

Applicant Engagement Summary



Rick Balbi Architect Ltd.

**Re: LOC2019-0195 Engagement Summary
Proposed Land Use Redesignation at 4949, 4923, 4927, 4931 & 4935 – 17 Avenue SW**

- August 2019 - Initial informal discussion with the Glendale/Glenmeadows Community.
- September 11, 2019 – Meeting with Glendale/Glenmeadows Community Association at the Glendale Community Hall.
- October 2, 2019 – Met with immediately surrounding neighbours (invite-only) to have a preliminary discussion and hear concerns. Meeting was held on Granlea Place and was very well organized by the host. Conceptual plans were distributed. Each resident was asked to state both what they valued about the community and their thoughts on the proposal presented. The following is a summary of some of the values and concerns discussed:
 - Valued:
 - Respect and sense of community
 - Physical environment
 - Convenient access to downtown but a quiet neighbourhood
 - Concerns:
 - Privacy and overlooking into yards, window conflicts, proximity
 - Traffic
 - Alley parking and garage accesses restricted
 - Increases in crime
 - Loss of trees
 - Density – ie. would like to see brownstones
 - Midblock development
 - Access from lane versus 17th Avenue
 - Construction disturbance
 - RBA spoke to application process, development permits and made clarifications surrounding the requested land use. Several technical questions re land use, height and setbacks were discussed. RBA declined to answer a question with respect to property tax implications. Developer discussed goals and constraints surrounding the project.
- February, 2020 – a project overview was published in the community Thumper newsletter – see attached.
- March 2, 2020 – Public Open House 5:30pm to 8pm at the Glendale Community Hall
 - Notification included:
 - Approximately 300 hand delivered postcards
 - Notification of Glendale/Glenmeadows, Westgate and Rosscarrock Community Associations
 - Details posted on Community messaging board
 - Information signs posted at Turtle Hill and walkway adjacent to subject site
 - We estimate ±75 in attendance (±40 signed in)
 - A copy of the presentation materials are attached.
 - All comments were reviewed and are attached for reference. Concerns centred around:
 - Access location
 - Height and/or Density
 - Environmental impact
 - Traffic
 - Privacy

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- Several supportive comments were also received, along with several primarily development specific suggestions including:
 - Encouraging social interaction through design
 - Enlarged decks
 - Green roofs
 - Surplus bike parking and storage areas
- Digital correspondence
 - Email requests were encouraged for those who could not attend but had interest in the project, and we received several requests for this information and several questions and comments. In total, about a dozen requests were received and responded to between February 16 and March 16, 2020.