

Applicant Outreach Summary

31 August 2021

Community Outreach Strategy **For 4204 – 7 Avenue SW**

Introduction

As a part of this land use application, the project team will be undertaking a robust public engagement strategy. This process commences upon submission of the LOC and will provide opportunities across a variety of online platforms for stakeholders to learn about the vision and share their comments and questions.

The project team is in the early stages of designing a future development concept and will heavily rely on stakeholder input during the land use application to refine the future design of the development.

Outreach Strategy

The project team has designed an integrated distanced information sharing strategy for consultation to reach the Rosscarrock Community Association and Ward 08 Councilor office. The following strategies have been implemented:

Virtual Meetings

The project team is prepared to meet both the Community Association and Ward Office to introduce the design concept and field questions to ensure a future development aligns well with applicable planning policies and existing building form within the community.

Findings

Once the public outreach process is complete, the project team will submit a “what we heard” report that outlines all participating stakeholders and identifies highlighted themes and the project team’s responses. The project team will submit this report directly to the City Administration to include in the report to Planning Commission and Council.

Community Outreach Strategy
What We Heard Report
For 4204 – 7 Avenue SW

What We Heard

Upon formal submission of this land use application, the project team undertook a robust public engagement strategy that aligned with the City's Outreach Assessment toolkit.

The project team contacted both the Ward 08 Councilor's office and Rosscarock Community Association to share information about the land use redesignation and future development vision for this parcel of land. Additionally, the project team made a request to the Community Association to hold a meeting to invite the residents to open a dialogue about the application.

The Ward Office has conveyed support for this land use amendment on August 20, 2021.

No response was received by the Rosscarock Community Association to date.

The project team did not receive any comments from any nearby residents about this land use amendment. Despite not receiving any communication from the community at-large, the project team has proactively provided the below responses to potential concerns:

Our Responses

Concerns over Density, Building design, height, massing

During the design stages, the project team will strive to design a new rowhouse building concept that is a permitted use according to the Land Use Bylaw 1P2007. The number of units align with the R-CG District's 75 units per hectare rule. The design, height and massing will all conform to the new building envelope approved for the project site under the new R-CG district rules.

Concerns over possible secondary suites

The client has not yet provided any confirmation if there will be any secondary suites that will make part of the future development vision. If suites are proposed, the project team will ensure all suites will be located in the basement level of the new build and will comply with all applicable land use bylaw requirements and other City standards for public safety while providing all the necessary amenities for the future occupants.

Parking & Traffic

According to the scale and complexity of this application, the project team anticipates no additional transportation impact analyses to be required. During the design phase, the project team will design a detached garage that will contain all the necessary parking stalls for primary residential units. Any redevelopment within the R-CG District should not discernably impact the adjoining streets or nearby developments from functioning well in the future.

Conclusion

The project team is committed to producing a high quality development that will not only meet the needs of the client but also strive to meet the needs of the community and its future residents.