

Community Consultation Summary

The public hearing and first reading of Bylaws 38P2018 and 191D2018 (policy and land use amendment for 235 – 14 Avenue NE) was held on 2018 June 11. The application proposes to change the designation of this property from Residential – Contextual One/Two Dwelling (R-C2) District to the Residential – Grade Oriented Infill (R-CG) District to allow for a five unit rowhouse development. At this meeting Council referred the Bylaws back to Administration for additional community consultation. In responding to Council's direction, the applicant, Gravity Architecture, undertook a letter drop to all residents within six properties of the subject site to inform them of the application and invite them to contact the applicant directly with questions. The applicant also held a meeting with the Crescent Heights Community Association and interested residents on 2018 July 17. The meeting was attended by the applicant, ten Community Association members and three neighbouring residents. The applicant indicated that despite improvements made to the design of the proposed rowhouse development prior to the community meeting the Community Association still does not support the land use amendment due to concerns with parking and potential precedent this land use amendment may set for their community. Administration feels that sufficient community consultation has been undertaken by the applicant. Administration still considers the site an appropriate location for R-CG district and recommends that Council approve the land use and policy amendment.