

COMMENT SHEETS - SUMMARY

Public Open House, April 12, 2011

**Strathcona Area Redevelopment Plan Amendment
and Strathcona Junction Area Redevelopment Plan
and associated Rezoning**

As with the June 16, 2010 Open House, attendees were asked to complete a general comment form. There were approximately 60 who attended the April 12, 2011 Open House, plus five Planning Department and one Transportation Department representative. Nineteen comment sheets returned. A number of other comments were also received verbally from the 6 staff members who attended.

STRATHCONA AREA REDEVELOPMENT PLAN (West Ritchie Amendment)

Frequently mentioned as things that people liked:

- Pedestrian/bicycle link at 80 Avenue
- Character streets (i.e. 81 Avenue protection of historic false fronts)
- General concept/revitalization
- Proposed park at 81 Avenue and 100 Street
- Increased residential development

Frequently mentioned concerns:

- Parking congestion, particularly along 80 Avenue between 99 and 100 Street
- CP rail yard re: noise and connectivity
- Potential loss of the view of the old CP Rail Station/Iron Horse
- Traffic conflicts –e.g. trucks and cars, narrow roadways 101 Street/80 Avenue

STRATHCONA JUNCTION AREA REDEVELOPMENT PLAN

(104 Street/Calgary Trail/99 Street Corridor)

Frequently mentioned as things that people liked:

- General concept for visual improvements to Gateway to the City – landscaping, multi-use path, architectural regulations
- Opportunity for residential development and increase in density; more efficient land use
- Smaller block sizes facilitated by extensions of the avenues

Frequently mentioned concerns:

- Traffic and pedestrian safety – use more pedestrian-activated signals, more controls for traffic to get across Gateway Boulevard
- Smaller businesses need incentives to redevelop; affordable space
- Big Box retail will have negative impact on existing businesses in the area; could drive up rents, put additional pressure on available parking

STRATHCONA AREA REDEVELOPMENT PLAN (WEST RITCHIE)	
THE THINGS I LIKE:	BECAUSE ...
Pedestrian/Bicycle pathways and connectivity (6 Comments, 5 referring to proposed link to cross CP Rail Yard at 80 Avenue)	
Biking friendly Walking friendly	<ul style="list-style-type: none"> • Currently I bike to Whyte Avenue and walk to local Ritchie shops. I would like to contain this.
Pedestrian friendly gateway to the city.	<ul style="list-style-type: none"> • It is hard to walk/bike from my home to farmer's market.
Proposed bike path in Ritchie.	<ul style="list-style-type: none"> • Daughter and son could bike to U of A.
Bike/pedestrian path across the railroad tracks	<ul style="list-style-type: none"> • There are too few crossings right now
Proposed bicycle/pedestrian Link across CPR yard.	<ul style="list-style-type: none"> • Makes business and commercial part west of the CPR yard more accessible than just my vehicle.
Potential crossing of CPR Yard at 80 Avenue	<ul style="list-style-type: none"> • Would provide a good connection to West Ritchie.
Historical Ambiance/Facades – maintain and/or respect in redevelopment (4 comments)	
Historical commercial along 81 Avenue	<ul style="list-style-type: none"> • Brings conformity to area. • Sets new standard in area of “hodge podge” development.
Now historic preservation rules - 81 Avenue 101-102 Street.	<ul style="list-style-type: none"> • Old buildings are cool!
I like the way 81 st Avenue in west Ritchie is represented	<ul style="list-style-type: none"> • History disappears quickly in Edmonton and to preserve a little is a good thing.
Historic Commercial	<ul style="list-style-type: none"> • Improves the “walk score” of the present and future residences.
Overall Area Redevelopment Plan (4 comments)	
Overall Strathcona ARP	<ul style="list-style-type: none"> • It promotes pedestrian friendly aesthetically pleasing development.

