

# “WHAT WE HEARD” REPORT

## Tweddle Place Regency Development Proposal.

LDA16-0518

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**PROJECT ADDRESS:** 2021 Millbourne Road West NW

**PROJECT DESCRIPTION:** Rezoning to (DC2) Site Specific Development Control Provision to allow for the development of two 12-storey tiered residential apartment buildings with underground parking.

**EVENT TYPE:** Open-House

**MEETING DATE:** March 23rd, 2017

**NUMBER OF ATTENDEES:** 101 (does not include media, City Staff, or applicants in attendance)

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### ABOUT THIS REPORT

The information in this report includes feedback gathered during the March 23rd, 2017 open house. This report is shared with all attendees who provided their email address during the event. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to a Public Hearing these comments will be summarized in the 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 and ask questions of City Staff and the applicant. Comments from attendees were recorded by City staff during the meeting, and feedback and comments forms were also collected. Below is a summary of all the comments we received and the main themes that emerged.

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## OPEN HOUSE FEEDBACK SUMMARY

### WHAT WE HEARD

All comments from the open house are summarized by main theme below:

#### Design & Construction:

- Consider decreasing the height of the development to 4 to 6 storeys so as to make it fit with the surrounding low density development
- Nothing in this area is higher than 3 or 4 storeys, 12 storeys seems to be excessive
- Concerned about the height of the proposed development; 12 storeys is too high
- Concerned about amount of units proposed as well as the amount of units proposed with the First Place Housing at the adjacent Michael's Park school site
- Concerned about the potential sun/shadow impacts on surrounding properties from the development
- Concerned that there will be a lack of privacy for surrounding house due to the height of the development; tenants on upper floors may be able to see into the back yards of surrounding houses
- Concerned that construction of the development may damage or disturb foundations of surrounding houses
- Pleased with underground parking and commercial space

#### Parking and Traffic:

- Concerned that there will be inadequate parking provided for residents & visitors which will lead to people parking on the street in surrounding neighbourhoods
- Concerned that the development would generate more traffic in the neighbourhood which would create safety concerns for children and residents
- Concerned that if the development were to approved it would result in more cars being parked on the streets which may create extra difficulties during snow removal
- Concerned about existing parking issues in the neighbourhood and that the development may only add to those problems.
- The surrounding roadways (76 Street & Millbourne Road West) cannot handle any more traffic flow; this intersection is already extremely busy
- More density = more parking problems
- One parking space per unit will not be enough; each unit will probably need two parking spaces
- Traffic control through residential areas must be improved (ex: reduce speed limit to 40km)

- The extra traffic that will be created with 320 more residential units on the corner will create real problems, especially during rush hour
- Location of entrances and exit points from the development will result in traffic problems

#### **Existing Plans & Precedence:**

- Did not realize that the current zoning would allow for a building or buildings up to 8 storeys in height
- Concerned that approving the development would set a precedence for more high rises in the neighbourhood
- The existing zoning is more compatible with this neighbourhood

#### **Infrastructure & Services:**

- Concerned that the existing drainage/sewer infrastructure will be unable to support the development
- How will this development tie into the existing infrastructure or servicing in the neighbourhood?
- There are already problems with flooding and storm sewers and this development will only add to the problem

#### **Tenure of Housing & Community:**

- Concerned that the development would change the low density residential character of the neighbourhood
- I believe in rebuilding with higher densities in established neighbourhoods
- This is a residential area not a highrise/condo/commercial area
- Concerned that the quality of life will deteriorate in the neighbourhood
- Concerned that if the residential units are rentals versus privately owned condos they will not be maintained as well
- Concerned about the loss of recreational areas & green spaces in the community with the First Place Housing at Michael's Park
- Concerned that there may be an increase in crime
- Concerned that property values will decrease
- We already have noise issues from the nearby Whitemud and Anthony Henday Freeways, this development will only add to the noise issues in the neighbourhood
- What probably provides an economic windfall for the developer will be a long standing burden for the local community
- The schools in this area are already at capacity so adding more residential units with this development will add more pressure on them
- The neighbourhood already has its "fair share" of affordable and high density housing

- Our community needs green spaces and local businesses to thrive not overcrowding and stress on our resources
- Projects like this are good for the investors but not for the neighbourhood
- This development will revitalize the neighbourhood
- Redevelopment of this site is overdue

**Approval Process:**

- Concerned that proposed development is not in line with structural and redevelopment plans for the neighbourhood

**QUESTIONS FROM FEEDBACK FORMS (WITH ANSWERS FROM FILE PLANNER)**

Will there be rental or privately owned condos available?

- The developer has the choice to do either or a combination of both. The City of Edmonton does not regulate tenure. The Zoning would only regulate the use of the development for Apartment Housing and not whether it is rented or privately owned.

Will there be enough parking for tenants?

- A Parking and Traffic Impact Assessment has been submitted by the applicant and is currently being reviewed by the City's Transportation Planning and Engineering group. They will provide an indication of whether the amount of parking being proposed would be sufficient or not. Parking requirements may be accepted at lower levels than what would normally be required by the Edmonton Zoning Bylaw due to the availability of transit services as well as the availability of pedestrian and bicycle connections. Further to this, the parking bans along 79 Street and Millbourne Road can be reviewed and considered for modification/removal as part of the development to provide more capacity to accommodate visitor/commercial parking.

When will this development start?

- When construction may begin depends on several factors. First the applicant has to provide further information to complete the application and the City must complete its review of the application. Once the application review is complete it can be scheduled for Council. Council may decide to accept or refuse the rezoning or send it back to administration to make changes. If the rezoning is approved, the applicant can apply for permits (development and building). Depending on all of these factors construction could start in about one year.

Is the sewer and drainage infrastructure adequate to support the development?

- The technical reports are still being reviewed by the City's Drainage Planning & Engineering Department to determine this. If the existing infrastructure cannot handle the added capacity, the applicant would be responsible to pay for and carry out the required upgrades and ensure standards are met.

What is the status of the First Place Housing project for the Michael's Park Surplus School site?

- The Michael's Park site at 4135 76 Street NW has been approved by City Council for First Place Program housing. The development will result in approximately 100 townhomes for first time homebuyers. Further community consultation is expected for 2018 and 2019 with construction expected to start in late 2019 or early 2020. Drainage planning has informally reviewed the proposed development on Michael's Park and has incorporated First Place Housing development in their infrastructure upgrade planning. For more information on the Michael's Park First Place Homes please email [firstplace@edmonton.ca](mailto:firstplace@edmonton.ca)
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If you have questions about this application please contact:

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Planning Coordination  
CITY PLANNING

