

WHAT WE HEARD REPORT

Rezoning Public Engagement Session Feedback Summary LDA18-0697 - Glenora

PROJECT ADDRESS: 10403 - 134 STREET NW

PROJECT DESCRIPTION: Proposed rezoning from (RF3) Small Scale Infill Development Zone to (DC2) Site Specific Development Control Provision to allow for a 14 m (approximately 3 storey) commercial building. The proposal would allow for a variety of small scale, neighbourhood-serving uses.

PROJECT WEBSITE: edmonton.ca/glenora

EVENT TYPE: Public Engagement Session

MEETING DATE: Wednesday, May 1, 2019

NUMBER OF ATTENDEES: 93

ABOUT THIS REPORT

The information in this report includes feedback gathered during and after the May 1st, 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 this report will be included in the information provided to City Council.

MEETING FORMAT

The meeting format was a drop-in open house where attendees were able to view display boards with project information and ask questions of City Staff, the applicant, and the developer.

Attendees were invited to share their feedback on a "Graffiti wall" by offering responses to the following questions:

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

Additional written feedback forms were also available for attendees to provide further feedback relating to the application. 61 forms were collected and 2 additional emails were received afterwards.

FEEDBACK SUMMARY

The following section summarizes main themes collected.

The most common concerns heard were:

- **Parking/Transportation:** Residents are concerned with the limited existing/planned parking as well as the increase of traffic in an already congested area.
- **Neighbourhood Preservation:** Residents believe Glenora should remain a residential, family-oriented neighbourhood.
- **Proposed Uses:** Residents are concerned with the broad scope of businesses which the DC2 zoning would allow.

The most common comments of support heard were:

- **Walkability/Access to amenities:** Residents feel that a commercial development would allow for an increased walkability within the neighbourhood.

WHAT WE HEARD

The following section includes a summary of collected comments with the number of times a comment was recorded in brackets.

Parking and Traffic:

- Concerned about an increase of traffic and limited parking for proposed commercial development. (x20)
- Concerned about pre-existing street-parking congestion. (x17)
- Concerned about safety due to a potential increase of traffic in a family-oriented community. Two schools in proximity of development. (x7)
- Commercial development would increase walkability and decrease automobile dependence, and therefore reduce congestion and parking issues in the neighbourhood. (x4)
- Parking study was done in winter and makes unclear assumptions

Effect of LRT:

- This type of development is why our community did not want the LRT stop in Glenora (x11)
- LRT will help reduce the number of people driving and assume that a parking program will be put in place, which will mitigate traffic/parking concerns (x3)
- The proposal with minimal parking is too soon, the LRT isn't here yet
- LRT will make this property less desirable as a residential lot, good idea to make it commercial

Location:

- Concerned about proposed commercial developments within a traditionally residential and family-oriented neighbourhood. (x22)
- Commercial needs are met through the few businesses here and those on 142 Street and 124 Street, no need to have it here. (x11)

- Concerns that approval of this development would lead to an increase of commercial developments/proposals in the area. (x6)
- This proposal will provide amenities/services to improve upon the variety of the businesses already here, and which residents would like to see in this location within close proximity to their homes. (x6)

Proposed Uses:

- Proposed DC2 would allow for specific businesses, such as liquor and cannabis sales, which residents don't believe are a suitable fit for the family neighbourhood. (x8)
- Would like to see a nice restaurant, wine bar, bakery, spa, or convenience retail (x3)
- Outdoor patio spaces will be noisy (x2)

Built Form:

- Residents are concerned that the proposed development is too high, impacting sun/shadow of neighbouring houses and community. (x9)
- Concerns regarding overall scale of proposed development (too big, site coverage too high). (x6)
- Design is unexciting and is out of character for the neighbourhood (x2)

Other Comments:

- Disappointed that the City Councillor was not in attendance (x4)
- This property was rezoned to RF3 recently, and nothing was built, now this proposal makes the first seem deceptive (x3)
- Need a larger scale plan than just spot zoning (x2)
- Feel like this is already a done deal

ADDITIONAL COMMENTS FROM GRAFFITI WALL:

What Do You Like About This Proposal:

- Fills gap in walkable services within the neighbourhood (x4)
- Community requires mixed use developments to be vibrant (x2)
- Draws visitors to spend money in local stores
- Great location to grab some things on the way home from the LRT
- Great for families to walk to stores
- Increased street parking creates safer/slower streets for children
- Increase in property values
- Good location for veterinarian

What Do You Not Like About This Proposal:

- Commercial needs are met through businesses on 142 Street and 124 Street, no need to have it here. (x7)
- LRT will be increasing the parking and changing the neighbourhood, this proposal will accentuate that problem (x5)
- This is not driven by the needs of residents, but rather by profit (x4)

- Feel that this is already a done deal (x2)
 - This LRT stop should not be TOD (x2)
 - Parking study is not comprehensive, traffic/parking increases in the spring/summer, doesn't consider the parking needs of the different types of possible uses (x2)
 - Keep the integrity of the historical neighbourhood
 - Need more families in Glenora
 - Pretty much everything
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If you have questions about this application please contact:

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