

Applicant Outreach Summary

October 14, 2020

Outreach Summary

Engagement for 120 17 Ave NW was conducted from the beginning of August to October 2020. Due to COVID-19, it was not possible to host a traditional open house. Instead, the project team prepared a project website that provided the community with opportunities to learn about the proposal and provide feedback on their own time.

The content of the website was similar to what would typically be displayed at an open house. It included a site context diagram, ARP policy information, existing and proposed land use information, and preliminary development concept images. In addition, contact information for both the applicant team and the file manager were provided.

In addition to the website, the project team discussed the application with the Tuxedo Park Community Association (TPCA). The TPCA provided a letter of support and distributed the website link through their various channels.

The project team also reached out to Community Associations in Mount Pleasant and Crescent Heights. The MPCA and the CHCA both distributed the website link, ensuring that residents of the broader North Hill communities had the opportunity to learn about and comment on the application.

Feedback Received

In total, the website received 291 visitors and there were 334 page views from August to October 8 2020. The project team did not receive any comment submissions from the website or via email.

The project team received a letter of support from the Tuxedo Park Community Association. The TPCA provided two comments within its letter for consideration:

1. It appears buildings of this size which have been proposed lately lack sufficient parking to accommodate all residents in anticipation of transit use. We would like to see this addressed in the development design as parking continues to be a concern for the community in general.
2. TPCA is supportive of not having commercial space on the ground level. We would recommend the ground level units be larger live/work units that could be converted to commercial in the future. Another suggestion would be to have two story townhouses on the ground level to add some diversity.

Applicant Response to TPCA letter:

1. It is anticipated that the proposed development will provide two levels of underground parking with 175 parking stalls. In addition to vehicle parking, the proposed development is also estimated to provide 88 Class 1 and 18 Class 2 bicycle storage spaces. The proposed development provides ample parking for residents of the proposed building, given the site's location within steps of two MDP-identified Main Streets and 120 metres of an existing BRT Station and future Green Line LRT Station.
2. It is anticipated in the forthcoming DP that ground level residential units will primarily be 2-bedroom units, with porches connecting them to the street. These frequent entrances on the ground floor will help to activate the street. The final size and configuration of these units will be determined at the DP stage.