

# WHAT WE HEARD REPORT

## New Neighbourhood Structure Plan - Gorman (LDA16-0502)

**PROJECT ADDRESS:** North of 153 Avenue NW and east of Manning Drive

**PROJECT DESCRIPTION:**

- Amendment to the Pilot Sound Area Structure Plan
- New Gorman Neighbourhood Structure Plan

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
Pre-application Open House (Applicant)	June 10, 2015	Landowners within 100 m of Gorman were notified by mail, as well as the associated community leagues and area councils. The applicant reported approximately 10 attendees.
Advance Notification and Public Engagement Session Invitation	Mailed on November 21, 2016	786 recipients
Public Engagement Session (City)	December 6, 2016	16 residents/landowners Media - Global news
Public Engagement Session Invitation	Mailed on April 16, 2019	406 recipients
Public Engagement Session (City)	May 1, 2019	18 residents/landowners
Other Feedback	Ongoing	4 calls
Website	Online in late November, 2016	N/A

### ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered during the May 1, 2019 public engagement session. This report is shared with everyone who has emailed the file planner (Sarah Ramey) directly, and all attendees who provided their email address during the event on May 1, 2019. This summary will also be shared with the Applicant and the Ward Councillor and posted online. When the proposed NSP advances to Public Hearing, this report will be included in the information provided to City Council.

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## MEETING FORMAT

The public engagement session was held as an open house where attendees were able to view display boards with project information and ask questions of City Staff (Planning Coordination) and the Applicant. Feedback forms were provided for attendees to fill out.

We received a total of 3 feedback forms. The comments and questions we received are summarized by main themes below.

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## FEEDBACK SUMMARY

The most common comments included:

- **Land Use Designations:** Questions about what the proposed land uses meant (eg. Mixed Use and neighbourhood commercial), how tall the buildings would be, and what the neighbourhood would feel like when built-out.
  - **Transportation:** Concern about existing road conditions (153 Avenue, 18 Street and Victoria Trail), the timing and type of upgrades to support additional development, noise and vibration attenuation along the rail line and Victoria Trail, and the timing of the LRT line.
  - **Other:** Notices were sent out too late, questions about certain labels on the maps, looking forward to road upgrades, and a shame that prime farmland will be lost.
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## WHAT WE HEARD

### Land Use designations:

- How tall will the buildings be next to the LRT station? Don't like the idea of having tall buildings near my house (I live south of 153 Avenue).
- What type of development will the neighbourhood commercial site along 18 Street allow?
- What will the neighbourhood around the LRT station feel/look like?

### Transportation:

- Why is Fort Road being realigned?
- What does the "possible collector road" label between the rail lines mean?
- Traffic in the area has increased dramatically since the Henday opening. Street lights and widening of 153 Avenue need to happen before further development.
- When will the 18th Street/153 Avenue intersection be upgraded? It is a very dangerous intersection at the moment.

- Concern about increased traffic along Victoria Trail. Can noise attenuation options for existing developments be explored?
- Will the 153 Avenue/CN/Future LRT crossing be grade separated?

#### Rail/LRT:

- Concerns regarding the impact of the LRT line along CN line with respect to noise and vibrations.
- Will people park at Gorman to use the LRT instead of at Clareview?
- When will the LRT be built?
- How can the LRT be built sooner?

#### Other:

- Water pressure is low in my area. How will the development impact water pressures?
- Shame to lose prime farmland.
- Did not receive a notice until the day of the event. Will another engagement session be happening?
- Where will the community league building go?
- Which part of the neighbourhood will be developed first?
- Please provide copies of the boards from tonight's open house to the public.

## ANSWERS TO QUESTIONS

#### Land Use Questions:

- How tall will the buildings be next to the LRT station?  
*The land use designations around the LRT Station are for Mixed Use development (minimum of 6 storeys) and High Density Residential Development (minimum 6 storeys). The plan does not provide a height limit, however, development will need to conform with the Edmonton Garrison Heliport Zoning Regulations to ensure building heights do not interfere with flight paths. In general, the plan supports higher densities around the LRT station with a gradual tapering of height and density toward the edges of the neighbourhood.*
- What type of development will the neighbourhood commercial site along 18 Street allow?  
*The commercial site located west of 18 Street is designated for small-scale neighbourhood commercial uses intended to serve the local area.*
- What will the neighbourhood around the LRT station feel and look like?

