

# WHAT WE HEARD REPORT

## Bateman Lands on 99 Street Open House #2 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, including the Main Street Overlay, and the (RA7) Low Rise Apartment Zone, including the Medium Scale Residential Infill Overlay, to a (DC2) Site Specific Development Control Provision to allow for the development of two high-rise residential towers with 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:** Tuesday, December 5, 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 reflects feedback gathered during the December 5, 2017 Open House. This report is shared with all attendees who provided their email address during the events on March 22, 2017 (the first Open House on the original proposal) & December 5, 2017. This summary will also be shared with the applicant and the Ward Councillor. If/when the application advances to Public Hearing these comments will be summarized in a report to City Council for their review prior to making a decision.

Planning Coordination  
CITY PLANNING



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## MEETING FORMAT

The meeting format was a free roaming Open House where attendees were able to view display boards with project information, view a physical 3D model of the proposed buildings and interface with a computer model of the area. Participants were encouraged to ask questions of City Staff, the applicant, the landowner and their consultants. Participants were invited to share their feedback through feedback forms as well as on a “Graffiti wall” by answering the following questions:

- What do you like about this application?
- What do you not like about this application?
- What would you like Council to know before they make a decision?

Over 200 sticky notes with comments were left on the “Graffiti Wall” and 87 feedback forms with written comments about the application were received. The comments & questions we received are summarized by main themes below. While this is not intended to be a quantitative analysis, where multiple similar comments were heard, the summary has combined them into one with an indication of approximately what volume of similar comments were received (eg. “x5” means a similar comment was received 5 times).

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## WHAT WE HEARD - COMMENTS ON FEEDBACK FORMS

### Context in Neighbourhood

- New proposal is more of a natural extension from the buildings on Saskatchewan Drive
- Creates bookends around a portion of the neighbourhood
- This kind of height should be on Saskatchewan Drive or downtown (x7)
- The city needs to have a plan that more fairly distributes high density developments in various neighbourhoods so that families are not forced into moving to the outskirts
- Feeling ‘closed in’ by being surrounded by all high-rises

### Building Density and Height

- This development is needed to densify the City.
- Development is still too high, 4-6 storeys is more appropriate (x10)
- Stop pushing high density on this neighbourhood - too many people in one space (x2)

- Encourages density, will be better environmentally and will make businesses (e.g. grocery store) on the 1st level more sustainable.
- Opposed to multi-story unreasonable development. How high is reasonable/acceptable?

### **Land Use, Building/Site Design & Aesthetics**

- The developer has appeared to listen to residents concerns in regards to height, aesthetics of building, and more family units in making revised design.
- I agree with all with all the design proposals
- Much improved scale from previous proposal
- Developer should be held to what the Edmonton Design Committee recommends.
- Concerned that there is a lack of stepback on the west side of the building...there should be some (x3)
- Design of the building should be done with high quality finishes which will add to, not detract from the charm of the neighbourhood (x3)
- Rounded ground floor corners of the podium could make it more pedestrian friendly
- The building should be built to a high standard - LEED
- Would like to see more commitment from the developer to creating green spaces, either via community park contribution or rooftop gardens, etc (x3)
- Signage should be carefully restricted (x2)
- Uses need to be carefully selected and controlled and reflect needs of community. We want a grocery store and coffee shop back. (x12)
- Want more commercial space with daytime uses like daycare to encourage activity on 99 Street (x4)

### **Neighbourhood Impact and Area Redevelopment Plan:**

- A major rezoning such as this needs to ensure it contributes to the vibrancy of the community.
- Strathcona ARP was built with lots of community input and needs to be respected or else comprehensively updated (x9)
- Neighbourhood will negatively be changed (x3)
- Just the type of development this part of Edmonton needs. It's a great area and people deserve the opportunity to live here (x2).
- Will facilitate positive growth in our community and be an example for other places (x2)
- Loss of a community hub
- Impact to existing properties that are on 89 Ave
- Only benefits the developer, not the community

- This new building to the west now creates a shadow impact on the residents that would be west of the building (x3)
- Concerned with the construction impacts onto existing properties
- The argument that development at this site cannot proceed without rezoning makes no sense given that other developments have occurred on 99 St without rezoning.
- Strathcona is a unique walkable community with a far too busy road dividing it. This development is the beginning of an attempt to convert 99 Street into a high rise corridor.
- The area already suffers from over development of condos and apartments, suppressing property values in this category and has left many vacant dwellings in the area (x2)
- Concerned this highrise will make people interact less
- Wind impact in area will be negative (x3)

