

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 29-37 25 Ave SW

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)

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

On June 28th, 2021, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety. We believe those can be properly dealt with at the development permit stage.

Since Aug. 11th, 2021, a large sign was posted on site with the proposed use and contact info. Three phone calls with one support and two against was received. The opposition is focusing on increased traffic, shadowing effects, and increased height.

Stakeholders

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

From July 20th, 2021 to Aug. 8th, 2021, we had email correspondences with chairman of planning and development of Erlton Community Association. The chair encourage us to further engage with local residents while express concerns over water mitigation. We committed to work closely with CA and city's water department to tackle concerns and provide as much information we have as possible to residents.

On Jan. 24th, 2022, we had online meeting with Councilor Courtney and his assistant Alicia. Councilor Courtney indicated that this is an interesting spot with its closeness to C-Train station, Stamped ground and many downtown establishments. He also encourage us to continue engage with local residents and community association.

On April 29th, 2022, we discussed the rezoning with new Erlton Planning Chair. Chair indicated that he has passed our conceptual drawing to interested members of the CA and received no comments yet.

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

Some people also express concerns over property value and crime.

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.

Shadow studies were performed.

Building was designed more toward the NE of the lot to stay a bit away from lower density residential building.

Both underground and surface parking are designed to provide enough parking.

Flooding mitigation measures will be taken at DP stage.

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)

Continue engage with local residents, Councillor office and community association.

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