

# WHAT WE HEARD REPORT

## Rezoning Public Engagement Session Feedback Summary LDA18-0684 - Oliver

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**PROJECT ADDRESS:** 11218 - 100 Avenue NW  
11222 - 100 Avenue NW  
11228 - 100 Avenue NW  
11230 - 100 Avenue NW  
10011 - 113 Street NW

**PROJECT DESCRIPTION:** Proposed rezoning from (RA9) High Rise Apartment Zone and (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision to allow for a 90.0 m mixed use building.

**PROJECT WEBSITE:** [edmonton.ca/oliver](http://edmonton.ca/oliver)

**EVENT TYPE:** Public Engagement Session

**MEETING DATE:** September 12 , 2019

**NUMBER OF ATTENDEES:** 36

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### ABOUT THIS REPORT

The information in this report includes feedback gathered during the September 12, 2019 public engagement session. 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 Public Hearing, these comments will be summarized in a report provided 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. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Participants were invited to share their feedback on a “Graffiti Wall” by offering general feedback as well as by answering the following questions:

- What do you LIKE about this application?
- What do you NOT like about this application?

14 feedback forms were also received. The comments & questions we received are summarized by the main themes below.

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## WHAT WE HEARD

The following information summarizes feedback form responses and the main themes that emerged. The number of times a comment was received by participants are recorded in brackets following that comment.

### General:

- General opposition to multiple towers being proposed for the area (x3)
- City Council isn’t listening to the public (x3)
- General non-support for the project (x3)
- General support for the proposal (x3)
- Proposal is a negative change which will damage the character of the neighborhood (x2)
- Additional neighborhood greenspace is needed (x2)
- Grandin and Oliver is being sold out to developers (x2)
- Complaint regarding road/sidewalk repairs, and property upkeep issues in the general Oliver community
- Council should listen to City Administration to know what’s happening in the neighbourhood

- Attendance at this meeting is low due to the nice weather and inconvenient time
- Overall effect of proposals in area will destroy the character of the community
- Where can children play with playground equipment besides Grandin School?
- All towers are approved by Council regardless of public feedback
- High rises diminish people's participation in public spaces
- Proposal is a direct contradiction to the ARP for the area
- Bike lane on 102 Avenue should be removed
- Stop approving DC2s and fix the Oliver ARP
- Concerns sewer system capacity
- Current zoning is appropriate
- Build a park instead

#### **Height & Density:**

- Proposal is too tall for the area (x5)
- Tower will create unacceptable shadows (x3)
- General concerns about increased densification (x2)
- Plenty of space and capacity for density in this community which will support local businesses and schools
- Did not get a good justification from planners for why it's 30 stories
- Why have a height policy of 12 stories when it's continually defied?
- Concern over whether sewer system can handle the proposal
- Towers may be an unsustainable solution for density
- Prefer 4 or less stories at this location
- This tower will block existing views

#### **Uses & Design:**

- Proposal provides a comfortable amount of space between the building frontage and the street
- No commercial should be allowed as there are too many vacancies on Jasper Ave already
- Street level retail and services are a welcome addition to the community
- Design is too similar to other developments and proposals in Oliver
- Commercial should be for small local tenants
- Setbacks don't align with adjacent buildings

- Space is too small for local business growth
- Love the public art as part of the project

**Parking & Traffic:**

- Concerns about increased traffic (x6)
- Concerns over increased noise (x2)
- Concerns over safety

**GRAFFITI WALL COMMENTS**

**WHAT DO YOU LIKE ABOUT THIS PROPOSAL?**

- Family and row house units provided (x2)
- General support for retail at this location (x2)
- General support for density (x2)
- It is providing increased amenities in the area
- Public art and community contributions
- Comfortable setbacks along the street

**WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?**

- Proposal is too tall (x7)
- Neighbourhood does not need more density (x3)
- Will increase traffic (x3)
- Proposal will have a negative impact on the character of the neighbourhood (x2)
- Negative sun shadow impacts on nearby developments (x2)
- Too close to neighboring high rises / development (x2)
- Design doesn't reflect Oliver / Grandin (x2)
- Redevelopment is too homogeneous (x2)
- Site is better used as a green space (x2)
- What happened to The View being a "special site" that was not going to set a precedent for Oliver?



- Does not comply with the ARP and Policy 8.5.1 for retaining older housing stock
  - Please just update the ARP and stop granting special exemptions to the plan
  - Minimum setback from the North lot line, 100 Ave, and 113 St is too small
  - Oliver would be benefit from a wider building for local businesses
  - No reason to close the southern East-West lane
  - These developments should be on Jasper Ave
  - Podium too small for size of tower and FAR
  - Stop tearing down quality heritage houses
  - Current design is not pedestrian-friendly
  - More space for dogs should be provided
  - Current design is not pedestrian-friendly
  - Wind effects for adjacent developments
  - Proposal should follow existing zoning
  - would be better if proposed shorter
  - Building is bland and obtrusive
  - Shadow study is not accurate
  - No green space proposed
  - Too much commercial
  - Too noisy
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If you have questions about this application please contact:

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