

What We Heard Report

Strathcona

LDA24-0172

Edmonton

Public Engagement Feedback Summary

Project Address:	10425A & 10425 - 84 Avenue NW
Project Description:	Rezoning from Parks and Services Zone (PS) to a Mixed Use Zone (MU h30.0 f5.5) which would allow: 1. A range of uses that support housing, recreation, commerce and employment opportunities. 2. A maximum height of 30.0 metres (approx. 8 storeys). 3. A maximum floor area ratio of 5.5 - 6.5.
Engagement Format:	Received emails and phone calls in response to mailed advance notice Online Engagement Webpage - Engaged Edmonton: https://engaged.edmonton.ca/StrathconaStAnthonySchoolSite
Engagement Dates:	Advance notice, sent: July 3, 2024 Online Engagement: August 26 - September 8, 2024
Number Of Visitors to Engaged Edmonton page:	Visited the page - 265 Submitted a question or forum response - 16

About This Report

The information in this report includes summarized feedback received between August 26 to September 8, 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 advance notice of proposed land use changes, which was mailed to residents and businesses within 60 metres of the proposed project site, included details of the application and contact information of the file planner and applicant to provide feedback.

The Engaged Edmonton webpage included an overview of the application, information on the development and rezoning process and contact information for the file planner. Two participation tools were available for participants: one to ask questions and one to leave feedback.

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.

Number of responses through emails and phone calls in response to mailed notice of proposed land use changes:

In Support: 3
In Opposition: 40
Mixed: 7

Number of responses online through Engaged Edmonton:

In Support: 5
In Opposition: 8
Mixed: 3

The most common **concerns** heard were:

Traffic/Parking: 83 & 84 Avenue are one-way traffic roadways and respondents feel strongly that the proposed redevelopment will increase traffic and parking congestion on the surrounding road network and the community will lose vital parking space.

Height: Respondents believe that the proposed height of 30 metres is too tall for the neighbourhood and does not align with the heritage character of the area. It will block the sunlight on adjacent properties and boulevard trees.

Infrastructure: Respondents highlighted that there are several sites in proximity of the proposed rezoning site, which are undergoing rezoning and construction for high density residential. Respondents are not clear what will be the cumulative impact of additional density on traffic and other infrastructure.

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

More businesses: The proposed rezoning will allow for more business opportunities and will make the neighbourhood more vibrant.

Additional housing/density: The proposed rezoning allows for additional height, density and an opportunity for mixed use development. Respondents believe that site is underutilised under the current use (parking lot) and is more appropriate for additional housing in proximity to active modes of transportation.

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

Traffic/Parking/Safety

- Street parking is very limited on weekends and special events. Loss of public parking will impact the theatres, businesses and special events in the area, and it will be less attractive for visitors (19x)
- 83 & 84 Avenue NW are one way traffic roadways, traffic on 83 Avenue NW is affected during special events and Calgary Trail (northbound) is closed for 6 months. The proposal will increase traffic congestion on 83 & 84 Avenue NW and other surrounding road networks (17x)
- Currently, emergency vehicles have to take detours due to existing traffic conditions on surrounding road networks. The proposal will make it worse (16x)
- Old Strathcona Public Realm Strategy proposes to remove significant amount of parking in the area (8x)
- The area is already high density and traffic is already a concern for the residents, and the proposed rezoning will increase traffic congestion in the area (7x)
- The proposed redevelopment will cause major increase in vehicular and construction traffic, and will pose safety risks to the pedestrians and cyclists on 83 Avenue NW (7x)
- Removing current parking lot from the site will affect the accessibility for people with disabilities (5)
- The area already has a parking shortage (3x)
- 105 Street NW and 82 Avenue NW intersection is busy and dangerous. Vehicles going north on 105 Street NW are backed up at this intersection and make illegal passes to bypass vehicles making a left turn on 82 Avenue NW (2x)
- The proposal will increase demand for on-street parking when people who already live here struggle to find street parking (2x)

Built Form/Neighbourhood Character

- The proposed height does not align with the heritage character of the area (18x)
- The proposed redevelopment will block sunlight on adjacent properties (especially north of 84 Avenue NW) and boulevard trees. This could result in loss of boulevard trees, which have a significant impact of microclimate and quality of life of residents (16x)
- The proposed height is too tall for the area (9x)
- The proposed redevelopment will block views of historical and other buildings in the area (9x)

