and the developers invite you to a scheduled Zoom meeting where they will be available to review and answer any questions that you may have.

DATE: 22 September 2022
WEBSITE: www.1135maplemews.com
BE HEARD NEW WEST PAGE:
www.beheardnewwest.ca/1135-salter-st

REZONING: From Queensborough Neighbourhood Residential Dwelling Districts (RQ1) to Queensborough Townhouse Districts (RT-3 or RT-3A)
PROJECT NAME: Maple Mews
EMAIL: info@1135maplemews.com
PHONE: 604 583 0810



2. FLYERS

The following flyer copy was distributed to all the relevant property owners within 100 meter radius of the subject property. The flyers were hand delivered to these properties on 9th September, 2022.



Proposed Townhouse Project
at 1135 Salter St.,
New Westminster

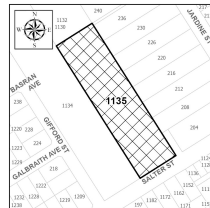


The proposed project is a multi-family residential development that is located in the City of New Westminster's Queensborough Area. This project aims to provide housing that reflects the diversity of the surrounding community and provides opportunities to create a vibrant, family oriented neighbourhood.

The project will add 45 stratified units to the Ewen Avenue Multi-Family areas.

The project has modern sensibilities but with a reference to the traditional by using historic, vibrant colors. The project includes a variety of proposed unit designs to cater to a variety of families. It also includes few units with tandem parking spaces for which a variance is requested.

The form and character of the buildings was developed to maintain a harmony in design with the neighbourhood. For more information on the proposed development and to provide feedback via online survey, please visit :



www.1135maplemews.com

MAPLE MEWS VIRTUAL OPEN HOUSE

The Design Team and the developers invite you to a scheduled Zoom meeting where they will be available to review and answer any questions that you may have.

DATE: 22 September 2022 | **Time:** 5:30 PM - 7:30 PM
WEBSITE: www.1135maplemews.com
BE HEARD NEW WEST PAGE: www.beheardnewwest.ca/1135-salter-st

REZONING: From Queensborough Neighbourhood Residential Dwelling Districts (RO-1) to Queensborough Townhouse Districts (RT-3 or RT-3A)
PROJECT NAME: Maple Mews
EMAIL: info@1135maplemews.com
PHONE: 604 583 0810





From: salvia architecturepanel.com salvia@architecturepanel.com
Subject: Proposed Townhouse Project at 1135 Salter St, New Westminster
Date: September 12, 2022 at 11:34 AM
To: qbpresidents@yahoo.ca
Cc: Ruchir Dhall ruchir@architecturepanel.com, mohanmarwaha56@gmail.com



Good Morning Laurie,

We are the architectural firm representing the client that is proposing a new townhouse project with 45 fa at Salter St.. Please find attached below a flyer with details of this development along with a website listed below. Please don't hesitate to reach out if you have any questions or concerns.

<https://www.1135maplemews.com/>

Thanks and regards,

Salvia Dhall,
Studio Director
MDM,CSM®
(604) 385 3600, (604) 825 0670
salvia@architecturepanel.com



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

The information contained in this communication is confidential, may be privileged and is intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s), you are expressly prohibited from copying, distributing, disseminating, or in any other way using any information contained within this communication. If you have received this communication in error please contact the sender by telephone or by response via mail.

We have taken precautions to minimize the risk of transmitting software viruses, but we advise you to carry out your own virus checks on any attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.



FLYER 8 Sept
2022.pdf

ARCHITECTURE **PANEL** INC.

