

Applicant Outreach Summary

Applicant's Community Outreach Summary (LOC2022-0185)

Outreach Method

Our Outreach Method intends to be transparent and share information on the proposed development vision and provide communication channels for stakeholders to share their thoughts and concerns throughout the process.

Our team appreciates all those who participate in our outreach process and provide their feedback so we can continue to evaluate and refine the application.

Applicant Led Stakeholder Outreach

ON SITE SIGNAGE

In addition to the City required notice postings, a sign was posted on-site (2022/10/02), notifying the surrounding community of the application with our contact information.

PROJECT PHONE AND EMAIL INFO

Phone and Email information was shared with stakeholders to provide an alternative communication channel to contact our team.

HAND DROPPED OFF LETTERS

A total of 60 application letters were hand delivered door-to-door (2023/02/08), sharing details and encouraging community members to contact our team. Letters were placed in mail boxes.

INFORMED COMMUNITY ASSOCIATION

Email was sent (2022/10/04) to the Glendale Community Association (GCA) with an outline of the application as well an invitation to call, email or set up a meeting to discuss this application and how we might ameliorate the application to ensure that it fits the needs of the city, the community and our client. We have continued to reach out to the GCA with no reply thus far.



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2431 37 Street SW and 3804 25 Avenue SW LOC2022-0185

Responses to Public Comments

*Only one stakeholder provided feedback as of 2023/03/29

1) Building Height and Shadow Casting

Public Comment:

Stakeholder (A) voiced concern over the building height, shadowing, privacy impact on the rear yard property, and number of stories for future development on the site.

Team Response:

The current zoning for the both sites is M-C1 which allows up to four-storeys with a maximum 14m height. The landowner wishes to attain M-U1 to build a three-storey high building on-site with mixed-use purposes. The proposed building height is well below the Municipal Development suggested 16m height. Our team provided an illustration of bylaw section 1371(4) for MU-1 to the stakeholder to clarify the building height concern. Our team understands shadow casting is unavoidable especially during the winter months. A copy of the shadow study was forwarded to the stakeholder.

2) General Site Storage - Garbage and Recycle

Public Comment:

Stakeholder (A) voiced concern over the garbage and recycling areas that impact the rear lane flow and function.

Team Response:

Normally, the garbage/recycle facilities are contained inside the building with direct access to the outside for collection. We will continue to evaluate and refine the proposed project to try to find a better solution for all.

3) General Site Parking

Public Comment:

Stakeholder (A) voiced concerns the number of parking spaces for the site (on site and off site), parking lighting and improvement of the back alley due to increased traffic.

Team Response:

The 2 lots combined width at the rear is 112' wide and can provide up to 11 stalls. Our team suggests under ground parking if needed. A copy of the site plan concept was forwarded to the stakeholder. Our team is ok with the parking light recommendations from the stakeholder (A). We will continue to evaluate and refine the proposed project.



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Close the Loop

We understand that no single proposal can fulfill all stakeholder requests and leave every party satisfied. Our team is actively trying to provide illustrations and information so that we may continue to evaluate and refine the proposed project that leaves all parties content with the final outcome.



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