

Attachment #5

City-Led Consultation Summary

Project Report

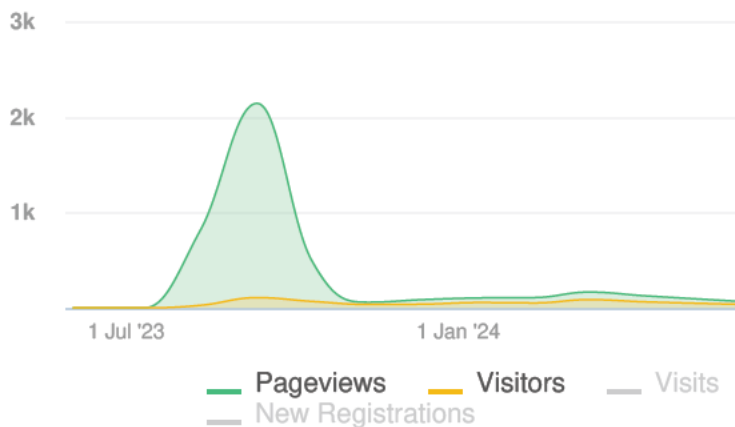
29 October 2020 - 21 May 2024

Be Heard New West City

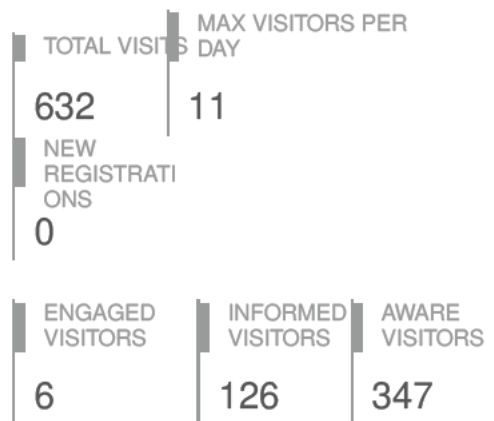
805 Boyd Street (Storage Facility at Queensborough Landing)



Visitors Summary

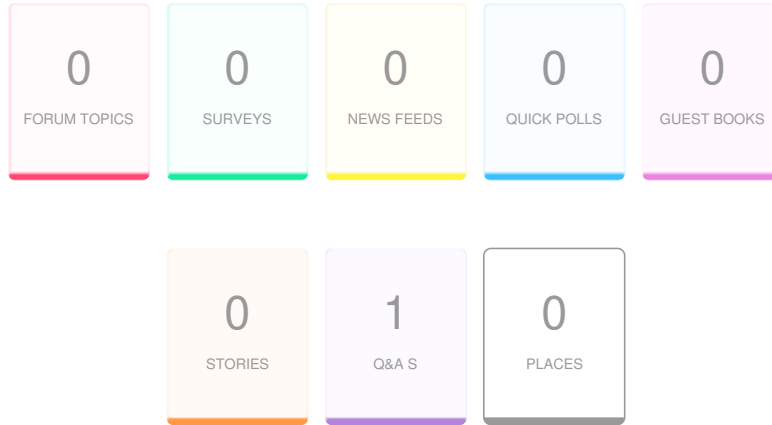


Highlights



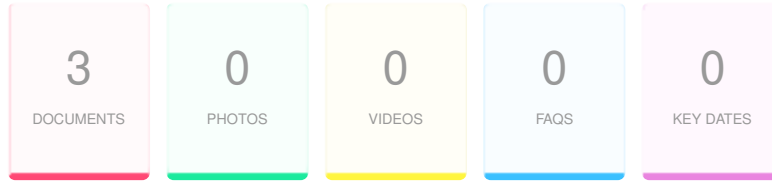
Aware Participants	347	Engaged Participants	6		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	347	Contributed on Forums	0	0	0
Informed Participants	126	Participated in Surveys	0	0	0
Informed Actions Performed	Participants	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	123	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	5	1	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	115				
Contributed to a tool (engaged)	6				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 805 Boyd Street (Storage Facility at...	Archived	11	5	1	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Drawing Package - August 2023	110	124
Document	Preliminary Report to Council - June 26, 2023	19	42
Document	LUPC Report - July 2021	7	11

QANDA

Ask a Question about 805 Boyd Street (Storage Facility at Queensborough Landing)

Visitors 11	Contributors 6	CONTRIBUTIONS 8
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Q

S.22

30 August 23

Storing people (housing) and mixed use should be prioritized as a land use over ever storing "stuff". It dooms that parcel of land to be a deadspace, incapable of being "activated" for anything community building. If it needs to be storage, a type of mixed use would be better with ground level retail.

