

Applicant Outreach Summary

October 27, 2020

The following is a summary of the community outreach undertaken by the applicant.

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we took a direct approach to reach to community association, local residents within a 90 meters radius and initialized the pre-application with city planner. The original proposal by the builder is a land use amendment to M-CG, which will allow up to 14 units on site. But after talking with some of the residents and city planner, we recommended to the builder to change this to R-CG, which would be more suitable to the site and more likely to be accepted by local residents.

On Aug. 19, we had a formal meeting with Glenbrook Community Association President Mr. Murray Ost. The site plan showing topographic information of the site, a block plan showing zoning information within 300 meters and two general proposals (row house and cluster houses) were shared with Mr. Murray. While Mr. Murray states that he generally supports this corner lot R-CG application since R-CG bylaw requirements are rather restrictive and the building format would be compatible to existing neighbors, he wants us to engage with neighbors and hear their concerns. Also Mr. Murray brought up a few very important perspectives to the discussion including:

- Preserving trees. Existing trees in the front can be easily preserved. Three trees in the backyard will need to be cut down for the construction of the house. But more trees will be planted and locally sourced to preserve and improve the beauty of the community.
- Landscaping management and maintenance. The concern is that people may not do a proper work watering their grass and trees. The potential solution would be to incorporate this into condominium bylaw. Since landscaping area would be part of the common area, this can be covered under condo fee.
- Provide enough parking for each unit according to bylaw. Mr. Murray states that CA is strictly against relaxation for parking as this is an issue for the community. We state that parking requirement will be met in full and no relaxation will be needed.
- Maximum building height. The maximum building height under R-CG is 11 meters which is a meter higher than existing R-C2. This may cause concerns as neighbor houses are mostly bungalows. We presented the site plan of the site. The immediate neighbor to the north has a maximum building height of 9.6 meters. The one after it is about 9 meters. What we proposal is two story buildings so to be What we proposal is two story buildings so to be affordable for young families and seniors.
- A few other topics were also being discussed including site management during construction stage, street oriented interface looking, shadow effects to the neighbor, etc. Those are issues that will be dealt with at the DP stage. But we promised to pass on those concerns to the builder.

Between Sep. 1st to Sep. 14th, we did post card deliver and door knocking to speak with local residents. From Sep. 21st to Sep. 25th, we held an "open house" on site every day from 6:00 pm to 8:00 pm to continue our talks with residents concerning with the projects. We made sure during this period, two of our staff would be available on site every day to answer questions and record concerns. The main concerns are with regards to:

- Access to site. Some residents expressed concerns with potential front access.
- On site parking. People are generally against spot parking and prefer garage parking.
- Building height.
- Increased density.
- Setback requirement.
- Safety issues caused by increased density and "low income people".

- Adverse effects to house price in the area.

While majority of those concerns are very legit and will be properly dealt with during the development permit stage, some of the requests are simply coming from misunderstanding with regards to R-CG zoning. The conditions of the existing houses are deteriorating. The vision the builder has is to build nice affordable housing in the community he also lives in and loves. The builder lives cross the street from the site with his young family. He feels a need for seniors who wants to downsizing while still enjoying the convenience of living in the community. Also it can be a good options for young people, maybe IT graduates who want to work in one of the startups we are trying really hard to attract to the city. New infills are widely popular in the area and people live in one of those are very fortunate. But even with the economic downtown we are experiencing, the average house price in the area is still over \$800k.