

## OPEN HOUSE FEEDBACK SUMMARY

**Proposed rezoning:** (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision

**Associated Addresses:** 7730 – 101 Avenue NW

**File #:** LDA12-0423

**Open House and Public Meeting Date:** Wednesday, March 9, 2016 from 6:00 to 9:00 p.m.

**Number of attendees:** 169

**Returned number of feedback forms:** 110

**Number of board comments:** 59

All comments from the Open House public meeting are summarized anonymously below into broad topic categories. Comments are recorded as they were provided, or as they reflect several comments with the same theme. If you have any questions about this document or the rezoning application please contact the file planner Sean Lee at [sean.lee@edmonton.ca](mailto:sean.lee@edmonton.ca) or 780-496-6121.

### TRANSPORTATION

- Concerns that the proposed development will increase already existing, as well as future, parking and traffic concerns on 101 Avenue from 77 Street to 79 Street and surrounding roadways.
- Residents acknowledge that traffic volume is less of a concern, compared to traffic speed on 101 Avenue. They wish the speed can be reduced for senior resident's safety.
- Concerns that the proposed development does not have sufficient off-street parking for the commercial component, for residents or for visitors.
- Parking issues are of concern due the proposed 300 units with a possibility as few as 175 parking stalls (for residents). Parking may flow into the neighbourhood, a possibility of impact access into cemetery, and increase of illegal parking on cemetery site.
- Residents would like prohibited parking along 101 Avenue.
- Concerns for the access beside the cemetery, which carries limited ability to view the oncoming traffic when exiting. The restricted view can create hazard and should be looked into in order to reduce hazards for drivers (whether seniors with cars, staff, cleaning, garbage collectors, visitors and handi-van, DATS vehicles).
- Residents are delighted to see benefits of increased density for better transit.
- Residents support the idea of having a heated bus shelter in front of development with a bus route - For seniors this is highly appreciated and needed.

### IMPACT ON ADJACENT PROPERTIES

- Concerns that the building is too high and will cast shadows, especially during the winter.
- Concerns that the building structure is too large for the property space.
- Concerns that the building will disrupt the surrounding parkland for all residents of the community and greatly reduce the liveability of the area.



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- Concerns that height will reduce and block out sunlight, especially on cemetery. Will impact vegetation due to severe reduction in sunlight. Will increase ice hazard in winter for cemetery attendees and staff.
- If developed as a condo, there are concerns that rental property will create excessive noise, damage to the proposed building and lack of investment in the property.
- Concerned that there will be an increased sense of security in demands for seniors crossing and walking along-side the road.
- Focus on lighting and landscaping - Concerns for lighting around building as this is a scary area to walk around in at night.

## PROPOSED USE

- A majority of residents have acknowledged that there is a great need for affordable Senior Housing in the area and would like to see Senior Housing in this development with care supports. Forest Heights needs more development like this to support the seniors in the area.
- Residents have mentioned that condos are not affordable in this area.
- Residents are confused about what commercial uses will be allowed to operate in the building. However, there is encouragement of commercial development that supports walkability, such as a small coffee shop, deli, grocery store, or bakery.
- The building should be mixed-use and commercial spaces should be built in the main floor. Being able to receive services within the building would be an asset for those who do not drive or who can no longer drive.
- Commercial businesses should serve the community, not just outside visitors.
- Residents would like to see medical and health support units inside the affordable senior housing development.
- Residents would like a chapel inside the development; non-denominational.

## BUILDING DESIGN

- Residents suggest a building design comparison to the Southwoods Village development located at 6621-96 Street NW in the Hazeldean neighbourhood. Residents have expressed that it is an excellent model for a high density infill. The Hazeldean Southwoods model is preferred over this proposed development.
- Residents agree that the building looks great; however visually has changed the character of the neighborhood and needs to suit the neighborhood more. Right now it looks like it is straight out of downtown.
- Concerns that the design does not fit into the architectural surroundings and feel of the neighbourhood. That the structure takes away from the mature neighbourhood overlay aspect.
- Residents love the staggered look of the building storeys, but prefer the building being shortened by four storeys less at least.