A

Privately Answered

Thank you for taking the time to provide feedback for the proposed development at 805 Boyd Street. All feedback received will be summarized and included in an upcoming report to Council as part of their consideration of the project. In terms of land uses, the proposed self-storage building would help support the viability of the Queensborough Landing site, which has been challenged with vacancies since before the pandemic. The proposed Queensborough Mixed Employment land use designation and site-specific zone would only apply to the portion of land proposed to be subdivided – the existing Queensborough Commercial designation, allowing for various retail, service, and office commercial uses at the ground level, would be kept for the rest of the Queensborough Landing site

QANDA

Ask a Question about 805 Boyd Street (Storage Facility at Queensborough Landing)

Q

S.22

09 September 23

Any chance you could relocate this project elsewhere in the vicinity? Maybe in front of Lowes? We just had the application for the Queensborough mall to have capacity for wine/distillery and restaurants. We want the space to be for that.

A

Publicly Answered

Thank you for your question regarding the proposed development at 805 Boyd Street. In terms of siting, the applicant is proposing to locate the self-storage facility on a portion of their own existing Queensborough Landing Shopping Centre site rather than on a different property. Their other application for the proposed expansion of permitted land uses is intended to diversify the rest of the Queensborough Landing site and help address vacancies by attracting new tenants and businesses.

Q

S.22

20 September 23

New West is a small city and land is a precious commodity. A storage unit that one can only realistically drive to is not the best use of existing land. Given our housing crisis, every little bit of additional housing helps. Is there anything preventing this from being a taller building with apartments above and a self storage business in the bottom few floors? Residents of such an apartment complex would benefit from easy access to shopping and restaurants at Queensborough Landing. They could also conceivably be long-time customers of the self-storage facility due to the ease of access. This is not an unheard of idea and it is something that has been explored in recent past in Canada: <https://urbantoronto.ca/news/2019/08/self-storage-office-condo-proposal-altered-latest-submission.38492>

A

Publicly Answered

Thank you for taking the time to provide feedback regarding the proposed development at 805 Boyd Street. In terms of land uses, the site's current land use designation (Queensborough Commercial (QC)) and the proposed designation for the parcel to be subdivided (Queensborough Mixed Employment (QME)) are not intended for mixed residential uses. In the Queensborough Community Plan (QCP), the site is also considered to be part of Queensborough's business node. Medium/higher density residential uses are captured under other designations of the QCP, such as Mixed Use - Low Rise (ML) and Residential - Multiple Unit Buildings (RM).

QANDA

Ask a Question about 805 Boyd Street (Storage Facility at Queensborough Landing)

Q

S.22

20 September 23

How does this add to the value of Queensborough? This is so sad for the community. Should be transforming the landing into buildings with residential above commercial. Like NewPort Village in PoCo. Now there will be lots of vehicle traffic, and large moving trucks constantly flowing beside the biggest infant to preschool Daycare facility in QB. With the fast growing community, it takes out any opportunity for the daycare to expand its facilities in the future. Instead of investing in the two things New West needs: Housing, and daycare. We are instead using QB as the cash cow of the city. And putting, of all things, a giant storage facility in the middle of what should be the next large scale community project in New West. What a shame the leaders of this city is doing to Queensborough.

A

Privately Answered

Thank you for your feedback on the proposed development. All of the feedback received will be summarized and included in an upcoming report to Council as part of their consideration of the project. The overall site's land use designation (Queensborough Commercial (QC)) and the proposed designation for the parcel to be subdivided (Queensborough Mixed Employment (QME)) do not allow for residential uses. Under the Queensborough Community Plan, lands with designations allowing for residential or mixed-commercial/residential buildings are predominately located south of Highway 91A. As the project's proposed land use designation and zoning amendments would only apply to the parcel containing the proposed self-storage building, the rest of the larger Queensborough Landing site would remain zoned as Large Format Commercial (C-10), which permits child care along with other retail and associated office and business park uses.