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STRATHCONA AREA REDEVELOPMENT PLAN (WEST RITCHIE)		continued
THE THINGS I LIKE:	BECAUSE ...	
Long term plan	<ul style="list-style-type: none"> • Stabilizes the neighbourhood. 	
West Ritchie Redevelopment Plan	<ul style="list-style-type: none"> • It seems to complement the character of the neighbourhood. 	
All of IT.	<ul style="list-style-type: none"> • Will greatly improve this high potential area. 	
Proposed Park 100 Street/81 Avenue (3 comments)		
Park space in Ritchie	<ul style="list-style-type: none"> • There is little green space in and around Whyte Avenue. 	
Park	<ul style="list-style-type: none"> • Compliments area/history nice green space focal point. 	
The “proposed” park at 100 Street and 80 is lovely.	<ul style="list-style-type: none"> • I hope this one gets on the books. There is a good number of elder folks in this neighbourhood and it’s a good meeting spot and great energy. 	
Small Store Fronts (Strathcona ARP) (2 comments)		
No large box stores, keeping “character buildings”, improving curb appeal.	<ul style="list-style-type: none"> • It has potential to fix some current eyesores and prevent future ones. 	
No large store front.	<ul style="list-style-type: none"> • I like the small businesses on Whyte Avenue and area. Big chains will remove from local businesses. 	
Residential Development (2 comments)		
The residential over commercial	<ul style="list-style-type: none"> • There may/should be greater community to enhance local participation. 	
More low rise	<ul style="list-style-type: none"> • I would like to some day upgrade and downsize from a house to a condo. 	

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STRATHCONA AREA REDEVELOPMENT PLAN (WEST RITCHIE)		continued
THE THINGS I LIKE:	BECAUSE ...	
Other Comments		
Livable walkable neighbourhoods	<ul style="list-style-type: none"> • Because it increases quality of life. 	
Extending Old Strathcona	<ul style="list-style-type: none"> • Building more commercial east of the tracks extends the ambience of Old Strathcona, which is long overdue. 	
Staffing	<ul style="list-style-type: none"> • Very eloquent – knowledgeable/approachable. 	
Venue	<ul style="list-style-type: none"> • Good space for community awareness! Thanks Friendly!!! 	

STRATHCONA AREA REDEVELOPMENT PLAN (WEST RITCHIE)	
MY MAIN CONCERNS	BECAUSE ...
Parking (6 comments)	
No restrictions on Residential Parking.	<ul style="list-style-type: none"> • Way too many people park in front of my house now. If there are any restrictions it will just be worse.
Parking on 80 th Avenue too narrow for two-way traffic.	<ul style="list-style-type: none"> • Daughter lost mirror to unknown driver this winter. We have travelled street at all times of the year and have had to move over for traffic from the other way often.
Parking 80 th Avenue	<ul style="list-style-type: none"> • Already there is a large volume of parked vehicles on 80 Avenue and could there be some restriction of none resident parking for the residential avenues.
Strathcona “community”	<ul style="list-style-type: none"> • Has the city considered Strathcona Community a core parking area be made available so that business and residential can be accessed?
Church parking - 81 Avenue and 100 Street	<ul style="list-style-type: none"> • Current parking lot and street parking on surrounding blocks is filled by church attendees all day every Sunday and also on special occasions like funerals and weddings during the week – low mobility members need to be able to park close to church.
We need cars and parking to be maintained on 81 Avenue 101- - 102 Street.	<ul style="list-style-type: none"> • Our customers need it.

