

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 17A Bankview

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)

O2 undertook the following engagement tactics:

1. Information Sessions:

Bankview Community Association Meeting - held virtually - November 30th, 2022 with 2 CA members in attendance.

Community Information Session - held virtually - January 11th, 2023 with 25 residents in attendance including 3 CA members and ward councillor representation.

2. Postcard Drop - Prepared 100 postcards advertising upcoming virtual engagement and the proposed development on site. The postcards were hand delivered to area residents.

3. Notice Sign - provide the standard city-required notice sign on the subject site to emphasize future development on the site.

Stakeholders

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

We connected with the following stakeholder groups:

1. Administration
2. Bankview Community Association
3. Immediate residents/neighbours and members of the general public
4. Ward Councillor

What did you hear?

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

Community feedback was positive for general intensification on the subject site given the dynamic neighbourhood of Bankview and surrounding context. Stakeholders expressed concern with the level of intensification and the proposed unit count on the site.

Key concerns:

1. Site access to the property from both a safety and logistics perspective given the unique 'zig-zag' intersection of 17a Street and 21 Avenue SW, proximity to the transit stop and crosswalk
2. Parking and mobility congestion associated with intensification on the site
3. Concern for appropriate interface to adjacent detached homes to the west through setbacks and ultimate building height
4. Discussion on what is a micro unit versus a secondary suite
5. Waste and recycling logistics
6. Appropriate unit count based on site constraints (topography and site size)

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.

The majority of feedback relates to the development permit process. For these feedback topics, no revisions to the land use application were made. The applicant team has reviewed this feedback and confirmed that it will be used to inform detailed site design at the development permit stage.

The primary feedback topic relevant to the Land Use application was from members of the public regarding the appropriateness of density on the site. The applicant believes that the proposed level of density is appropriate on this site given that it is contextually similar to surrounding approved uses and buildings, and the site meets the City's location criteria for the H-GO land use.

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)

During the Community Information Session, the applicant provided details of next steps for the application (CPC and Council), and subsequently followed up with the Community Association to close the loop on feedback received.

Once the development permit application for this site has been prepared and detailed design drawings have been completed, additional community engagement will be coordinated with the community relevant to that application.