

Applicant Outreach Summary

Received on 2023 November 3



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 339 Greenfield Road NE

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)

Before undertaking the project, our office completed the "Community Outreach Assessment". The project's impact score is "1B". So we are implementing a direct approach to reach to community association, local residents within a 90 meters radius and also Ward Councilor Office.

From March 3rd to March 6th, our staff did post card deliver to residents within a 90 meters radius. During the process, our staff did door knocking and spoke with residents at home. The main concerns our office got are with regards to increased traffic, increased density, height, shadow effects, and safety.

On April 20th, our office meet with residents in Community Association, which was attended by roughly 30 residents. Similar concerns were heard. Since the meetings, we have been meeting with residents on site multiple times from May to Oct. and listen to their concerns.

On Sep. 6th, we had a meeting with Councillor Sean Chu and his assitant.

Stakeholders

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

Immediate neighbour, local residents, community association and ward councillor office

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What did you hear?

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

The main concerns we heard from local residents and community association are: increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Some people also express concerns over property value and precedent setting.

Some residents also would like to see the conceptual drawing showing what we can build under R-CG.

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.

Majority of the concerns residents raised are DP/BP issues. We have taken the time to listen to concerns and retained an architecture to start the DP/BP process. The full set of drawing will be provided to residents and then submit to city so to provide residents with clear picture.

CA also raise the option of R-CGex instead of current R-CG. After careful consideration, we would like to keep the current R-CG as secondary is proved to provided the most affordable and much needed rental units under housing crisis. Those units can't be separately titled.

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)

Continue engage with Councillor office and community association. And better explain to local residents about proposed developments and restrictions under R-CG.

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