*The look and feel of the mixed use town centre around the LRT station is intended to feel urban with a combination of medium and high rise residential/commercial developments. Shops and restaurants located on the ground floor of buildings will line the streets and parking will be located at the rear of buildings, in parkades or underground. An urban plaza will provide a destination for residents and visitors.*

### **Transportation Questions:**

- Why is Fort Road being realigned?  
*The existing intersection of Fort Road and 153 Avenue is too close to the CN rail crossing, and the 34 Street crossing. With future traffic growth projected along 153 Avenue, this intersection will become more unsafe and will require removal. The proposed alignment for Fort Road matches the approved alignment in the Pilot Sound ASP.*
- What does the “possible collector road” label between the rail lines mean?  
*The NSP indicates that a possible collector road may span across the two rail lines. This is subject to further review by the private rail companies and the City of Edmonton. Currently, the private rail companies only allow a new at-grade rail crossing if another existing rail crossing is removed.*
- When will the 18th Street/153 Avenue intersection be upgraded? It is a very dangerous intersection at the moment.  
*Upgrades to the 18th Street/153 Avenue intersection will be required with subdivision and development of the southeast corner of the Gorman plan area. The Gorman NSP labels this area as “short term development area” which means it’s intended to be one of the first areas of the plan to develop.*
- When will 153 Avenue be widened?  
*The requirement of widening the 153 Avenue to the ultimate four-lane arterial will be triggered by development in the Gorman plan area. Full widening to a four lane divided arterial requires additional funding from City Council. This has been identified by Administration, however, it has not been funded to date*
- Can noise attenuation options for existing development along Victoria Trail be explored? Who do we direct inquiries about this?  
*Noise mitigation measures are applied in accordance with the City Noise policy at the subdivision stage. For existing developments, if the area is experiencing traffic noise issues,*

*the noise problem can be reported to the City so that the City can investigate and identify if any noise attenuation is warranted.*

*Additional information on noise and controlling noise is available here:*

*[https://www.edmonton.ca/transportation/on\\_your\\_streets/traffic-noise.aspx](https://www.edmonton.ca/transportation/on_your_streets/traffic-noise.aspx)*

## **Rail/LRT Questions:**

- When will the LRT be built and how can it be built sooner?

*Preliminary engineering was completed for the Capital Line extension from Clareview to Gorman in 2010. The City will move forward to design and construction once funding becomes available. Funding is allocated by City Council, based on the priority order of the different lines. At this time, only the top two priorities have been identified (West LRT and expanding the Metro Line onto Blatchford).*

*More information on the Gorman extension is available here:*

*[https://www.edmonton.ca/projects\\_plans/transit/north-lrt-study.aspx](https://www.edmonton.ca/projects_plans/transit/north-lrt-study.aspx)*

- Are there plans for any additional noise attenuation south of 153 Avenue adjacent to the railway when the LRT is developed?

*Noise attenuation was constructed with the original subdivision, and included a berm and noise attenuation fence. No additional noise attenuation is planned at this stage for the heavy rail. Additional noise attenuation for LRT operations will be examined with detailed design/construction, and may or may not be required based on the studies at that time.*

- Will the 153 Avenue/CN/Future LRT crossing be grade separated?

*Currently, there are no plans for grade separation of the CN rail or future LRT at this location. Railway grade separation prioritization to date has not identified the need to grade separate this crossing. This may change in the future based on traffic growth.*

- Will people park at Gorman to use the LRT instead of at Clareview?

*A permanent park and ride facility around the Gorman LRT station is not being developed. Permanent park and ride facilities will be provided at the end of the line in the Horse Hill neighbourhood (north of the Henday) once the North East portion of the Capital Line LRT line is completed.*

**Other:**

- Water pressure is low in my area. How will the development impact water pressures?  
*A Hydraulic Network Analysis was conducted in support of the proposed NSP and was reviewed and approved by EPCOR Water. The analysis was conducted to ensure that sufficient water servicing is provided to the proposed new development without negatively impacting existing development.*
- We did not receive a notice until the day of the event. Will another engagement session be happening?  
*We anticipate that this will be the final public engagement event for the Gorman NSP. Residents may continue to track the progress of the application through the website. When the application is ready to proceed to Council Public Hearing, surrounding landowners will be notified of the date and time and how to register to speak. Residents may also contact the file planner (Sarah Ramey) at any time to receive an update or provide comments.*  
*<https://www.edmonton.ca/gormanneighbourhoodplan>*
- Where will the community league building go?  
*The Gorman NSP provides the opportunity for a future community league building on the large school/park site located west of the rail line and north of 153 Avenue.*
- Which part of the neighbourhood will be developed first?  
*Land located north of 153 Avenue, east of the rail line and south of the future LRT extension is marked as “short term development area” in the NSP. This portion of the plan is intended to develop first with the northern portions of the plan developing later as servicing extends north.*
- Can copies of the boards from the public meeting be provided to the public?  
*Copies of the public engagement boards are available online at [edmonton.ca/gormanneighbourhoodplan](http://edmonton.ca/gormanneighbourhoodplan) and are also attached to this email.*

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If you have questions about this application please contact:

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See also: [www.edmonton.ca/gormanneighbourhoodplan](http://www.edmonton.ca/gormanneighbourhoodplan)

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