

Applicant Engagement Overview

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438 8 St & 230 7A Street Engagement Summary

Below is a summary of the community engagement activities that O2 Planning + Design and Davignon Martin Architecture completed during the application process.

March 5, 2018 Meeting with BRCA Planning Committee

O2 Planning + Design, Davignon Martin Architecture and the landowner/developer met with the BRCA Planning Committee to present the details of the land use application and the proposed design of the two projects.

The BRCA committee expressed general support of the buildings design but were concerned with the application moving ahead of the ARP revision and that the density, height and massing does not fit with the neighbourhood context. It was agreed with the BRCA committee that a public open house should be held to allow Bridgeland residents have the opportunity be informed about the project.

March 26, 2018 Public Information Session

Residents from the community of Bridgeland-Riverside were invited to a community information session hosted at the Bridgeland-Riverside Community Association Hall. The purpose of this community information session was to provide information and to solicit community feedback on the proposed developments.

The community information session was attended by approximately 25 residents. The format of this information session was an informal discussion with the project's planners, architects, and land owners. Residents had the opportunity to provide feedback using comment forms and sticky notes provided by the applicant. There were 50 comments received and have been categorized into the following themes:

- **Traffic, Parking & City Servicing. 7 Comments of Concern**
Residents expressed concern that the development would lead to increase in traffic, more on-street parking and over burden City services.

Response: The proposed development will include one additional unit than what is permitted under the existing land use will create minimal additional impact to traffic, parking and servicing.
- **Bridgeland-Riverside ARP Alignment: 12 Comments of Concern**
Residents expressed concern that proposed land use amendment application was being made in advance of the ARP update.

Response: Given the delays in progressing the ARP update, the land owner wanted to move advance with the land use and development permit application to meet their development timelines. Waiting for the update to the ARP would cause significant delays in the schedule.

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- **Massing and Height: 9 comments of concern, 1 comment of support**

Residents expressed concern that the development was out of scale in relation to the neighbourhood. The comment of support expressed that the proposed massing and height fits with the context related to the scale of new-build homes in Bridgeland.

Response: Although the scale of the proposed homes is larger than the older homes in the area, the massing and height of the project is very similar to the allowed height and massing of new build single-family and semi-detached homes being built in Bridgeland.

- **Building Design: 2 Comments of Concern, 3 Comments of support**

While some residents were not supportive of the architectural design, three specific comments were received praising the design of the homes.

Response: Architectural design is subjective, but great attention has been made to ensure that the design is responsive to the community context and enhances the public realm of the neighbourhood.

- **Adjacent Privacy, Lighting & Green Space: 3 Comments of Concern**

Residents expressed concern of the loss of privacy, lighting and green space.

Response: The impact of privacy, lighting and green space would be similar with the development of homes allowed under the existing zoning.