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STRATHCONA AREA REDEVELOPMENT PLAN (WEST RITCHIE)		continued
MY MAIN CONCERNS	BECAUSE ...	
Continued Existence of CP Rail Yard (3 concerns))		
Continued existence of CPR yard	<ul style="list-style-type: none"> Noise, limit access between West Ritchie and west of the CPR yard. Operation more suited to perimeter of city. 	
Need separation from CPR yard	<ul style="list-style-type: none"> I understand that the CP Rail yard will not move any time in the near future, nor is it required to, but the city has severely suffered along this corridor's decaying influence, and steps should be taken to create separation from it. 	
CPR Yard	<ul style="list-style-type: none"> I can't wait for this area to be improved. Can you kick out CPR 	
Business Viability (3 concerns)		
Affordable rent for Mom and Pop Stores	<ul style="list-style-type: none"> They need it. They make our city fun and unique. 	
Affordable land/buildings for Mom and Pop Stores	<ul style="list-style-type: none"> They need it. They make our city fun and unique. 	
Proposed commercial/residential mixed use area along 80 Avenue between 100 and 101 Street.	<ul style="list-style-type: none"> Conflicts created between residents and businesses. Existing IB businesses are at disadvantage having to defend themselves against new residential (e.g., noise/odors/trucks) etc. 	
Traffic and Roads (2 concerns))		
Traffic flow	<ul style="list-style-type: none"> Narrow streets (from original city plans) do not comply with proposed traffic "two-way" traffic. 	
80 Avenue/101 Street	<ul style="list-style-type: none"> It would be great if the intersection of 80 Avenue and 101 Street changed to a four-way stop parking limits visibility for vehicles attempting to cross or turn onto 101 Street. 	
Sidewalks and Bicycle pathways (2 concerns)		
Sidewalks	<ul style="list-style-type: none"> We need sidewalks on west side of 102 Street, 80 – 82 Avenue, especially over next year during construction – closure of sidewalk and east side of 102 Street. 	
Bicycle pathways	<ul style="list-style-type: none"> Can we get bicycle path from 68 Avenue up 98 or 100 Street to historic west Ritchie? 	

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STRATHCONA AREA REDEVELOPMENT PLAN (WEST RITCHIE)		continued
MY MAIN CONCERNS	BECAUSE ...	
Historic View Corridor – CP Rail Station (2 concerns)		
(Gateway Blvd/81 Avenue)	<ul style="list-style-type: none"> We hope the development of 102 Street, 80 Avenue to 82 Avenue does not go through. 81 Avenue 101- 102 Street needs review at RR station as partial historic ambience. 	
Proposed residential development along 102 Street	<ul style="list-style-type: none"> Interrupts the “historic view corridor”, would make an ideal green space! 	
Height of buildings (2 concerns)		
Height Restrictions	<ul style="list-style-type: none"> I like that in Old Strathcona and West Ritchie – you can still see the sky. 	
Four storey limit on new buildings is too tall	<ul style="list-style-type: none"> One with two-storey is more human scale. 	
Business Viability (2 concerns)		
Affordable rent for Mom and Pop Stores	<ul style="list-style-type: none"> They need it. They make our city fun and unique. 	
Affordable land/buildings for Mom and Pop Stores	<ul style="list-style-type: none"> They need it. They make our city fun and unique. 	
Other Concerns		
Potential Park – German Heritage Theme	<ul style="list-style-type: none"> I support highlighting the local history – but my concern is that the representation of Germaneness will be stereotypical or tacky – design consultation should involve some “progressive” Germany. 	
More Low Rise	<ul style="list-style-type: none"> Will these be rentals or condos (individually owned). What happens to the current sewage system, walking down 99 Street it already seems like the sewage system is maxed out (smells). 	
Bars and nightclubs along Whyte Avenue area.	<ul style="list-style-type: none"> Noise, rowdiness too and from the bars. 	
Greenery	<ul style="list-style-type: none"> Need more in “permanent” trees. 	
The length of time this is taking to complete.	<ul style="list-style-type: none"> Building plans are pending a final decision. 	