#### **Public Contributions:**

- Not enough family oriented uses or amenities (x10)
- Sponsored Affordable Housing Contribution Policy not addressed in detail
- Community League should be provided more funds to promote community living and density

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

- Concerned with the impact and pressure to traffic flow as we already have traffic problems (x13)
- Not enough pedestrian focus
- Concerned that there wasn't enough consultation done on the traffic and parking (x2)
- Parking inadequate for 217 units. Residents in homes on either side of 99 Street will be inundated with condo parking (x10)
- Concerned about the street signal light - it will need to change to a synchronized light and should be paid by the developer
- The Traffic Impact Assessment is NOT looking at a small enough area - more detail needed (x2)
- Alley system is not developed to support that many vehicles
- Concerned about the ETS and that every bus is full between 7:30 a.m. to 9:00 a.m. Will transit routes increase? Where will the 500 people go? How will they get there?
- Countless empty street parking
- No commercial parking means street parking will be impossible for residents of this block

#### **Public Consultation:**

- I feel that this project has already been decided by the City and the Developers (x2)
- Prefer to see a Town Hall meeting

- Prefer the developers to work with the Community to come up with a fair development (compromise from both ends)
- The City should change its approach to public consultation and get input from the residents of the area and what they would like to see go into the design (for developments that require rezoning only)
- Densification is an important component of building a sustainable vibrant city, however this proposal is a significant change to the neighbourhood character and therefore the City needs to ensure that the development rezone is only approved with street, enforceable condition. Approval must be accompanied by community driven considerations.

#### **Other Comments:**

- Lack of trust in the developer (x3)
- Developer should pay for sidewalk, infrastructure, new street lights (x3)
- Concerned that these condos won't sell as Edmonton has a glut of condos that are not selling already
- Developers is not being insensitive to the community and its citizens.
- Other developers have worked with the guidelines and these people should as well
- Concerned that there is no share of community responsibility in this development
- Quality of residential life and community impact especially for seniors living in the Bateman Manor will not be able to easily access groceries
- System of counsellors not impacted directly getting the same amount of say as the ward councillor doesn't work.
- DC system is badly broken and should be put on hold until it is fixed.
- The existing drainage infrastructure is not sufficient. This will make it worse (x3)

#### **GRAFFITI WALL - WHAT DO YOU LIKE ABOUT THIS APPLICATION?**

- The mixed use aspect and improvements to the sidewalk on 99 streetspace (x5)
- That the height went down from the original proposal (x4)
- The development team listened to feedback and modified the building development to be more responsible to neighbourhood concerns (x4)
- The exterior of the buildings are more interesting (x3)
- Lots of open/green space between and on the buildings (x2)
- All parking underground
- Nothing! (x4)

## **GRAFFITI WALL - WHAT DO YOU NOT LIKE ABOUT THIS APPLICATION?**

- The rich well get richer and the poor will be poorer. That will provide much better living conditions for those of us that can afford it.
- There is no evidence of enhancements to the neighbourhood (x2)
- The potential increase in traffic on 99 Street and the lane. Not everyone takes transit. (x10)
- The revised building is still too tall (x9)
- There are not enough family-oriented units (x6)
- The loss of the grocery store and what commercial uses may replace it (x5)
- Parking amount provided and impact on street parking: (x4)
- Too much density/higher population (x4)
- It does not fit into the community (x4)
- Does not respect the Area Redevelopment Plan (x2)
- The new proposal is not very different from original proposal
- Potential wind tunnel along 89th Avenue
- Two towers are too close together
- Too much shadow impact, especially to residents of Bateman Manor
- Don't want certain uses in new development such as VLT type establishments
- Unsure of the water/sewer infrastructure for such large buildings
- Lack of green space (parks)
- Liked one tower version better
- This will set a precedent for the rest of 99 Street (x2)
- Nothing!

