

Applicant Outreach Summary

Received 2023 November 10.

Project Name: 33 Avenue

Did you conduct outreach on your application? Yes

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)

Our outreach strategy includes:

1. On-site signage, advertising the formal application
2. Postcard Drop to immediate neighbours
3. Virtual meeting with the Community Association on November 10th

Affected Parties

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

Through the postcard drop we received 2 comments from adjacent neighbours. We also met with the Community Association to present our proposed application.

What did you hear?

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

Parking - Concern for the number of parking stalls and increase in congestion on 4th Street with the addition of 10 units on the site.

Site density - Concern of the number of units permitted on the site compared to the R-CG district. A request was made by the community association to switch the application to R-CG and reduce the unit count to reduce overall site density.

Shadowing - Adjacent neighbour concerned with shadow impacts in rear yard.

Overall increase in neighbourhood density - the community is concerned increased development in the area will negatively impact safe mobility throughout the neighbourhood and the efficient movement of people and vehicles onto 4th Street.

Occupancy - question if the site would be rental vs. market.

How did 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.

Parking - the proposed application provides the bylaw required parking stalls and mobility storage lockers. It is anticipated some residents would utilize public transit or active travel or utilize on street parking on 33 Avenue (unrestricted parking area).

Site Density - We believe the density is appropriate on the site based on the site context, policy framework and will contribute to achieving the city's housing goals. Amending the application to R-CG does not align with the direction of the North Hill Communities Local Area Plan, which envisions up to 6 storeys along 4th Street between 32 Street and 36 Street. We believe the H-GO district remains the most appropriate district for the site.

Shadowing - a shadow study was presented based on the conceptual massing. Most shadows occur on the site itself with afternoon shadow present on the northerly parcel at various times of the day. Setbacks/stepbacks can be incorporated at the development permit stage to reduce the overall impact to the neighbouring parcel to the north.

How did you close the loop?

Provide a summary of how you shared outreach outcomes and final project decisions with those who participated in your outreach. (Please include any reports or supplementary materials as attachments)

Each individual who reached out to us received a formal response to questions or concerns raised. The shadow study was shared with the community association and adjacent neighbour to demonstrate the minimal shadow difference between a 2 storey home and 3 storey home.

Follow up questions were answered from the community association and a copy of the presentation was provided. Additional questions related to detailed design will be addressed as information is available at the land use stage. For additional detail, future discussions will be required at the development permit stage.

