

WHAT WE HEARD REPORT

Station Pointe Rezoning (LDA19-0390)

PROJECT ADDRESS: 404 Belvedere Gate NW; 580, 504, & 560 - Belvedere Way NW

PROJECT DESCRIPTION:

There is a proposed rezoning from (DC1) Direct Development Control Provision to (RA7) Low Rise Apartment Zone and (RA8) Medium Rise Apartment Zone.

The existing DC1 requires high density residential and mixed use development with requirements for towers and specific locations for residential and commercial development, along with other requirements.

The proposed rezoning would allow for more flexible development options at Station Pointe. This change in zoning would allow lower density development in the form of townhomes and low and medium rise apartments with permitted ground level commercial.

It is important to note that Zoning does not regulate the user group for any parcel of land. Zoning regulates the use and type of development that can be built on a site (i.e. house, townhouse, apartment, etc).

The land subject to this rezoning application is currently owned by the City of Edmonton, however, the City is not planning to develop the land. Rather, the land is intended to be sold for development. Standard zoning is proposed to reduce the specificity associated with the Direct Development Control Provisions, thus making it easier/more likely to develop.

Administration's role is to provide Council with a recommendation. The decision to approve/refuse the rezoning application is made by City Council at Public Hearing. This does not preclude the potential for a future application to rezone, should a developer have a vision for something different.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
Pre-application Public Engagement Session (hosted by Applicant/City of Edmonton Urban Renewal)	May 30, 2019	Attendees and responses are compiled in a separate What We Heard Report (https://www.edmonton.ca/business_economy/documents/PDF/StationPointe_ZoningReview_WhatWeHeard_Report.pdf)
Advanced Notification (to inform that an application for rezoning has been received and request feedback)	Mailed October 4, 2019	134 recipients; no responses
Public Engagement Session (hosted by Reviewers/City of Edmonton Planning Coordination)	January 29, 2020	485 recipients; 77 attended



ABOUT THIS REPORT

The information in this report includes feedback gathered during and immediately following the January 29, 2020 public engagement session. This report is shared with everyone who has emailed the file planner directly, and all attendees who provided their email or mailing address during the event on January 29, 2020. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing this report will be included in the information provided to City Council. Feedback received prior to this event is not included in this report, and will be summarized separately for City Council.

MEETING FORMAT

The meeting format was a drop-in engagement session where attendees were able to view display boards with project information and ask questions of City staff from different departments.

Written feedback forms were made available for attendees to provide comprehensive feedback relating to the application. **26 forms** with feedback were received during and immediately following the event.

Participants were also invited to share their feedback on a “Graffiti wall” by offering general feedback. **60 sticky notes** were received answering the following questions:

- What do you like about the proposal?
- What do you not like about the proposal?

The comments & questions that were received are summarized by main themes below. The frequency of similar comments made by participants are recorded in brackets following that comment.

WHAT WE HEARD

Uses

- Community does not support low income housing/rentals & feels they have been more than accommodating (16)
- Residents desire multi-use development (9)
- Community supports implementation of amenities and services (for families and seniors) (7)
- Rejection of more cannabis retail, liquor stores, and pawn shops in the area (would like to see council set limits on amount of these uses allowed in one area)(5)
- Supports the presence of more families and family oriented services (5)
- Supports affordable senior housing and long term care (4)
- Extreme dissatisfaction with needle facilities located near elementary schools

Site

- Residents feel there are absolutely no benefits to this project (8)
- Use of the empty lot will make the area more vibrant (4)
- Presence of a development on the empty lot will aid in better use of the neighborhood (2)
- Supports 4 stories or less for the development
- Provides housing for a growing population

- Supports the attempt to spark market interest on the land via rezoning

Area

- Strongly advocates for the presence of businesses in area instead of implementation of low income housing (grocery store, rec center, hair salon, family oriented) (17)
- Proximity of transit could bring in a younger population and younger families to the area (4)
- Housing by the CN tracks is very undesirable to residents and developers (4)
- Desires more parking space (surface parking) (3)
- Desires more park space in the area (2)
- Attraction of young lively families to the community (2)
- Has the potential to spur completion of unfinished projects in the area

Social

- Frustration that area is turning into a slum (or ghetto) and is used as a dumping ground (4)
- Concerns of criminal activity and feeling safe in the neighborhood (5)
- Concerns that there will be a higher presence of transient folk (3)
- Concerns of deteriorating building facades and effect on social atmosphere (2)
- The City is stunting growth and potential of Belvedere via placement of low income residents
- Concerns of prosperity of project due to the housing market

