

# WHAT WE HEARD REPORT

## Bateman Lands on 99 Street Open House LDA17-0006

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**PROJECT ADDRESS:** 8904 and 8920 - 99 Street NW and 9922, 9924 and 9926 - 89 Avenue NW

- PROJECT DESCRIPTION:**
- Amendment to the Strathcona Area Redevelopment Plan (ARP)
  - Rezoning from (CNC) Neighbourhood Convenience Commercial Zone and (RA7) Low Rise Apartment Zone to a (DC2) Site Specific Development Control Provision to allow for the development of a high-rise residential tower with both commercial uses and townhouse style units at the ground level.
  - Convert a portion of the lane west of 99 Street NW from a public lane to a privately owned lane to accommodate the proposed development.

**EVENT TYPE:** Open House

**MEETING DATE:** Wednesday, March 22, 2017

**NUMBER OF ATTENDEES:** 126

**CITY WEBPAGE:** [www.edmonton.ca/BatemanLandsOn99Street](http://www.edmonton.ca/BatemanLandsOn99Street)

**APPLICANT WEBPAGE:** <http://www.batemanon99.com/>

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### ABOUT THIS REPORT

The information in this report includes feedback gathered during the March 22, 2017 open house. This report is shared with all attendees who provided their email address during the event on March 22, 2017. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning and road closure application advances to Public Hearing these comments will be summarized in a report to Council.

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## MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information, view a physical 3D model of the proposed building and interface with a computer model of the area. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback as well as by answering the following questions:

- What opportunities does this application present?
- What challenges does this application present?
- What would you like Council to know about this application?
- What are your thoughts on the building design?

69 feedback forms with written comments were also received. The comments & questions we received are summarized by main themes below.

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## WHAT WE HEARD

### Building Construction, Land Uses, Layout and Design:

- Contributes to 99 Street being walkable and having services by foot.
- Could be a liveable, urban, pedestrian freeway site if done right.
- Would like to see a small restaurant (like Culina!) remain.
- Too much density.
- Contributes to encouraging local businesses, walkability and diversity .
- Too much height. Would prefer to see 4-8 stories maximum.
- There should be more landscaping on the 99 Street side of the building.
- Would like to see a larger outdoor cafe space but ensure it does not impede 89 Ave sidewalks.
- Want to see more of a transition from the podium to the tower for human scale. Podium should be staggered.
- Nice design and good use of land.
- Want to see more family-friendly units (not just in the townhouses). There is currently a lack of guarantee for any 3 bedroom units which does not help schools. But, the units need to be affordable too.
- Want to see some low income housing incorporated.
- Want to see some units be designed for seniors/elderly.
- Want to see large setbacks from existing development.
- Want to see an increase in the quality of housing close to the core.
- Commercial space seems smaller than existing and this is not good .

- Concerned that this will be environmentally destructive to the ravine.
- Do not want the commercial space to be a liquor store.

#### **Parking, Traffic and Transportation:**

- Traffic on 99 street during rush hour is already a nightmare. This would make it worse.
- This would increase traffic on 89 Avenue, 90 Avenue and 99 Street.
- This would put more stress on public transit.
- Parking will impact the neighbourhood, especially during the Fringe. There isn't enough street parking for people already.
- Concerned with laneway access to parking - it's already a narrow lane. It will be too busy.
- With the increase in traffic and people, the light at 89 Avenue and 99 Street should change to a full traffic light, not just a pedestrian activated one.
- Would like to see less parking on the site - there is an opportunity to reduce parking requirements; less parking = less cars.
- Concerned about the impact on children & senior safety as pedestrians.
- Streets should be upgraded to a pedestrian main street feeling.
- The estimated number of cars during rush hour seems low (50-60) - if there are 240 units, there will be more vehicles than that.
- Opportunity for more bikes, bicycle parking, car sharing.

#### **Microclimate Impacts:**

- Tower will create wind tunnels.
- Tower will cast a shadow on adjacent properties.
- Concerned about reduced privacy on adjacent properties.
- Skyline view of current residents will be obstructed.
- Bateman Manor will be in shadow all the time.
- Concerned people will lose access to sunlight.
- This will create more noise and air pollution.
- This could make the neighbourhood inhabitable for human and wildlife. For example, birds.

#### **Neighbourhood Context**

- Concerned about the height and scale of the tower - grossly oversized for the neighbourhood.
- Would prefer density to be distributed throughout neighbourhood (not all in one place).
- Concerned that the tower is visually out of context .
- Good support to densify the area. Mixed use is awesome.
- Redevelopment of an aging and underused site on a premiere neighbourhood site.
- Provides a development for prospective residents who want to live close to the City's core.

- Concerned this development will make the neighbourhood less walkable (as it could remove current businesses out).
- Not a suitable development.
- This will take away from the character of the neighbourhood.
- There is a lack of/loss of vision for the neighbourhood.
- This development and it's height will set a precedent in the neighbourhood.
- Concerned the community and river valley aren't being respected.
- This needs to remain a neighbourhood gathering place.
- The location of the building is wrong - would be better if it was on a corner of Saskatchewan Drive.

### **Economic and Community Impacts/Benefits**

- There should be more community benefit contributions/investment. There is an opportunity to provide more park space to offset captured density.
- There will be a loss of jobs and viability to local businesses during construction.
- More people will increase crime rates including sexual assaults.
- This will increase taxes.
- This will bring land values down.
- This will help reduce urban sprawl. Suburbs should also be more dense.
- New commercial space will be an opportunity for job creation and an opportunity for an expanded version of the grocery store.
- This is just the Bateman's looking to get rich at the expense of the community and for the developers to make money.

