



Public Engagement Feedback Summary

Project Address:	13207 - 37 Street NW
Project Description:	The City is reviewing an application to rezone the Belmont Surplus School Site located at 13207 - 37 Street NW from the Future Urban Development Zone (FD) to the Medium Scale Residential Zone (RM h16) to allow for the development of multi-unit housing in the form of row housing and/or apartment housing. Key characteristics of the proposed RM h16 zone include: • A maximum height of 16 metres (approximately four storeys) • A maximum Floor Area Ratio of 2.3 • A minimum density of 45 dwellings per hectare
Engagement Format:	Online Engagement Webpage - Engaged Edmonton: https://engaged.edmonton.ca/belmontsurplus
Engagement Dates:	May 21, 2024 - June 2, 2024
Number Of Visitors to Engaged Edmonton page:	Visited the page - 119 Submitted a question or forum response - 2

About This Report

The information in this report includes summarized feedback received between May 21, 2024 - June 2, 2024 through online engagement via the Engaged Edmonton platform and emails submitted directly to the file planner.

The public feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible. It will also be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised.

This report is shared with all web page visitors who provided their email address for updates on this file. This summary will also be shared with the applicant and the Ward Councillor, and will be an Appendix to the Council Report should the application proceed to a Public Hearing.

The planning analysis, and how feedback informed that analysis, will be summarized in the City's report to City Council if the proposed rezoning goes to a future City Council Public Hearing for a decision. The City's report and finalized version of the applicant's proposal will be posted for public viewing on the City's public hearing agenda approximately three (3) weeks prior to a scheduled public hearing for the file.

Engagement Format

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process, a brief history of the surplus school sites across the City and contact information for the file planner. Two participation tools were available for participants: the 'Ask a Question' and 'Share Your Thoughts'. The 'Ask a Question' tool allowed participants to ask questions directly to the project team. Once answered, the question and response would both either be shared publicly on the Engaged Edmonton page, or sent privately back to the participant. The 'Share Your Thoughts' tool allowed participants to share feedback on an open forum. They could also respond to and 'like' the comments of others, allowing participants to engage in conversation with each other.

The comments are summarized by the main themes below, with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

Feedback Summary

This section summarizes the main themes collected on Engaged Edmonton, as well as emails and phone calls received by the planner.

Number of Responses:

In Support: 0

In Opposition: 10

The most common **concerns** heard were:

Loss of Greenspace: The community is concerned that the proposed development will take away greenspace. The field is well used by surrounding residents and provides open space for school children and families for their recreational activities.

Increased Traffic and Parking Congestion: School traffic is already a concern in the neighbourhood, and the addition of a multi-unit building will only make traffic and parking worse.

Density: This is already a high density neighbourhood, and the addition of a four storey building will change the character of the neighbourhood.

Increased Crime: Additional low income housing will bring vandalism, trespassing, theft, graffiti and drug deals.

Decrease in Property Values: The proposed development will lower property values.

What We Heard

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets (comments received once do not have a number).

Reasons For Opposition

Greenspace

- The field is used by community members for recreational purposes. (4)
- Construction will take away the open field for the children at both schools in the area.
- The proposed development will take space away from the children's playground.
- The current zoning is adequate as it provides an open space for families for their leisure activities.

Traffic/Parking

- Concerned with increased traffic and congestion. (5)
- Street parking is already filled up because of school traffic. (2)
- The one road for this area will not be able to handle all the additional vehicles that a multifamily building will bring.

Density

- Concerned with more high density. (2)
- This is already a high density neighbourhood with low income housing from COVIDA on the next block.
- The proposed addition of a four story building will ultimately change the character of the neighborhood.

Other

- Concerned with safety and increased crime. (6)
- There are enough low income rentals in the area already and more are not needed. (4)
- Concerned with property values decreasing. (3)
- Concerned with impacts of construction (safety, noise, and disturbance). (2)
- The proposed site is too small for the type of housing you are wanting to build.
- There is not enough room to park vehicles or have a proper sidewalk built.
- Concerned with privacy.
- The website registration is a deterrent for voicing concerns.
- Low income renters moving in and out of the neighbourhood causes problems.
- Find some other place to put these people please.

Questions & Answers

- 1. First I would like to know how this will affect the traffic in this area since there is only 1 way in and out. Second, how will this extra traffic once they start developing wear on our already bad roads in this neighborhood.**

As part of this application, a Transportation Impact Assessment (TIA) was submitted for review. This report includes traffic counts and projections of traffic volumes that this development could generate. It also identifies any upgrades or improvements that would be required with site

development. This report is currently being reviewed by the City's Transportation Engineers.

2. I would like more information on what they are planning on doing to 132 ave from Victoria Trail to 40 st for the rezoning.

The City's Transportation Engineers are currently reviewing the projected traffic impacts of this application. At this time, it has been determined that these improvements will be required:

- A shared pathway will be constructed on the north side of 132 A Avenue between 37 Street and 34 Street.
- Stop signs will be installed at the intersection of 40 Street and 132 Avenue on the east/west legs of the intersection.

2. I did have some other concerns after speaking with some neighbours to find that some are unaware (did not receive a letter) or believe that they do not have an opinion because they rent. Are there any other channels the city will use to try and notify residents again?

Feedback from property owners and renters are considered equally, and we welcome feedback from all residents in the area.

The City's Zoning Bylaw requires that notifications be sent to property owners and tenants within 60 metres of a rezoning site. In this case, we expanded that notification radius to 120 metres of the site. A rezoning sign has been posted on the site with details of the application, my contact information, and the contact information of the applicant.

Information about the application has been posted online, and feedback on the application can be shared on this webpage until June 2nd: engaged.edmonton.ca/belmontsurplus. Once a public hearing date has been scheduled, another letter will be sent to owners and tenants within 120 metres of the site.

Please feel free to share my contact information or the applicant's (affordablehousing@edmonton.ca) with anyone who is interested in the application.

Next Steps

The public feedback received will be considered during the planning analysis and will be included in the administration report for City Council. The administration report and finalized version of the applicant's proposal will be posted for public viewing on the [City's public hearing agenda](#) website approximately three (3) weeks prior to a scheduled public hearing for the file.

When the applicant is ready to take the application to Council (the Administration makes a recommendation of Support or Non-Support):

- Notice of Public Hearing date will be sent to surrounding property owners, residents, and applicable nearby Community Leagues and Business Associations.
- Once the Council Public Hearing Agenda is posted online, members of the public may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
- Members of the public may listen to the Public hearing on-line via edmonton.ca/meetings.
- Members of the public can submit written comments to the City Clerk (city.clerk@edmonton.ca).

If you have questions about this application please contact:

Andrea Wadsworth

780-496-8159

andrea.wadsworth@edmonton.ca