

Applicant Outreach Summary



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name:

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)

July 25, Aug 4, 2022: Emailed planning@capitolhillcommunity.ca with a description of the project, building renders, our intent to rezone, and a copy of our DP plans so they could see the project, and a request to contact me back if there were any questions or comments.

July 25, Aug 4, 2022: Emailed Ward 7 (Terry Wong) with a description of the project, building renders, our intent to rezone, and a copy of the DP plans so they could see the project. Aug 10 I emailed again as we had not heard back, and the original email was forwarded to Lisa Chong as Terry was on vacation.

Aug 5, 2022 we hand delivered 200 letters to neighboring properties located within 200m radius of the subject property. The letters had a link (url) to a page on the website www.sinclairsignaturehomes.com showing the proposed development, and conveying the intent to rezone to RCG. The page also includes a link to email us with any questions, comments, or for more information.

Sept 14, 2022: Emailed development@banfftrailcommunity.ca with a description of our project, explained our intent to rezone, building renders, a set of plans and description of outreach to that point with a request for feedback or comments. To date we have not had a reply.

Stakeholders

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

Listed as per outreach strategy above.

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What did you hear?

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

- planning@capitolhillcommunity.ca never did reply after 2 attempts at contact for comments.
- Terry Wong (Ward 7) never did reply, but Lisa Chong did on Aug 10, 2022. She said she was not permitted to offer explicit support, but instead made a few minor comments on the plans attached to the email that were easily addressable and/or misunderstood which I conveyed back to her. I did notice Terry Wong's Twitter feed shows a great deal of support for densification of the area.
- The outreach letters to date have not resulted in any responses from the neighboring community residents.
- Development@banfftrailcommunity.ca did not respond with comments to our original email.

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.

We took a lack of responses to the outreach to be indicative of the fact that this type of building and zoning (blanket RCG except for 24th ave corridor) is common to the area, consistent with the communities redevelopment policies, and the building looks attractive. As mentioned, Ward 7 Twitter feed shows strong support for higher density builds. Many buildings along the 24th ave corridor are being redeveloped into new high density builds, and this project will fit with the existing and future character of the neighborhood. This corner has 2 other mixed-use high density projects approved, and this build would provide larger sized units to allow for more choice in the immediate area. Almost all of the community outside of the 24th ave corridor was blanket rezoned RCG, so we do not anticipate any community issues going to this zoning.

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)

This stage is just a land use re-designation and as such is not a final proposal for the final project. However, we did include preliminary plans in our outreach to have as much time as possible to address any concerns any stakeholders may have. As mentioned above, even with preliminary plans included there were nearly no comments generated from the outreach. Ward 7 was the only respondent at the time of this submission, and their comments were extremely minor and generic applying to higher density builds in general, as the suggestions had already been addressed and included in our design.

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