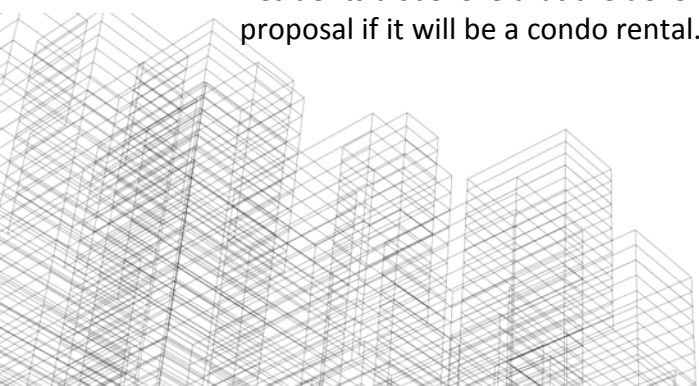


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- Residents believe that 300 units are too many. 270 units are preferred. With approximately 270 units. The developer should still be able to make enough money and contain a balance with the community this way.
- Suites need to be barrier free and meet universal design standards so seniors can age in place.
- Walkability is important.
- Residents would like gardens on site.
- Maximize greenspace – by building a smaller building you can save some green space.
- Residents want to know where the storage space for each unit will be and suggest there should be some.
- Green initiative - Geothermal exchange should be considered as the heating and cooling system; and solar PV should be considered for electric power.
- Suggestions that there needs to be more landscaping from the front for the outdoor patio area if it is intended to be enjoyed on such a high traffic street.

### GENERAL

- The proposed development provides a much better use of the property than the existing motel. Replacement of the Patricia Motel is welcome. Anything is better than the existing motel.
- The proposed development is attractive and will beautify the neighbourhood.
- Residents love the improved use of landscaping and building design.
- This is a perfect location for utilizing renewable energy technologies within the project.
- The proposed development will increase the livability of the area.
- This is a great location with decent access to Capilano and other services surrounding.
- The proposed development will maximize land use and be a positive contribution to the community.
- The proposed development will add value to the neighbourhood and increase the stock of better quality housing and commercial development in the area.
- A larger number of units or tall building is required to build a community within the Forest Heights community. Densification may increase by putting a large building in place; however, it may also create other issues for the community and the residents living there.
- Concerns that developer could not sell the project that was first approved and that this new proposal is much larger than the first.
- Residents acknowledge that the developer had difficulty selling units pre-built before 2008 and are concerned how they will sell them now.
- Residents are apprehensive of the developer's reputation. Concerns that the developer has been dishonest about his promises and has broken promises in the past.
- Residents disbelieve that the developer will put in senior housing; residents do not support this proposal if it will be a condo rental.



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- Forest Heights homeowners are upset that they all have to conform to the Mature Neighbourhood Overlay (MNO), protecting the character of the neighbourhood; however this developer does not have to.
- Forest Heights senior residents have expressed great interest in moving into this property, if it is developed as affordable senior housing.
- Concerns that this will not be “affordable” - This is not a wealthy area. Concerns for high cost of development and how much the residents will have to pay.
- Concerns that the development will change the atmosphere, increase the population, and over densify the neighbourhood.
- Resident’s hope this development ensures surrounding schools and churches stay open concerning population.

## PROCESS

- Concerns that the developer will not keep open communication during build process.
- Residents want consistent up-to-date notices.
- Concerns that this development will sit for many years with no action by developer. Building from the front (lowest building) is really important in case the Developer doesn’t finish the project. It would be disappointing if the highest building was built and the lower phases never got completed.
- Residents send many thanks to the Forest Heights community and the applicant for attempting to clean up the neighbourhood and take care of its residence.