### **Area Redevelopment Plan (ARP)**

- Should stick to ARP's height requirements.
- The ARP is not being followed and the development does not fit the plans for the area.
- The current ARP should be revised (to create a new vision) before considering developments like this.

### **Utilities and Infrastructure:**

- Sewer lines are already stressed and can't hold if something this large is added. It already smells bad.
- Water lines aren't big enough and this will impact water pressures in the area.
- Waste collection needs to be done right. This hasn't always happened in the past.
- Opportunity to have alternative sources of energy under development

### **WHAT YOU WANT YOUR COUNCIL TO KNOW**

- Make sure there is a sunset clause on the zoning.

- Concerned about certainty of this project. How do we know it won't be sold to a 3rd party after approved by council?
- Concerned that there is no transit hub here, therefore concerns of more traffic on 99 st which is already a problem for residents.
- The ARP should be revised first before approving any more large scale developments.
- There needs to have a further study into the transportation impacts from this development on the area.
- Look at other cities and how they manage density (for example Copenhagen). It isn't always towers.
- There needs to be more community contributions to offset scale of development.
- There are opportunities for Strathcona to grow - but it needs to be controlled properly.
- Pedestrians are not being put first.
- Small business and diversity are not being encouraged.
- City Council is not listening to the neighbourhood residents.
- Approving this will set the wrong precedent.
- Quality of life for residents should be more of a consideration.
- We aren't adhering to existing plans. They shouldn't be changed just so the developer makes money.
- Want to see an overall plan for 99th Street first.

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## ANSWERS TO QUESTIONS

- How do we know this property won't be sold to a 3rd party after approved by council?
  - Zoning applies to land regardless of ownership. Council does not have the authority to restrict private land sales between two landowners. The current landowners could sell at any time, including after Council makes a decision on this application.
- Any winter testing done on parking?
  - The minimum dimensions of parking spaces and drive aisles in the Zoning bylaw take into account snow accumulation.
- Should this meeting be informative and neutral? Why is Bateman present?
  - By having representation from the City, consultants, developer and landowner, there are more opportunities for participants to engage with a variety of perspectives and get more direct responses to questions and concerns.
- Concerned about the sewer lines, can it hold something this large?
  - There is a Drainage Servicing Report being reviewed by the City's Drainage Engineers. If it indicates that this development may cause the existing infrastructure to be compromised, the developer will need to engineer a solution to control the flow of sewage into the City's system to a lower rate.
- Concerned about water lines, can it hold something this large?

- EPCOR Water has reviewed this application and advised that there is a water main on 89 Avenue that is of sufficient size to be used to service the proposed development. However, the developer will have to pay for additional fire hydrants in order to provide proper fire protection.
- Concerned about flooding - is there a plan in place?
  - The site will have to be designed for proper collection and drainage of stormwater.
- Concerned about dealing with waste - is there a plan? (This hasn't always happened in the past)
  - The Site Plan has been reviewed by City Operations (Waste). There is a storage area for waste that can be accessed by the City's waste vehicles for collection.
- What is the overall plan/long-term for 99th Street? Old Strathcona?
  - The current Strathcona Area Redevelopment Plan is the statutory plan in place for this area. Within it, there is the Walk Up Apartment Area we generally follows the 99th Street corridor. There is currently not a specific plan or planning study for the 99th Street corridor.
- Concerned there is no business case to change existing plan - why allow this now?
  - Sustainable Development reviews applications relative to land use compatibility and planning. A business case is not something that is reviewed or considered.
- Concerned about parking - there is one spot per 2 car families. Then there is customers, employees...where will they park?
  - The amount of parking being provided is being reviewed by the City's Transportation engineers. The final amount of parking that is required will be determined from that review taking into account the other modes of transportation that are available in the area. Some people who choose to live here may own 2 cars, some may own none.
- How many more towers will be allowed into the community?
  - The City reviews all applications and evaluates them relative to their own unique context and design. City Council makes all decisions for changes in zones that would allow towers.
- How is the City controlling urban Sprawl?
  - The Municipal Development Plan approved by Council includes many objectives and goals to increase residential density in the central part of the City. Suburbs are also being designed with higher densities as well.
- Concerned about traffic increase and what that will mean for pedestrians (children & seniors) and emergency vehicles - can they get by?
  - A Transportation Impact Assessment is being reviewed to determine if there are any adjustments required to traffic control or crossing measures to ensure safety.
- Concerned the estimated # of cars during rush hour is mildly low (50-60) given by transportation - if there are 240 units, there will be more vehicles than that. Please explain.

- These details are being reviewed in the Transportation Impact Assessment which is still ongoing. The estimations are partially based on the area having significant access to other methods of transportation.
  - Concerned with the use of the alley between 89 & 90 Ave. It is already over “light” use - will this have snow cleared regularly because of this development?
    - The City’s snow clearing efforts will continue to be prioritized with freeways and arterial roads being cleared first and residential streets and lanes being last.
  - What about “human scale”?
    - The tower is designed to have a “human scale” podium (2 storeys) with the tower portion of the building stepped back from the edge.
  - How is a transition from 3 to 31 stories, sensitive?
    - The transition from the proposed tower to the surrounding low scale residential neighbourhood is an important issue. It is being looked at very closely as part of the review of this application.
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If you have questions about this application please contact:

Andrew McLellan, Planner

780-496-2939

[andrew.mclellan@edmonton.ca](mailto:andrew.mclellan@edmonton.ca)