City Policies

- Concern that the presence of DC1's will deter business and stunt revitalization
- Buildings should be set back from sidewalks to allow for green space

Communication & Engagement

- Poor communication of rezoning and information from the City to the community (10)
- Notifications should have been sent to all of Belvedere as everyone is affected by the rezoning (8)
- Community feels Belvedere has not been prioritized and has fell behind other city projects (6)
- A walkabout forum is a poor forum used to present this information and community feels the decision of rezoning was already made before the engagement session (6)

Other

- Municipality is inappropriately providing a healthcare service that should be left to the Provincial Government (4)
- Frustration with timeline of the project, it has been an ongoing process for 20 years (4)
- Concerns the project will lower the existing residents property value (4)
- Frustration with misinformation given to residents as a notice in mail (not from the City of Edmonton) that seemed to fuel the fire and make residents more concerned of the rezoning (3)
- Non existing/ inadequate evacuation routes considering area and population (2)
- Inappropriate railway buffer zone

ANSWERS TO SPECIFIC QUESTIONS WRITTEN ON FEEDBACK FORMS

1. What kind of control is there to ensure the amount of low income housing is not increased? What percentage of low income housing will make up Belvedere?

Zoning governs the kinds buildings allowed on a site (eg. house, townhouse, apartment, etc) but does not have bearing on who can live in a development, whether the homes are rented or owned, or how much they cost.

The City of Edmonton has Neighbourhood level statistics based on the Federal Census from 2016. Further details regarding this information can be found by selecting the neighbourhood name and navigating across the tabs at the top for different information categories at the [Neighbourhood Profile Website](#).

(https://public.tableau.com/profile/city.of.edmonton#!/vizhome/NeighbourhoodProfiles_FederalCensus2016/PopulationbyAgeandGender)

2. Apart from developing the space, how will it contribute to revitalization of the area?

The rezoning will govern the type of development possible on the land. Improvements to the public realm have been completed as part of the work to revitalize the area. Additionally, unrelated to this application, the [Balwin & Belvedere Revitalization Strategy](#) is at work in the neighbourhood.

(https://www.edmonton.ca/projects_plans/communities_neighbourhoods/balwin-belvedere.aspx)

3. Is the remediation of this property already dealt with? Are residential homes planned for the area previously remediated?

Environmental remediation has been completed for this area, and the land is cleared for residential development.

4. Will there be more police presence and support in Belvedere?

This application is to rezone a portion of land, and zoning governs the the kinds buildings allowed on a site (eg. house, townhouse, apartment, etc). Police presence is determined by the Edmonton Police Service, and is not determined by land use zoning. To report crimes in your area, please contact the Edmonton Police directly. <https://www.edmontonpolice.ca/ContactEPS/ReportACrime>

Additionally, support is being provided to the Belvedere and Balwin communities through the Neighbourhood Revitalization Program, which was approved by City Council in June 2018. This program is completely separate from this rezoning process, and led by the City of Edmonton Neighbourhood Services Section. It uses a place-based, asset-based community development approach to advance its vision of empowering and engaging citizens to foster a connected, inclusive and livable city.

In this approach, community members take a prominent role in identifying the strengths of their neighbourhoods. These strengths are supported and leveraged, so that the community can build on what's already working to achieve more success. Members of a community have powerful and crucial roles to play in revitalizing neighbourhoods. As the people who live, work and play in these areas each day, community members have unique perspectives about what the future of their neighbourhoods could look like and what can be done to help make this happen.

Recognizing this, Neighbourhood Services staff work collaboratively with local residents, property owners, business owners and operators, non-profit organizations and others to help them leverage local strengths and opportunities. For more information visit:

https://www.edmonton.ca/projects_plans/communities_neighbourhoods/balwin-belvedere.aspx

5. What schools and support will be allocated to the area?

The application for rezoning proposes to change the kinds of buildings allowed on a site (eg. house, townhouse, apartment, etc). The uses listed in the proposed zones do not include schools. The decisions for the allocation of schools are made at the provincial level.

6. What kind of commercial space will be allowed?

Both the RA7 and RA8 Zones allow for commercial on the ground floor when associated with residential above. These uses include: Child Care Services; Convenience Retail Stores; General Retail Stores; Health Services; Professional, Financial and Support Services; and Specialty Food Services. Additional commercial uses are discretionary: Business Support Services; Personal Service Shops; Religious Assembly; Restaurants; and Special Event.

If you have questions about this application please contact:

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