## **GRAFFITI WALL - WHAT WOULD YOU LIKE COUNCIL TO KNOW BEFORE THEY MAKE A DECISION?**

- The Area Redevelopment Plan should be followed and developers should not be allowed to change it whenever they want (x10).
- Setbacks and Stepbacks should be larger to better transition the height of the building to the rest of the neighbourhood (x7)
- Does not fit with the neighbourhood (x5)
- This will improve the community (x2)
- Area is already very dense, do not need more (7)
- Too much densification (X8)
- Good way to add densification (x3)
- This will negatively impact the area's quality of life (x4)
- Make sure the environmental contamination is cleaned up (x8)
- Height of tower too tall, 4-6 storeys more appropriate (x14)
- Revised height is good

- Don't set a precedent for the 99 street corridor (x3)
  - Get more affordable and family housing (x12)
  - Retail and grocery store should be guaranteed to stay (X6)
  - The existing zoning already allows for lots of development opportunities (7x)
  - Make sure the uses are appropriate for the residential area (x4)
  - Careful consideration of transportation planning aspects is a must (bus frequency, traffic, parking, bicycles, etc.) is important (x16)
  - This will create a wind impact on the area (x2)
  - Want certainty on community contributions (x2)
  - Building design needs to be high quality (x2)
  - Make sure the water and sewer systems can handle this. The area's systems are old and it is a combined system (x3)
  - This should not be allowed no matter what changes have been made (x2)
  - Please listen to the community concerns when making your decision (x5)
  - Want more development like Ritchie (mixed infill, low scale) Ritchie development (x2)
  - Counsellors from other parts of the City should not be allowed to overturn opinion of residents and ward counsellor
  - This will have a negative impact on property values (x2)
  - The City should do more engagement
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## ANSWERS TO QUESTIONS

- Are these buildings going to meet or exceed the new energy code and home warranty?
  - All buildings must meet the code. There is no requirement in the proposed DC2 zoning that would require this development to exceed it.
- Is there a provision for incorporating green energy?
  - No, this is not a component of this proposal.
- How can we be assured that the proposal will be realized as it is presented?
  - A Site Specific Development Control Provision is a very detailed set of zoning regulations which includes drawings of the site and the building. The actual building must meet all the regulations of the text of the Provision and very closely match the drawings contained in the Provision. This is the most strict and prescriptive kind of zoning there is in Edmonton.
- I feel that this project has already been decided by the City and the Developers. Have they?
  - No. Only City Council can decide if this proposal is allowed or not. This decision happens at a Public Hearing which has not happened yet (date still to be determined). City Planners will make a recommendation to City Council. The developer can propose whatever they want for consideration.

- Concerned about sewer/water capacity along 99 St. as it was designed for 6 storey complex tops. Are we going to have to pay for upgrades?
  - No. Any required upgrades to sewer, water or other utility infrastructure that would be required to meet the needs of the development while ensuring the networks still meet City standards is entirely the cost of the developer.
- How can we be guaranteed that a grocery store and a cafe will reopen in the new space?
  - There is no way to guarantee this through zoning. The proposed zoning only allows for the opportunity for these types of businesses. Zoning cannot control where business owners and operators actually choose to locate.
- How can you guarantee us that this won't set a precedent?
  - From a City Planning analysis perspective, we do not use precedent as a reason for supporting or not supporting a development. Each application is reviewed relative to its unique characteristics and context.
- Where do we vote for rezoning or not? Not clear.
  - Individual people do not vote directly on this approval. The elected City Council members vote as a Council to decide. This is done at a Public Hearing where anyone can register to speak to try to persuade Council one way or the other.
- Why do we need a rezoning?
  - The owner is proposing a development that does not conform with the current zone. Therefore, if they want to be allowed to build it, they must apply for a rezoning and seek approval from City Council.
- How are these events and our feedback taken into account for decision-making?
  - The City hosts these events and collects feedback for 3 main reasons:
    - To help inform conversations with the applicant about making revisions to address concerns raised.
    - To collect local insight and help us make sure that our planning analysis is taking into consideration all the factors that it needs to.
    - To inform Council about the nature of the feedback received so that they have a better understanding of the opinions of nearby residents prior to making their decision.
- How do the specifications for this development compare with other developments that have occurred along 99 St in recent years?
  - This development is for 2 high rise towers. There have been no such other proposals along 99 Street in recent years. All new developments of multi-unit buildings along the street have been 4-6 storey lower rise apartment buildings.
- How are these buildings going to affect snow and ice situations around this building on public areas?

- As is the case for all property owners, the owners/managers of this site will continue to be responsible for the clearing of snow from public sidewalks next to their site.
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If you have questions about this application please contact:

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