

Applicant Outreach Summary

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we take a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councillor Office.

On Feb. 21st 2020 met with members of the planning committee of Spruce Cliff Community Association. Since then, had continuous engagement with CA through emails and phone calls.

On March 11th, 2020 - held an open house at Spruce Cliff Community Association, which is well attended by roughly 30 local residents, community association members and city staff.

Feb, 2020 - contacts with Councillor Wooley's office for their comments. The current proposal reflects Councillor Wooley's vision and inputs.

Applicant has also talked and spoke with every residents living within the block.

Stakeholders

Immediate neighbours, local residents, Community Association and Ward Councillor office

What we heard

The main concerns we heard from local residents and community association are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and crime.

How did stakeholder input influence decisions?

The original proposal is for M-CG zoning. After discussions with all stakeholders, especially the Community Association and Councillor's office, the current proposal was revised to propose a DC (base District of R-CG) District. We understood residents wanted peace of mind and certainty over the development.

How we closed the loop with stakeholders?

Continued to engage with Councillor's office and Community Association.

Also continued to explain to local residents about proposed developments and restrictions under DC (R-CG).