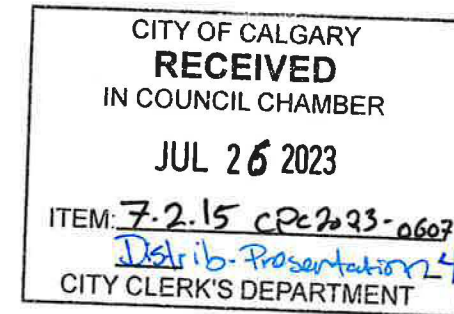


Engagement Overview

- ▶ Project website
- ▶ On-site signage
- ▶ Virtual public outreach meetings through the HSPC
 - ▶ February 2, 2023 – Meeting #1
 - ▶ 26 metre building proposed
 - ▶ February 17, 2023 – deadline for submission of public comments
 - ▶ May 4, 2023 – Meeting #2
 - ▶ 31 metre building with FAR 5.0 proposed



Issues / Concerns

The following concerns were expressed by both the HSPC and by community members throughout this application:

- ▶ Application should adhere to existing APR maximums of 20m and 4.0 FAR
- ▶ Impact of increased height and density on shadowing of adjacent residences.
- ▶ The already “non-functioning” lane between 10A St and 10th St would not support the development.
- ▶ Lack of community benefit.
- ▶ Lack of comprehensive mobility study of the laneway.

Conclusion

The applicant's public outreach was ineffective and shows a complete disregard towards the community where they want to build their development. They have:

- ▶ not responded to concerns expressed by either HSPC or community members,
- ▶ failed to fulfill their commitment to the HSPC to ongoing communication with nearby residents,
- ▶ not demonstrated any meaningful community benefit (the 6th key policy objective of the TOD policy),
- ▶ generally acted in bad faith in their dealings with the community.