Q

S.22

04 October 23

This is going beside the largest daycare provider in Queensborough. This removes any possibility of them expanding to support the rapidly growing community. And creates heavy in/out traffic of cars and commercial trucks directly in front of hundreds of young children aged 0-5. Can't this be considered for a different location in the existing shopping centre? Not the one corner where young children are constantly walking outside throughout the day with their classes? It's really disappointing that the city is even considering this plan.

A

Privately Answered

Thank you for taking the time to provide feedback on the proposal, which will be summarized in a forthcoming report to Council for their review and consideration. In terms of location, the applicant is proposing the self-storage building to replace a portion of commercial retail space that is currently vacant. From a traffic perspective, based on the applicant's parking and trip generation analysis, the proposed change to self-storage use from the current shopping centre use for the building portion proposed to be demolished would result in an overall decrease in the number of vehicle trips and traffic volume generated.

QANDA

Ask a Question about 805 Boyd Street (Storage Facility at Queensborough Landing)

Q

S.22

08 October 23

Thank you for your previous response. The QCP was written in 2014 and amended a few times after that (please correct me if I am wrong here). A lot has changed in the last 9 years, including the vastly increased pressure on existing housing stock. Based on what you said, it seems like we treating these land use designations as set in stone. What is more egregious is that the same QCP document shows what looks like 50% of the land in Queensborough to be zoned for "Residential - Low Density". This leads me to a few questions: 1. Is there a plan in the works to revisit the land use designations in Queensborough? If so, what is the timeline for it? 2. This project, once built, will likely be around for several decades. Given the long term impact of the use of precious land, why not provide an exemption or variance from the zoning to slightly alleviate the pressure on the housing stock? 3. Alternatively, why not use the existing "Mixed Use - Low Rise" designation instead of QME so that this redevelopment would also include housing? I genuinely appreciate the seriousness with which the current city council is treating the housing crisis. However, their priorities don't seem to be reflected in projects like these.

A

Privately Answered

Thank you for your feedback. The Queensborough Community Plan is intended to guide long term community growth and while it has a long range focus, it is not 'set in stone' and occasionally needs to be revised to respond changing trends, even outside of overall updates. The Queensborough Community Plan includes analyses which evaluates/comparates residential density as anticipated in the Land Use Designation Map against population projections. The analysis in the plan confirms that the Land Use Designation Map embodies enough capacity to provide homes for the 14,825 residents projected in Queensborough by 2041. Although there is currently no timeframe for an overall update of the Queensborough Plan, these analyses are refreshed during these overall updates, in consultation with the community and as part of a comprehensive review of flooding and other natural hazard infrastructure.

Q

S.22

11 February 24

What store is replacing Lowes? And when is Foody World going to open?

A

Privately Answered

Thank you for reaching out to us and for your questions – in terms of the former Lowe's, it is located on a different property than the Queensborough Landing subject site, and we do not have information regarding its future plans at this time. For enquiries related to the status of proposed retail stores within Queensborough Landing, it would be best to reach out to SmartCentres for further information.

QANDA

Ask a Question about 805 Boyd Street (Storage Facility at Queensborough Landing)

Q

S.22

02 March 24

There is an existing storage facility situated in front of the proposed location for the new storage. Therefore, it might be more beneficial to the community to consider an alternative business instead of another warehouse. The residents of the area are concerned about the increased traffic and the potential for businesses that do not add value to the neighborhood. Since the land in Queensborough is limited, exploring other options could be a better approach.

A

Publicly Answered

Thank you for taking the time to provide feedback regarding the proposed development at 805 Boyd Street. The Queensborough Landing site is home to a number of commercial businesses, including restaurants, grocery stores, retail stores, and other services. The proposal is to subdivide and rezone a 1.09 acre parcel from the larger 37.76 acre site, leaving the majority of the remaining parcel available for a variety of commercial uses. The proposed self-storage facility would support the viability of the Queensborough Landing site, which has been challenged with vacancies since before the pandemic. In terms of traffic, based on information provided to Transportation Division staff, the number of vehicle trips generated by a self-storage use is anticipated to be fewer compared to a shopping centre use, representing an overall decrease in peak hour traffic volume.