

# WHAT WE HEARD REPORT

## Queen Mary Park Rezoning (LDA19-0335)

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**PROJECT ADDRESS:** 11009 & 11015 - 109A Avenue NW

**PROJECT DESCRIPTION:** This application proposes to rezone the northern portion of the site from RA7 to DC2 to accommodate a mid-rise residential development with ground oriented dwellings and the potential for limited neighbourhood commercial at ground level.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
DC2 pre-application notification	May 6, 2019 - June 3, 2019	71 letters (summarized by applicant); 1 response
DC2 pre-application meeting with Community League	July 9, 2019	Not applicable (hosted by applicant)
Notification	Mailed September 11, 2019	71 recipients; 4 responses
Public Engagement Session	November 28, 2019	6 attended

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### ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered during and after the November 28, 2019 public engagement session. This report is shared with everyone who has emailed the file planner directly, and all attendees who provided their email address during the event on November 28, 2019. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing this report will be included in the information provided to City Council.

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### MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information and ask questions of City staff, the applicants, architects and owner. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback. **12 sticky notes** were received answering the following questions:

- What do you like about the proposal?
- What are your concerns about the proposal?

We also received **1 feedback form** with written comments and **1 email**. The comments & questions we received are summarized below.

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## WHAT WE HEARD

### Traffic / Parking:

- Parking concerns (x2)
- Parents of school are concerned about traffic
- 109A Ave is not designed for high volume of traffic

### Built Form:

- Proposal is too tall (x2)
- The apartment should not be larger than 4 storeys
- Concerned about sun/shadow
- Design is nice
- Cleans up old buildings
- Looks great

### Location:

- Better suited for 109 St or 111 Ave

### Other:

- Privacy and overlook concerns for neighbours
- Concerned about reduced property value due to proximity to large building
- Concerned about drainage, backups and sewer smell in neighbourhood
- Concerned about access
- Nice connectivity
- Appreciates new development
- Concerns over type of development in and around Queen Mary Park (group homes, injection sites) that are changing the character and safety of the neighbourhood and green spaces (encampments).

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If you have questions about this application please contact:

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