

Applicant Outreach Summary

Received November 21, 2023



Community Outreach on Planning & Development Applicant-led Outreach Summary

Please complete this form and include with your application submission.

Project name: 110 31 Ave NW

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.

On Feb. 27th, 2023, 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. We believe those can be properly dealt with at the development permit stage.

Contacted Tuxedo CA on March 28th, 2023. CA recommended using density factor to limit the maximum number of units and encourage us to continue engage with local residents.

Also contact Councilor Wong office and received no reply.

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.

Some local residents expressed concerns with regards to increased traffic, parking issues, increased density, height, shadow effects, privacy and safety.

Community Association provides comments recommending density factor to be used to limit the maximum number of units that can be built.

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.

Most of the local residents concerns can be properly dealt with at DP/BP stage.

As for CA comments, we have revise the application to introduce density factor of 75 to limit the maximum number of units to 4.

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 local residents, Councillor office and community association.

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