

Applicant Outreach Summary

2025 April 28

O2

Engagement Summary – LOC 2024-0322

O2 is committed to meaningful engagement, engaging with the community, and interested stakeholders through a variety of tactics. The following engagement tactics were implemented:

- Postcard Mailer
- On-site signage
- Public Open House
- Meeting with the Bridgeland Community Association
- Meeting with the Crescent Heights Community Association

Project Website

A Project Website <https://www.engage4thstreet.com/> was prepared to communicate the Land Use Amendment Application to the public. The website included a form through which members of the public could provide direct feedback to the project team. By allowing residents to provide feedback on the project from the comfort of their own home, and at their convenience, the project website created a greater opportunity for a variety of public opinions to be heard.

What We Heard

To date we have not received any formal comments through the project website.

Public Notice Posting

On-site signage (public notice) was posted January 23, 2025, on the subject site in compliance with the City's notice posting standards. The posting included contact information for the project team, enabling the public to provide direct feedback on the proposed redesignation to the applicant or file manager.

What We Heard

To date we have not received any formal communications regarding the notice sign posted on site.

Meeting with the Bridgeland-Riverside Community Association

The applicant team met with the Bridgeland-Riverside Community Association on February 6th, 2025, to present the proposed application, request feedback and answer questions.

What We Heard

The Community Association was generally positive about development on the site and felt multi-residential was an appropriate built form given the site's location. They also shared interest in seeing integration of the site with the surrounding Land Use Applications at the design stage.

Postcard Mailers

Approximately 400 postcard mailers were distributed in advance of the in-person public open house to notify neighbours of the upcoming engagement and direct them to the project website for additional information.

Meeting with the Crescent Heights Community Association

The Crescent Heights Community Association has a Development Committee that reviews and provides comments on land use matters throughout Crescent Heights. A virtual meeting was held with O2 Planning & Design and the Community Association on March 18th, 2025, ahead of the Public Open House to present the proposed application, collect feedback, and answer questions.

O2

What We Heard

- Interest in seeing collaboration between the landowners for all three applications in the area at the Development Permit stage
- Interest in seeing non-market housing included in the development
- Concerns over parking provisions, and desire to see sufficient parking provided on site to prevent additional overflow street parking
- Supportive of a 6-story development on the site given the current M-C2 designation

Letter Received from the Crescent Heights Community Association

The Crescent Heights Community Association has submitted a letter to the file manager detailing their feedback on the 2 Avenue application, as well as the adjacent proposed Land Use Amendments (LOC2024-0166, LOC2024-0221 and LOC2024-0097). The letter requests collaboration between the three LOC files to create a cohesive integration between sites. The letter also highlights the desire for 4th Street in Bridgeland-Crescent Heights to be designated as a main street to enable thoughtful design and placemaking in the area.

Public Open House

Members of the public were invited to attend an in-person open house held at the Italian Cultural Centre on March 19, 2025, to learn about the proposed land use application and provide feedback. Approximately 12 residents attended to review the open house boards, provide feedback, and ask questions. Representation from the Crescent Heights Community Association, The Bridgeland Community Association, as well as Ward 7 Councillor Terry Wong were in attendance.

Key comments/concerns included:

- Desire to see non-market housing provided
- Concerns over ownership tenure (rental vs. ownership)
- Traffic impact concerns from the 2 Avenue application and the two other adjacent applications
- Desire for high quality building design that reflects the neighbourhood character of the community
- Questions on why the applications are not integrated with O2 as the consultant
- Construction timing for the development
- Desire for variety of unit size and type to support different household needs
- Support for a six-storey building as it matches the existing neighbourhood context

Revisions to the Application

After reviewing the comments from all outreach to date, the applicant team felt that there were no land use issues that required application revision at this time.

Feedback regarding the future building design, tenure, landscaping etc. are all development permit considerations that will be addressed at the next stage in the planning process. Therefore, no revisions to the land use application have been made at this time.