

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: Springbank Hills Estates

Did you conduct community outreach on your application? ☒ YES or ☐ NO

If no, please provide your rationale for why you did not conduct outreach.

Outreach Strategy

Provide an overview of your outreach strategy, summary of tactics and techniques you undertook (Include dates, locations, # of participants and any other relevant details)

Drawings were circulated to the Springbank Hill Community Association during the Development Permit review stage of the project and again following our meeting with the Urban Design Review Panel on July 22, 2020. We then received comments back from the CA on June 28, 2021 and arranged to meet with them the following week to discuss any of their concerns with the project design. It is important to mention that there was some miscommunication between us, the City and the CA when it came to getting their comments back and arranging a meeting. We were originally targeting an earlier CPC date but we requested to have our session pushed back in order to properly engage with the CA representative. Ultimately the initiative lies with us to open discourse with the community and ensure that their concerns are heard. Thankfully we were able to arrange a meeting on short notice and come to a design solution that all parties are happy with. On July 6, 2021 we had a virtual meeting with a representative from the CA, two members from the urban design team, and our DP file manager. The meeting held was very constructive and we were able to agree on some positive design

Stakeholders

Who did you connect with in your outreach program? List all stakeholder groups you connected with. (Please do not include individual names)

As part of the official project outreach we connected solely with the Springbank Hill Community Association. However, throughout the course of the design development process we were in regular communication with Slokker, the developer of record responsible for the greater site subdivision and development. Drawings were shared between us and our future neighbours and while no official meetings ever occurred we maintained open lines of communication with our fellow project designers.

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What did you hear?

Provide a summary of main issues and ideas that were raised by participants in your outreach.

The concerns we heard from the Community Association were focused around the integration of our property and the bordering streets. The CA felt that our proposed design left the site too insulated from the public realm and wanted to see more activation along 19th avenue and 81st street S.W. respectively.

How did stakeholder input influence decisions?

Provide a summary of how the issues and ideas summarized above influenced project decisions. If they did not, provide a response for why.

During the course of our meeting we discussed several strategies for how we could open up the project to engage with pedestrians in a more thoughtful way. To provide a bit of context, our design includes two large at grade amenity plaza's filled with seating, pergolas, and landscaping elements available to be used by the residents. The decision to locate these plaza's in the interior of the site was due to the severe grading changes and the location of our drive aisles (connecting off of 19th avenue S.W.). As a result, we pushed all of our building faces and landscaping out towards the site peripheries and while we were able to provide decent at grade entrances and patios for our buildings, our public integration was admittedly lacking. Our meeting with the CA was very productive and thanks to their input we were able to put together a design strategy to better engage with the public realm.

How did you close the loop with stakeholders?

Provide a summary of how you shared outreach outcomes and final project decisions with the stakeholders that participated in your outreach. (Please include any reports or supplementary materials as attachments)

Drawings and relevant renders were updated accordingly and redistributed to the Community Association. Our engagement with the CA was both productive and creative and the proposed changes have noticeably improved our public-private interface. We thank the CA representative for their discourse and input in improving the design of our project.

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