Infrastructure

- Several sites in proximity of the proposed rezoning site are undergoing rezoning and construction for high density residential. It is not clear what will be the cumulative impact of additional density on traffic and other infrastructure (16x)

Other

- Need more information on the proposal (7x)
- The heritage building and the proposed redevelopment will create significant wind tunneling effects on pedestrians and adjacent residential properties (4x)
- The construction for the proposed redevelopment will cause significant construction traffic and noise pollution (3x)
- The proposed redevelopment will have rental units and it won't be affordable (2x)
- It will be difficult to accommodate a high density apartment building in the neighbourhood (2x)
- Access during construction will be problematic
- The proposed rezoning will reduce property value of adjacent property owners
- Council should deny the proposed rezoning and ask the applicant to reapply after everyone is able to access the Old Strathcona Public Realm Strategy
- There is an excessive amount of vacant commercial spaces on Whyte Avenue NW
- The proposed rezoning adds strain on public services and overall accessibility of the area
- Logistically the City will have to make a big changes in the area to support a building of this size
- No consultation took place with the community before the application was submitted
- Proposed redevelopment will eventually lead to destruction of single family homes and the senior centre
- The City Council is promoting 15 minutes cities, when people are not interested in taking public transit as they are unsafe and unsanitary

Reasons For Support

- The proposed redevelopment will allow for additional housing, more business partnerships and potential audience for theatre groups living nearby. This will help in making the neighbourhood more vibrant (4x)
- The subject site is a perfect location for additional density (3x)
- People will be encouraged to use mixed and active modes of transportation (2x)
- Current parking lot is a waste of space (2x)
- The proposed rezoning aligns with the infill goals of The City Plan
- The developer is well known to create attractive and walkable developments
- In support of redevelopment on the subject site

Suggestions For Improvement

- A height of 15 metres is prescribed for adjacent sites in the Strathcona Area Redevelopment Plan (ARP). A 3 - 4 storey structure is more appropriate for this location (25x)
- The current Parks and Services Zone (PS) should be maintained (24x)
- The City should encourage the developers to allow other uses such as cultural centre, school, among others on site, which could be a resource to the community (22x)
- Any development on the site should include parking space (17x)
- Open Space should be included in the site design (14x)
- A Floor Area Ratio of 2.0 - 3.0 is appropriate for this location (13x)
- The proposed density should be significantly reduced to prevent the whole site from being built (8x)
- Commercial opportunities should be provided on the site (3x)
- Let this lot serve the parking needs of the community and City can turn their lots into affordable housing (2x)
- The traffic study needs to be done by the City and roads should be expanded (2x)
- Shared use pathway cutting across 83 Avenue NW should be closed and median separating it from vehicle lane should be extended
- Access should be from the alley to the east

- Access from the alley will increase traffic and possibly cause operational issues. The access from alley should be relocated to 83 or 84 Avenue NW
 - Mitigation measures should be taken during construction to prevent and/or minimize the adverse impacts of dust, noise, etc.
 - A reasonable setback from alley should be considered
 - Design alternatives should be explored to minimize the sun shadow impact
 - The old school should be kept and restored
 - The City should expropriate the existing 14 storey heritage house building and rectify their mistake made in 1968
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Questions & Answers

1. With the new zoning, how much permeable surface does a new development need to have. How much of the lot needs to be available for water to penetrate the soil (to mitigate flooding) and for plantings to reduce the urban heat island effect?

The zoning bylaw does not specifically regulate a maximum amount of permeable surface, except for small scale residential development. However, there are landscaping requirements for the number of trees and shrubs that will need to be planted on the site based on the size of setbacks. This effectively means there will have to be some permeable area and help reduce the urban heat island effect. To mitigate flooding, stormwater management controls are implemented, such as onsite stormwater storage measures, a reduced stormwater discharge rate, and/or Low Impact Development (LID). The type of stormwater control used will depend on the storm infrastructure in the area, which is reviewed and conditioned by a Drainage Engineer.

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 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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