

WHAT WE HEARD REPORT

LDA17-0605

PROJECT ADDRESS: 9412 - 83 STREET NW
9418 - 83 STREET NW
9424 - 83 STREET NW
9430 - 83 STREET NW

PROJECT DESCRIPTION: Rezoning from RF6 Medium Density Multiple Family Zone, to DC2 Site Specific Development Control Provision

EVENT TYPE: Open House

MEETING DATE: Wednesday, January 24, 2018

NUMBER OF ATTENDEES: 41

ABOUT THIS REPORT

The information in this report includes feedback gathered during the Wednesday, January 24, 2018 open house. This report is shared with all attendees who provided their email address or mailing address during the event. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing these comments will be summarized in a report to Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City Staff, the applicant, and the landowner. Staff from City Planning, Stantec, and Infinity Capital Developments were present at the open house. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback as well as by providing comments on forms.

16 feedback forms were received; 14 provided comments. The comments and questions we received are summarized by main themes below.

WHAT WE HEARD

Building Design, Height, and Site Layout

- Appreciate the intent to include architectural detail, make an attractive/active streetscape
- This design is larger than I'd hoped. Preference to see nice styled townhouses similar to 90 Street & Rowland Road.
- Overall the design is fine and blends better than anything proposed with the Holyrood Gardens.
- Good concept, appropriate scale compared to Holyrood Gardens proposal.
- I am in favour of this project with no real complaints.
- City should mandate including solar or other alternative energy sources for all developments.
- Like family oriented units.
- Would be helpful to see more artistic concepts of what the structure would be.
- I fully approve with this project.
- A bit denser and taller than I'd like to see, but I'm encouraged by the percentage of family friendly units.
- This project more or less meets my expectations for TOD however I do feel that low-rise apartments are better suited to this site.
- Would like a LEED certified building including solar.
- Consider annexing the duplex to the north for amenity space and fixing the alley access.
- My biggest concerns are with regards to the number of units. 50 is too many.
- Too many people/vehicles in one small space.
- Please scale the size of this project back.
- I am happy to see revitalization (that half block is an eyesore) but I would have hoped for row housing or 2-3 story walk-up something with fewer units.
- North and south of building- please don't make it a straight wall.

Neighbourhood Impact:

- Concern about loss of affordable, family-suitable rental housing on this site (where will families go?) Is there a better way to mitigate this loss than the 5/85 provision?

- I hope the Planning Department takes in to account all the redevelopment in the area to balance density.
- Construction noise and traffic: should enter in to a good neighbour agreement so no construction traffic/parking/nuisance problems in neighbourhood.
- Concerned about overall impact of Holyrood Gardens and this development if they both go ahead.
- I love the Holyrood area. It is a beautiful single family home area. These two projects (I know are separate from each other) are too large. Adding too many units to a small area.

Traffic and Transportation:

- Concerned about parking and traffic for 50 units (cumulative impacts need to be considered) especially use of back lane as the entrance/exit
- LRT alignment future impact on traffic flow
- Safety implications of all traffic exiting north out back lane and on to 95th Avenue; lots of pedestrian/school children traffic in morning (there's a daycare located in the community hall 1 block east; access is from 95 Avenue)
- Concerned about increased traffic on 93 Avenue and its back alley. I did not see a traffic study, but my hope is that this building parkade access is from the back alley.
- I am concerned about the level of traffic in the alley.
- I am concerned about parking issue.
- People that take transit to work still have cars to carry out day to day errands.
- Please consider providing more than the required minimum number of parking stalls.
- For both this and the Regency development on 85 Street: if you're building and trying to encourage LRT use, if that's an argument in your favour then you should have some units without parking spaces for people who may or may not want to drive.
- Alley: need to work with community on overall strategy for the alley given Holyrood Gardens redevelopment.
- 95th Avenue/85th Street - also need to work with community on overall strategy given massive population increase to 83 St/90-93 Ave corridor and coming LRT disruptions.
- I think traffic concerns are everyone's major complaint and you can do something concrete to minimize them instead of relying on traffic pattern predictions.
- An argument I heard tonight is that Holyrood originally had a certain population density much higher than that of today- and this new development is simply bringing population

density back to original levels. But in the 1950's and 1960's every home certainly did not have a car, let alone 2+ vehicles. So building units without parking (to strongly encourage public transit) would bring people back to the neighbourhood and not upset traffic flows or increase traffic problems too much.

