

# Applicant Outreach Summary



## STAKEHOLDER OUTREACH SUMMARY

**F1839: 1839 38 ST SE**  
LOC2022-0051, DP2022-02522



Issued:  
2022.06.30

## SUMMARY

Apaar Homes' concurrent Land Use Redesignation (LOC2022-0051) and Development Permit (DP2022-02522) applications from the M-C1 District to a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-C1) District at 1839 38 ST SE are proposed to accommodate a three storey, grade-oriented rowhouse development with 4 dwelling units, 4 secondary suites, and 4 parking stalls in a garage structure off the lane. The building is proposed to front onto 38 ST SE and 19 AV SE, contributing low scale, contextual development to the community of Forest Lawn near the International Avenue Main Street.

In support of the Land Use Redesignation, CivicWorks has undertaken a proactive and appropriately scaled outreach program to ensure a clear process for all stakeholders and stakeholder groups. A variety of outreach strategies were implemented between March 2022 - June 2022 and are further detailed below. Community stakeholders, including the Forest Lawn Community Association (FLCA) and Ward 9 Office, were invited to participate in our process, which has focused on informative and fact-based engagement and communications.

## HOW WE ENGAGED

### MARCH 29, 2022 - APPLICATION SUBMISSION

- Hand delivered ±150 postcards to neighbours, providing proposal details and contact information;
- Displayed a large sandwich board on the property, providing proposal details and contact information (ongoing);
- Activated and monitored a dedicated engagement email and phone line (ongoing);
- Shared project overview with the FLCA and Ward 9 Councillor's Office, offering virtual meetings.

### APRIL 13, 2022

- Held virtual meeting with the Forest Lawn Community Association to present proposal details, receive feedback, and answer questions about the proposal. Correspondence with FLCA ongoing.

### JUNE 30, 2022

- Shared Outreach Summary Letter with City Administration, the Forest Lawn Community Association and the Ward 9 Councillor's Office;
- Hand delivered ±150 postcards to neighbours, providing additional information, outreach closure notice and contact information for ongoing feedback;
- Updated sandwich board to inform stakeholders of outreach closure;
- Continued monitoring dedicated engagement email and phone line for any additional stakeholder feedback or comment.

## Stakeholder Feedback

Over the outreach timeline, the project team engaged in conversations with and received feedback from 3 individual stakeholders by email and phone. The project team also shared information with and offered meetings to the Ward 9 Office and the FLCA. The Ward 9 Office provided a thank you message to the project team for the check ins provided at LOC2022-0051 and DP2022-02522 submissions and the FLCA met with the project team to provide feedback, which the project team plans to integrate in forthcoming revisions to the Development Permit.

Project feedback has been categorized thematically. Each theme begins with an outline of what the project team has heard and then provides a project team response.

## FEEDBACK THEMES

- Project Support (Unit Tenure, Parking, Amenity Space)
- Landscaping, Architectural Design



## PROJECT SUPPORT

### WHAT WE HEARD

Three stakeholders, including the FLCA, provided feedback in support of the proposed Land Use District, including increased housing choice, tenure, and overall scale and community fit.

### RESPONSE

The project team appreciates the support it has received on F1839. The concurrent Land Use Redesignation and Development Permit proposals aim to provide new, high quality housing options to this amenity-rich area, as evidenced by the locational adjacencies map below. The project team agrees the proposal is right-sized, as the site is located within the 17 AV SE Urban Main Street and 'Neighbourhood - Low Rise' policy area of the International Avenue Area Redevelopment Plan, intended for mixed-use and multi-residential development of up to 4 storeys.

The project team believes a DC District based on M-C1 that facilitates the development of three storey grade-oriented rowhouse forms takes steps to achieve municipal growth goals within a contextually sensitive development.

## LANDSCAPING + ARCHITECTURAL DESIGN

### WHAT WE HEARD

The FLCA provided feedback on landscaping, recommending lots of planting and plants that thrive based on light exposure. They also highlighted that a building material resilient to spray paint should be selected for the garage and a design pursued that will not overly gentrify the neighbourhood.

### RESPONSE

The project team will strive to incorporate feedback from the FLCA in the revised concurrent Development Permit (DP2022-02522).

Significant planting will be incorporated and species will be selected the site based on their location and associated sun exposure. The building will be a mix of materials, with the stucco selected being the most resilient material to spray paint. Finally, FAAS will ensure that the F1839 project is attractive and suited to the neighbourhood context.