STRATHCONA JUNCTION AREA REDEVELOPMENT PLAN

THE THINGS I LIKE:	BECAUSE ...
All of IT.	<ul style="list-style-type: none"> • Will greatly improve this high potential area.
Urban Redevelopment	<ul style="list-style-type: none"> • Appropriate use of land. • Increase density of city
Improve appearance of Gateway	<ul style="list-style-type: none"> • Make us look like a world-class city.
Recognition that this area is an embarrassingly ugly entrance to our city.	<ul style="list-style-type: none"> • The majority of first time visitors to Edmonton enter along the Gateway corridor, and it's baffling that our celebrated cultural district is preceded by a long fast highway flanked by industrial waste land. It needs to be addressed, and this plan aims to do that.
Allowance of residential in the area.	<ul style="list-style-type: none"> • It's important to revitalize with <u>people</u> instead of just parking stalls and storefront themes. However, rental properties don't necessarily foster the kind of community ownership that condo developments can. Over time, apartment developments almost inevitably decline and decay.
MY MAIN CONCERNS:	BECAUSE ...
Traffic and Pedestrian safety (5 concerns)	
Non-standardize lights and extra lights down 99 Street.	<ul style="list-style-type: none"> • Already enough lights for car but not enough for pedestrians.
Gateway drive and Calgary Trail "Highway" Traffic	<ul style="list-style-type: none"> • Unsignalled pedestrian crosswalks area start in calm traffic along this corridor, but the corridor is still the major route into downtown and it is treated as a highway. It needs to become a street with a commercial and residential and pedestrian and bicycle presence.
65 Avenue requires light on Gateway Boulevard.	<ul style="list-style-type: none"> • Very busy. Cars cross four lanes of traffic to turn west.
Traffic	<ul style="list-style-type: none"> • More easements are needed. Real lights plus more pedestrian might be a good thing. Traffic (cars) back-up considerably.
Beautification of Gateway Boulevard	<ul style="list-style-type: none"> • Causing visibility issues for vehicles existing businesses on the east of Gateway Boulevard.

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STRATHCONA JUNCTION AREA REDEVELOPMENT PLAN		continued
MY MAIN CONCERNS:	BECAUSE ...	
Business Viability (3 concerns)		
Affordable rent for Mom and Pop Stores	<ul style="list-style-type: none"> • They need it. • They make our city fun and unique. 	
Affordable land/buildings for Mom and Pop Stores	<ul style="list-style-type: none"> • They need it. • They make our city fun and unique. 	
Lack of parking	<p>I believe that small business is being choked by lack of parking i.e., NAIT is a large strain.</p> <ul style="list-style-type: none"> • 	
Big Box Retail (2 concerns)		
Big Box Stores	<ul style="list-style-type: none"> • They destroy small businesses that give the area character. 	
Big Box in any guise (façade is only disguise)	<ul style="list-style-type: none"> • Heavy (more) traffic in an already strained area. Traffic counts will confirm this concern. 	
Potential for new Bars and Night Clubs (2 concerns)		
New rules for Gateway Boulevard that allow more bars to open.	<ul style="list-style-type: none"> • The area has enough bard and night time noise and limit at 200 seats is too high, bar type bars create hooliganisms. 	
Opening up night clubs and bars along gateway.	<ul style="list-style-type: none"> • There is a major concentration of club and bars on Whyte Avenue and associated problems. I'd like to have these limited in the area close to my home. 	
Other Concerns		
Incentives for developers aren't apparent.	<ul style="list-style-type: none"> • I'm concerned about what would be an incentive for a developer to invest in this area. I wouldn't want to put my money into building a boutique store that is difficult to access and overlooks a rusty metalwork stop. Something special (like a renaissance tax break zone) should be considered . 	
Integration of ARP zone with surrounding community.	<ul style="list-style-type: none"> • There are several parks, recreation facilities, and decaying residential areas along the Calgary Trail corridor. The City's goal is to focus residential densities on the edges of neighbourhoods and along transit routes, Gateway/Calgary Trail is under utilized as a transit route because the city refuses to put residential development along it. 	

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STRATHCONA JUNCTION AREA REDEVELOPMENT PLAN		continued
MY MAIN CONCERNS:	BECAUSE ...	
Transportation	<ul style="list-style-type: none"> • Can this corridor support both Southgate LRT and High Speed Rail. • Will LRT be flush to ground/good pedestrian access • Where will the station go. 	
Greenery	<ul style="list-style-type: none"> • Need more in “permanent” trees. 	
Architecture	<ul style="list-style-type: none"> • How is the design committee working? • Can you enforce “Good” architecture 	
Plan Needs More Residential	<ul style="list-style-type: none"> • Helps reduce sprawl. 	
The length of time this is taking to complete.	<ul style="list-style-type: none"> • Building plans are pending a final decision. 	

Feedback on Open House

The Open House was:

Informative – 15 attendees

Somewhat Informative – 4 attendees

Not Informative – 0

No response - 0