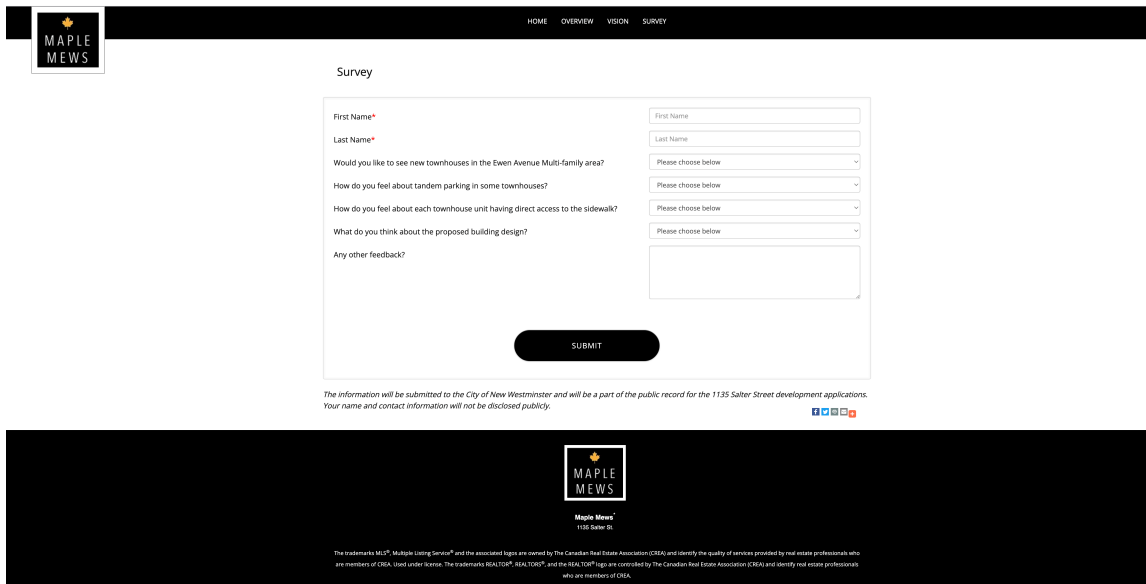
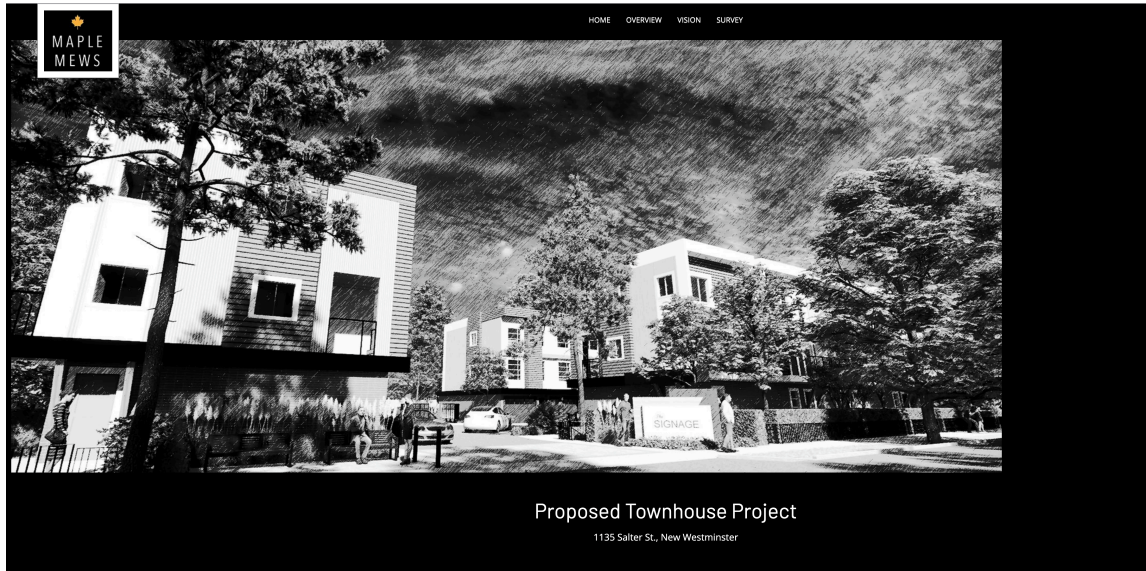


A flyer was also sent to the Queensborough Residents Association by email on 12th September, 2022. Please find a copy of the email attached below.

