

Applicant Outreach Summary

Received on 2022, August 05:



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: LOC2022-0040

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)

All neighbors in the block and neighbors in front of the property (other side of 48 st) and MCA planning people have been invited for the community meeting with a specified agenda which we had on July 14, 2022 at Montgomery Community Centre. We explained current condition, our options, the proposed application and the proposed construction plan. Then we went through the concerns raised by the oppositions after our application is announced by city. The attendees also discussed their concerns and we addressed them in detail with a presentation. The approach was based on the reply to the city in our applications process. (reply to the comments)

Stakeholders

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

Only 7 people from neighbors as listed below showed up in the meeting:
- Someone from MCA planning group had been joined virtually.
- The owner of a duplex house (2323, 48 St. NW, two house away),
- two owners of the properties in the other side of back alley (5008, 22 street NW and 5012) and the owner of 4923, 22 St NW

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What did you hear?

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

I almost received the same concerns that have been sent to the city by opposition such as density; property value; increasing traffic in 48 st. NW and back alley; back alley safety, street parking congestion in 48 St. NW, community character, garages, garbage bins locations. I also received couple of additional comments as listed below:

- 1) Support to pave the back alley (we support)
- 2) Impact on the green space in the community,
- 2) Environmental impact (there is no impact as the plan is within all city bylaw requirements similar to the other development applications) . Also, there is no covenant in this property such as well, spring etc.

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.

There is no major issue that may affect the proposed plan as the proposed plan match with city requirements. However, I would like to consider their concerns in the design process such as more comfortable design with enough relaxations for the garages; considering having new trees in the back yard and front yard etc, more up to date design as I will live in one of the units with my family.

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)

A presentation had been prepared with details of the property, neighborhood and the conceptual plan of proposed application. It is presented to the attendees and explained that the raised concerns are all within the normal development projects in terms of density, traffic, street parking and etc.

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