- Even though underground parking is provided one vehicle per unit is not realistic for most couples/families. Most couples have 1 vehicle per person so all those extra vehicles will be out on the street level parking. The street is almost always 80% filled with vehicles all the time already. That overflow will fill the surrounding area (and the streets are congested as is).
- Parking on 83 Street by the building needs to be dropped on one side of the street.

Community Contributions / Benefits

- Appreciate including a good percentage of family-suitable units
- Why only 10 family-oriented units; 25% should be met.
- Will there be affordable units, or will cash just be paid out?
- Would like to see affordable housing provided to replace what is being demolished.
- Community contribution: like the southside walk but offer some money or affordable housing that benefits entire community- offer units to existing tenants and real relocation assistance.
- Will you ensure affordability of family oriented units?

Open House & Consultation

- This form I am writing on is a waste of time.
- I don't like the method you are using to collect project feedback. The sticky notes on a board method is hokey.
- I hope the summarization of data and opinions is accurate this time.
- Well prepared presentation.
- Had access to City planner and Stantec and good information.
- Liked the computer model of shadow impact.
- Nice work overall.
- This feedback form really needs some work. Help guide the meeting participants to provide meaningful feedback.

ANSWERS TO QUESTIONS

- How does the “5/85” policy work / how does it provide affordable housing?
 - The “Developer Sponsored Affordable Housing” Policy C582 provides the expectation that residential DC2 zoning will provide the City options to purchase five percent of dwelling units in their developments (rounded to the nearest unit) at 85 percent of market value for the purpose of affordable housing. The developer has the option to pay cash in lieu of options to purchase, to the City in an amount representing 15 percent of the sale price of designated units at the time of designation at the developer’s sole discretion. This is ensured through a clause in the DC2 zoning which reads:

“Prior to the issuance of any development permit, the development officer shall ensure that a signed agreement has been executed between the City and the owner, requiring the owner to provide the City, at the time of development permit approval, the option to purchase 5% of the proposed number of residential units at 85% of market value or the equivalent value as cash in lieu to the City or similar.”

What this means- if at time of development the City chooses to exercise its purchase option, it may acquire up to 5% of all the units, at 85% of the market price. The developer however may elect to pay that equivalent value as cash instead to the City, which will go towards other affordable housing programs. Those programs normally develop rent-geared-to-income units, but could provide for any affordable housing anywhere in the City. If the City chooses not to exercise its option, no units nor cash would be owed.

- Why are there only 10 family-oriented units? How is the affordability of family-oriented units considered?
 - While there is a definition of Family Oriented Dwelling in the Zoning Bylaw, there is no requirement that developments must contain these. City Planning works with proponents to provide the opportunities for these units.
 - Family Oriented Dwelling and affordable housing are different and distinct. In this case, affordable housing is provided through the “5/85” clause; the units secured

may or may not include Family Oriented Dwellings depending on need and resources available when the City has the opportunity to exercise its option.

- Are cumulative impacts of multiple developments in an area considered?
 - Yes. Each development is evaluated on its own merits, as there is no certainty that any development(s) will or will not be built. Then, the performance of developments (including ability of utility capacity to service an area, transit capacity, road capacity, etc.) is considered on an area basis. In this case, this proposed development has been assessed as to its additional impact in addition to the neighbouring Holyrood Gardens proposal. Any major impacts to servicing and performance are expected to be a result of the much larger Holyrood Gardens proposal; the impacts of this 50 unit proposal are expected to be marginal.
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If you have questions about this application please contact:

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