



Public Engagement Feedback Summary

Project Address:	9020 & 9104 - 175 Street NW and 17503 - 93 Avenue NW
Project Description:	The City is reviewing an application to rezone 9020 - 175 Street NW, 9104 - 175 Street NW, and 17503 - 93 Avenue NW from the Future Urban Development Zone (FD) to the Medium Scale Residential Zone (RM h23) and the Neighbourhood Parks and Services Zone (PSN). The rezoning to RM h23 will allow for the development of multi-unit housing and the rezoning to PSN will apply the appropriate zoning for the existing park. The Housing Action Team is proposing to move the development site from the original Summerlea surplus school site located at 17503 - 93 Avenue NW to the subject site for the rezoning. Key characteristics of the proposed RM h23 Zone include: • A maximum height of 23 metres (approximately six storeys) • A maximum Floor Area Ratio of 3.0 • A minimum density of 75 dwellings per hectare
Engagement Format:	Online Engagement Webpage - Engaged Edmonton: https://engaged.edmonton.ca/summerleasurplus
Engagement Dates:	July 29, 2024 - August 11, 2024
Number Of Visitors to Engaged Edmonton page:	Visited the page - 174 Submitted a question or forum response - 16

About This Report

The information in this report includes summarized feedback received between July 29, 2024 - August 11, 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: 17

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 important to the community, and is well used by surrounding residents for sports, events, and recreational activities. Access to park space is particularly crucial given its context next to West Edmonton Mall.

Traffic: Concerns were raised about increased traffic that this proposal could generate.

Crime/Safety: There is a worry that affordable housing will result in increased crime and reduce safety in the neighbourhood. A temporary ETS station was recently installed on 90 Avenue NW, and residents feel that the number of thefts and break-ins has increased since then.

Building Size: A six storey building would obstruct the view and be detrimental to the appearance of Summerlea.

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

- This park is very important for holding various social events in our community, and it should be left the way it is. (5)
- The soccer field is highly used for sports and recreational activities. (4)
- This would reduce vegetation.
- This park, as it currently is, constitutes an important and critical green space and hub for a healthy and vibrant community.
- Ensuring community-based access to nature, outdoor recreational engagement, sport and park-based features such as the soccer field and ball diamond for children, youth and families, is particularly crucial given the locational context, i.e., the lure of consumerism in the massive mall just across the street.
- Many seniors come for early morning or late evening walks to enjoy the fresh air in a safe and peaceful environment.

Traffic

- Concerned about increased traffic. (5)

Crime/Safety

- Concerned about increased crime. (5)
- Concerned about children's safety playing in the park. (4)
- An ETS station was recently built nearby, which has increased the number of thefts, break-ins to cars and houses, and inappropriate behaviour. (3)
- Does not agree with the City's research that states affordable housing does not affect surrounding properties. (2)
- Does not feel safe walking beside low income buildings and does not want them in their area. (2)
- The city needs to properly address the crime and drug problem instead of warehousing.

Building Size

- A six storey building will obstruct the view and affect the appearance of Summerlea. (2)

Other

- Construction would add noise, pollution, dirt, and traffic. (3)
- Concerned that property values will decrease.

Suggestions For Improvement

- If this land must be developed, the requirement should be made that the housing project be affordable senior housing.

Questions & Answers

1. Will the city retain ownership of the land under the proposed development, or would the land be privately owned by the affordable housing provider?

The City will prepare the land for sale, including rezoning, subdivision, and municipal reserve removal. The site will then be sold to an affordable housing provider who will develop the site.

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).
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If you have questions about this application please contact:

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