



Public Engagement Feedback Summary

Project Address:	9611 - 189 Street NW
Project Description:	The City is reviewing an application to rezone the La Perle Surplus School Site located at 9611 - 189 Street NW from the Parks and Services Zone (PS) 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/laperlesurplus
Engagement Dates:	May 27, 2024 - June 9, 2024
Number Of Visitors to Engaged Edmonton page:	Visited the page - 371 Submitted a question or forum response - 63

About This Report

The information in this report includes summarized feedback received between May 27, 2024 - June 9, 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: 4

In Opposition: 72

The most common **concerns** heard were:

Loss of Greenspace: The community is concerned that the proposed development will result in a loss of greenspace. The park is valuable to the community, and is well used by surrounding residents for sports and recreational activities.

Traffic/Parking: The area experiences heavy congestion around the school. There is a concern that the proposed development will make traffic and parking congestion worse. LRT construction has also made it more difficult to get in and out of the community.

Crime/Safety: There is a worry that affordable housing will result in increased crime and reduced safety for children and residents. Many feel that La Perle already has plenty of low income housing and does not need any more.

Property Values: There is a concern that property values will decrease as a result of the proposed development.

The most recurring comments of **support** heard were:

Use of the Park: The greenspace is not being used very much outside of the playground.

Affordable Housing: Some community members support the use of the site for affordable housing.

The most recurring **suggestions for improvement** were:

Alternate Location: If the proposed development is to go ahead, a land swap with the La Perle East Park should be considered. The northeast side of La Perle School, and several other alternate locations outside of La Perle were suggested instead of the proposed site.

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 proposed development would result in a loss of greenspace. (28)
- The field is well used for a variety of sports and recreational activities. (17)
- The most valuable part of our community is our greenspaces and natural landscapes. (7)
- The wildlife will go away if you build this housing here.

Traffic/Parking

- The proposed development will increase traffic congestion in the neighbourhood. (31)
- The proposed development will increase demand for on-street parking. (23)
- There is already traffic and parking congestion around the school. (8)
- LRT construction has made it more difficult to get in and out of the community. (4)

Crime/Safety

- The proposed development will result in an increase in criminal activity. (18)
- The proposed development is a safety concern for children. (18)

Other

- La Perle already has numerous low income housing and does not need any more. (23)
- Concerned with decrease in property values. (13)
- The school and community has already exceeded population capacity. (10)
- The proposed development would change the character of the neighbourhood. (4)
- The proposed development would be detrimental to the view. (3)
- Concerned with construction disruptions. (3)
- This is not a low income neighbourhood. (2)
- La Perle isn't within 15 minute walking or biking distance to grocery stores and amenities. (2)
- The city may need to provide more low income housing but this would be detrimental to this community.
- Not against the overall need for low income housing in the city, but the specified location brings so many risks and negative externalities.
- There's a lack of meaningful transit access.
- This is not an appropriate location for any form of additional housing.
- Enrollment in the school is increasing so the land may be best used for expansion of school facilities if required.

Reasons For Support

- Support the use of the site for affordable housing. (3)

- Have not seen the greenspace being used much outside of the playground. (2)
- The housing project site should remain at the approved LaPerle Surplus School site.

Suggestions For Improvement

Alternate Location

- Consider a land swap with the site across from the gas station and strip mall instead (7)
- Consider a land swap and move the project to a different location (2)
- A land swap would be absolutely preferred, but the concerns of traffic, parking congestion, safety, losing green space, would be the same with the multi unit affordable / subsidized type of housing development
- Consider the northeast side of the school and community league at 185 Street and 97A Avenue instead
- Consider vacant motel sites along 111 Avenue and 156 Street for additional housing instead
- Consider using some of the land around the zoo, currently designated for off lease, to provide affordable housing instead
- Build up in downtown or on the periphery of downtown instead of making the communities on the edge increase density
- Oppose densifying Edmonton's existing suburbs when the focus should instead be on expansion around city boundaries

Seniors' Housing

- If this site is developed we would prefer to see affordable housing for seniors
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Questions & Answers

- 1. We don't need more low income housing, it is an established older community that is already at its capacity, the school is over capacity, the field is used for soccer and other sports very frequently, the extra traffic is not needed. Are there not other areas in the city to outfit this like new developments?**

Response from Applicant:

To meet the housing needs of all Edmontonians, affordable housing is needed in all areas of the city. In recent years, the City has invested in affordable housing in developing neighbourhoods like Maple, Chappelle, Heritage Valley, Greisbach and Edgemont, as well as mature neighbourhoods and core neighbourhoods, including downtown. In 2015, City Council designated 14 surplus school sites for affordable housing, and these sites are located throughout the city. Two surplus school sites have already been prepared for development and sold at below-market value to affordable housing providers. The remaining 12 surplus school sites will be developed over the next three years.

- 2. I'm writing this email to ask if the city is considering doing a land swap for rezoned land in the La Perle west park for the La Perle east park? As I don't see anything about such swap on the engaged rezoning website.**

Response from Applicant:

Thank you for reaching out. The City's Housing team currently has Council direction to pursue development on the original surplus school site located at 9611 189 Street NW. The direction to pursue a land swap would also need to be initiated by Council.

The rezoning application submitted this spring relates only to the original site. Council will make a decision on the rezoning application at a Public Hearing this fall, tentatively scheduled for October 21, 2024.

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:

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