



EXPLANATORY MEMO PUBLIC HEARING FOLLOW-UP

**5360 204 Street
Development Permit 03-22
Zoning Bylaw Amendment Bylaw No. 3237
Land Use Contract Discharge Bylaw No. 3238**

Information Requested at Public Hearing

The purpose of this memo is to provide clarification on points and questions raised at the Public Hearing held on July 10, 2023 regarding the proposed redevelopment of 5360 204 Street, and does not constitute new information after the Public Hearing.

1. Air conditioning in proposed purpose-built rental units

The applicant has confirmed they will be installing air conditioning for the 53 purpose built rental units.

2. Potential cell towers on proposed building

The applicant has informed staff they are not installing cell towers. Telecommunications antenna installations are subject to Council Policy DS-29 and Government of Canada regulations under the *Radiocommunications Act*.

3. Tenant notification process and procedures

Council Policy CO-81 Tenant Relocation Plans includes requirements and procedures for notifying tenants of tenant information meetings, Advisory Design Panel (ADP) meetings, Public Hearings and Council meetings.

The applicant, through the Tenant Relocation Coordinator (TRC) and building manager, circulated notices of tenant meetings and other information to tenants by hand-delivery to each tenant unit. Notices/information circulated to tenants prior to the June 19, 2023 Regular Council meeting (in which this application received 1st and 2nd Readings) are attached to the Tenant Relocation Explanatory Memo that accompanies this application on the Council agenda. Further notices and information have since been circulated to tenants, including notification of the July 10, 2023 Public Hearing and July 17, 2023 Special Council meeting, the July 5, 2023 tenant information meeting prior to Public Hearing.

The applicant has a webpage that includes tenant relocation information, meeting notifications and updates for tenants; this webpage has been updated. Meeting notices and other information are to be posted in a prominent location within the building.

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4. Rain and sun protection in outside amenity areas

The applicant will review appropriate rain and sun protection measures in outdoor amenity areas and provide an update to staff prior to consideration of DP approval.

5. Traffic generation

All rezoning applications and Development Permit (DP) applications require Traffic Impact Assessments (TIAs) to be completed as a part of Servicing Agreement requirements and prior to consideration of final adoption of a rezoning bylaw/approval of a DP.

Preliminary findings from the draft TIA for this application indicate no significant traffic impacts to intersections along 204 Street as a result of this development. This includes the proposed vehicular access on 204 Street, the signalized intersection at 53 Avenue and the unsignalized intersection at 54 Avenue. The operational performance of these intersections will remain satisfactory at level of service "B" or "A".

If the application bylaws receive 3rd Reading, further review may be undertaken and improvements identified as a part of the Servicing Agreement completion phase, and prior to Council's consideration of final adoption of the rezoning bylaw/LUC discharge bylaws and approval of the DP.