3. WEBSITE

The following website was designed to create more awareness about the project and advertise the virtual information meeting as well as capture inputs via an online survey. Attached below are a few images of the website.

<https://www.1135maplemews.com/>



Home and Survey Pages from the website



HOME OVERVIEW VISION SURVEY ADMIN LOGOUT HELP

Edit Contact-Me/Evaluation Request

Mohan [Back to Admin](#)

Personal Infor

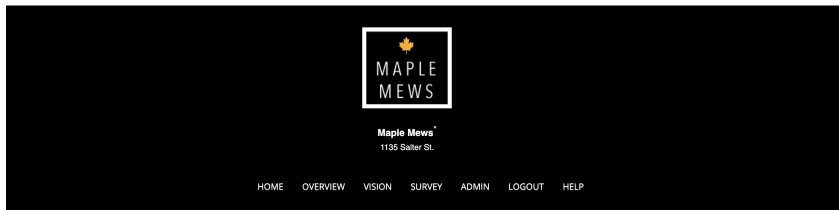
First Name
Last Name
Address
Telephone #
Cellphone #
Workphone #
Fax #
Email
Email Consent
Preferred Contact By

Send Date Sep 12, 2022

Message What do you think about the proposed building design?: Neutral
Would you like to see new townhouses in the Ewen Avenue Multi-family area?: Like
How do you feel about tandem parking in some townhouses?: Like
How do you feel about each townhouse unit having direct access to the sidewalk?: Neutral
Any other feedback?: More housing is desperately needed in Metro Vancouver and this should get done as soon as possible. It is ridiculous that it has sat for so long waiting to be rezoned from residential to residential!

Notes HomePage Contact Request

Save Return



HOME OVERVIEW VISION SURVEY ADMIN LOGOUT HELP

Edit Contact-Me/Evaluation Request

Mohan [Back to Admin](#)

Personal I

First Name
Last Name
Address
Telephone #
Cellphone #
Workphone #
Fax #
Email
Email Consent
Preferred Contact By

Send Date Sep 12, 2022

Message What do you think about the proposed building design?: Neutral
Would you like to see new townhouses in the Ewen Avenue Multi-family area?: Like
How do you feel about tandem parking in some townhouses?: Neutral
How do you feel about each townhouse unit having direct access to the sidewalk?: Like
Any other feedback?: The building design shouldn't be like ordinary or you could see everywhere. It should be classy looks expensive but affordable

Notes HomePage Contact Request

Save Return



Above are images of 2 surveys and their responses.



No phone calls were received including any call from the Residents Association.

VIRTUAL MEETING SUMMARY

Applicant led consultation was successfully held virtually on the 22nd of September 2022 between 5:30pm to 7:30pm.

There were a total of 4 queries presented at the virtual meeting listed below with their responses.

Query 1 - Neighbouring property's owner's relative had a concern about preloading and block wall between subject property and the neighbouring property to the east. They wanted to know how that will effect the levels.

Response 1 - They were informed that preloading and block wall will be removed before starting construction. The eventual development on the subject property (including separation road) will not have any significant level difference from their property.

Query 2 - There was a query about the proposed onsite and offsite trees on the perimeter of the proposed development. They wanted to know how effective the landscape separation would be in terms of providing screening from adjoining properties.

Response 2 - It was conveyed that the boulevard trees in tandem with the yard hedging and onsite trees would create effective screening and requisite separation. The landscape site plan was screen shared to demonstrate this concept and address any issues.

Query 3 - There was a query requesting more information about the colours used in this project. Also, they wanted to know if the developers had done any other project in the area before.

Response 3 - It was explained the the colour palette was chosen from the Vancouver Historic Colour Palette as mandated by the OCP. They were also informed this was the developers first project in the area.

Query 4 - Fellow architect attended the meeting to test the waters and assess the response for a comparable project in the area that they are considering.

Response 4 - No response required.