

What We Heard Report

Blue Quill

LDA24-0151

Edmonton

Public Engagement Feedback Summary

Project Address:	2710 & 2810 - 112 Street NW
Project Description:	The City is reviewing an application to rezone the Blue Quill Surplus School Site located at 2710 and 2810 - 112 Street NW from the Medium Scale Residential Zone (RM h16) to the Medium Scale Residential Zone (RM h23) to allow for the development of multi-unit housing, including row housing and/or apartment housing. Key characteristics of the proposed RM h23 Zone include: • Medium scale housing, including multi-unit housing in the form of row housing and/or apartment housing • A maximum height of 23 metres (or approximately 6 storeys) • A minimum of 75 dwelling units per hectare; and • A maximum Floor Area Ratio of 3.0.
Engagement Format:	Online Engagement Webpage - Engaged Edmonton: https://engaged.edmonton.ca/bluequillsurplusschoolsiterezoning
Engagement Dates:	May 21, 2024 - June 2, 2024
Number Of Visitors to Engaged Edmonton page:	Visited the page: 309 Submitted a question or forum response: 14

About This Report

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

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 addresses 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 Administration'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 received 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.

Number of Responses (includes emails and phone calls received):

In Support: 3

In Opposition: 5

Mixed: 6

The most common **concerns** heard were:

Loss of Greenspace/Sports Fields: Putting a multi-level (up to 6 storeys) housing complex in such a small high density space between the current townhouses and 3-storey apartment complex is disruptive to the green space / recreational space of the neighbourhood.

Traffic: Adding a 6-storey apartment building to the area, without any sort of adjustment to traffic signalling, will lead to significant traffic delays for existing residents, especially along Saddleback Road and during peak construction.

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

Location/Amenities: The site's proximity to public transit and commercial opportunities will help support the existing businesses in the neighbourhood as well as support the use of active modes for the area.

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/Sports Fields

- Disappointed to lose the gravel baseball diamond (1)
- Putting a multi-level (up to 6 stories) housing complex will disrupt the green space / recreational space of the neighbourhood (1)
- Hopefully, one of the baseball diamonds could be refurbished in the western part of the greenspace (1)
- The area is condensed enough for the green space and services (1)
- Many people come here to play baseball and cricket. Each diamond and field is constantly preoccupied by people playing (1)

Traffic

- Adding a 6-story apartment building to the area, without any sort of adjustment to traffic signalling, will lead to significant traffic delays for existing residents (1)
- Saddleback Road already experiences significant traffic delays during the morning commute due to the LRT line, with traffic backing up as far as 112 Street (1)

Density

- Building a high density here is not suitable (2)

Other

- Worry about the impact on school capacity (1)
- Worry about the impact on existing infrastructure (1)

Reasons For Support

- The site is close to transit and a variety of amenities (3)
- A great location for affordable housing (1)
- The nearby park is a great place for kids and families to spend time (1)
- Rental units/affordable housing will not cause any significant changes to the neighbourhood (1)

Suggestions For Improvement

- Townhouses or apartments only up to 3 storeys would be more appropriate (1)
- A 3-4 story building would fit better with the existing neighbourhood and minimize congestion during peak hours (1)
- Upgrades to the local infrastructure to support the development and prevent flooding (1)
- Amend the proposed 6 storeys development to add a few more stories (1)
- Seniors housing would be more appropriate (1)
- Relocate the baseball diamond (1)

Questions & Answers

- 1. Hello, I'm trying to understand what is being built here. I'm the vice president of the condo board here at The Quarters, Blue Quill. The townhomes that are adjacent to the proposed site. Owners want to know if this property will be built for Alberta housing or Seniors housing?**

Blue Quill was one of 14 surplus school sites designated for affordable housing by City Council in 2015. At this stage, an affordable housing developer has not been selected. The City will consider all proposals, including for affordable seniors housing. Project updates regarding the development of the site will be shared at Edmonton.ca/HousingDevelopments, where you can also sign up to receive email updates.

- 2. Why can you not be more specific about the type of housing on the proposal. Is it going to be Seniors housing or market housing for low income or first choice? Blue Quill already has a lot of market housing and subsidize housing for low income. There are other sites that are old and in need of replacement that you could choose to do this build on. Why are you taking away more of the green space on the main road so the field won't be visible anymore. I do not want this site to move forward with a build unless you state exactly who your audience is. Senior housing is something we need more of in this neighborhood but why build it on the North side of the field instead of the East side? We do not need more First choice and market housing here. I have lived in Blue Quill for over 30 years and I do not believe this neighborhood needs more apartments or row houses of that nature. Why did you choose this spit and why in this neighborhood?**

The Blue Quill surplus school site is one of 12 that have been designated for affordable housing. It will not be used for the First Place program, which offered attainable homeownership to first-time homebuyers. A portion of the site was originally intended for a school. In 2009, the public school board declared a site surplus to its needs and gave it to the City. The City relocated the surplus school site to the current location in 2015. Affordable housing is operated, funded, or created through direct government subsidies. It is rental housing offered at below-market rates for households that earn less than the median income for their household size. The building will be apartments or townhomes or a mix of both. There is a range of affordable housing, from social housing for low to very low-income households to near-market (80% of market rents) for moderate income households that need some financial assistance. The type of affordable housing has not been determined at this stage of the development process. If the rezoning application is approved, the City will select a developer by reviewing proposals. The depth of subsidy and the number of affordable units will be factors in the selection of a developer. We will consider all proposals, including any for affordable seniors housing. Other surplus school sites have been used for mixed-market housing, which combines units offered at market rent and units offered below-market.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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:

Viviam Gamache, Principal Planner
780-944-0122
vivian.gamche@edmonton.ca