

WHAT WE HEARD REPORT

Rezoning Public Engagement Session Feedback Summary LDA19-0013 - North Glenora

PROJECT ADDRESS: 10841 - 135 STREET NW

PROJECT DESCRIPTION: Proposed rezoning from (RF5) Row Housing Zone to (DC2) Site Specific Development Control Provision to allow for an 18 m (approximately 4 storey) apartment building with limited, small scale, neighbourhood-serving commercial uses.

PROJECT WEBSITE: edmonton.ca/northglenora

EVENT TYPE: Public Engagement Session

MEETING DATE: Tuesday, June 18, 2019

NUMBER OF ATTENDEES: 92

TYPE OF ENGAGEMENT	DATE	RESPONSES / # OF ATTENDEES
DC2 pre-application notification	Mailed September 12, 2018	5 responses (summarized by applicant)
Notification	Mailed January 18, 2019	62 phone calls 82 emails
Engagement Session (Open House)	June 18, 2019	92 attendees 141 sticky notes with feedback 54 feedback forms

ABOUT THIS REPORT

The information in this report includes responses gathered during the June 18, 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?
- What type of commercial would you WANT on this site?
- What type of commercial would you NOT WANT on this site?

Additional written feedback forms were also available for attendees to provide further feedback relating to the application. 54 forms were collected and 141 comments were left on sticky notes.

FEEDBACK SUMMARY

The following section summarizes main themes collected through the feedback gathered at the June 18, 2019 public engagement session.

The most common concerns heard were:

- **No Commercial Uses are appropriate:** Residents feel that commercial uses are not necessary and that they do not suit the residential character of the neighbourhood. There are associated concerns about vacancies, crime, traffic, and parking.
- **Certain Commercial Uses are not appropriate:** Residents noted that commercial uses should be limited in scale and impact and suit the neighbourhood. Specific uses were noted as appropriate/not appropriate.
- **Parking/Transportation:** Residents are concerned that the development will create parking issues and increase of traffic. There are related safety concerns because of the proximity of the school/park.
- **Scale of Development:** Residents have noted that 4-storeys/28 units is too much for the site, and that the design is too modern for the neighbourhood.

The most common comments of support heard were:

- **Proposed Commercial Uses are appropriate:** Residents feel that a commercial development would allow for a convenient amenity, increase walkability, and provide a local meeting space.
 - **Renewal:** Residents have noted that the proposed apartments are generally an appropriate replacement of the existing structure and appreciate the high quality building materials.
 - **Revitalization:** Residents have noted that providing a newer, trendy, building will help attract new residents, increase multi-family choice, and help seniors stay in the area.
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WHAT WE HEARD

The following section includes a summary of collected comments at the Engagement Session. As the responses are summarized, for context, the number of times a similar comment was recorded on the feedback forms listed in brackets.

Commercial:

- Objections to the commercial development:
 - Commercial within a traditionally residential and family-oriented neighbourhood is not appropriate - this community was planned as a residential-only community. (x18)
 - Commercial brings associated issues like noise, parking traffic, lane blockages, and privacy. Commercial increases the number of non-residents, and potential crime, littering, smoking etc. This is particularly not appropriate near a school/park. (x9)
 - Commercial needs are met through Westmount Mall and other larger shopping areas in adjacent neighbourhoods. (x9)
 - Concern that an appropriate commercial use may not be viable, and would turn into an issue for the community if left vacant or leased to a less desirable tenant. (x7)
 - Concern that approval of this development would lead to an increase in commercial developments/proposals in the area, particularly with respect to the Patio Homes. The neighbourhood is already seeing a lot of redevelopment with skinny homes. (x3)
- Support for the introduction of a commercial development - this proposal will provide amenities/services, and a nice, walkable social space for the community to gather. (x11)
- Commercial uses may be appropriate, but should be limited in scale and impact and suit the neighbourhood. (x9)
- The following Uses were generally supported or mentioned positively:
 - Café/Tea Shop/Coffee Shop/Ice Cream Parlour/Bakery (x15)
 - Bistro/Restaurant (x7)
 - Professional Services (x7)
 - Medical (x5)
 - Pub (x2)
 - Daycare (x1)
 - Artist Studio/Craft Shop (x1)
 - Spa (x1)
 - Convenience Store (x1)
- The following Uses were generally not supported or mentioned with concerns:
 - Pubs & Bars/Night clubs/Late night (x10)
 - Vape Shops (selling vaping apparatus, liquid, papers etc. for the consumption of cannabis/tobacco/etc) (x8)
 - Alcohol Sales (x9)
 - Cannabis Sales (x8)
 - Strip clubs/Sex Shops/"Massage" Parlours (x7)
 - Convenience Stores (x7)

- Private Clubs (x3)
- Drive-thrus/Businesses with lots of traffic (x3)
- Pawn Stores (x1)
- Tattoo Parlours (x1)
- Private Schools (x1)
- Digital Signs (x1)

Parking and Traffic:

- Concern about an increase of traffic on streets and alley, and related traffic safety issues as a playground and school are across the street. (x10)
- Concern about limited parking for the proposed development, especially the commercial uses. In winter, there is a parking ban, so this issue is exacerbated. (x9)
- Concern about how close the parking is to the sidewalk and alley. Could it be slanted/moved? (x2)
- Concern about existing parking issues, particularly from students. (x1)
- Parking is sufficiently provided. (x2)

Built Form:

- The proposed apartments are generally an appropriate replacement of the existing building. (x18)
- Providing a newer, trendy, building will increase multi-family choice for new residents and help seniors stay in the area. (x10)
- Too tall/Too many units. The proposed 4-storey height is too tall, and taller than anything else in the neighbourhood. (x4)
- The proposed building is too modern/boxy and is not in keeping with the adjacent patio homes or the character of the neighbourhood. (x3)
- Would recommend more landscaping/Not enough greenspace/Concern over loss of mature trees. (x3)
- Tearing down the old building is a loss of heritage. (x1)
- Elevator is good for ageing in place. (x1)

Amenity Contributions:

- More family-friendly units would be appropriate for this neighbourhood. (x2)
- Upgrade our spray park/playground instead of the art/3-bedroom units. (x1)
- Add energy upgrades to improve building efficiency. (x1)
- Affordability/Affordable Housing opportunities are a benefit.(x2)

Other Comments:

- Please control safety/noise/disruption during demolition and construction. (x1)
- What does EPS say? (x1) - *please see the Q & A below*
- Concern about the water table and underground parkade and would need some assurances from a drainage engineer that the impact on surrounding homes would be minimal. (x1) - *please see the Q & A below*

- Studies should be provided on demography and property values to support this application. (x1) - *please see the Q & A below*
- Is this a rental or condo? (x1) - *please see the Q & A below*
- Not enough earlier consultation with community/Done deal. (x6)
- Money grab. (x5)

Meeting Format Comments:

- The format was good and suited the proposal. (x6)
- Disappointed that there wasn't a Q & A or presentation. (x6)
- Not enough information/Couldn't speak to someone in authority/Couldn't see the boards. (x5)
- Disappointed the Community League questionnaire was not used. (x1)
- Disappointed that the City Councillor was not in attendance (x1)
- People did not receive the notification. (x1) - *please see the notification area below*

ADDITIONAL COMMENTS FROM GRAFFITI WALL:

What Do You Like About This Proposal:

- Growth and change are good/Improvement on existing (x11)
- Community-friendly commercial is a positive - it will encourage social interaction and walkability (x8)
- Good Design/Good quality materials (x8)
- Underground parking/Lots of parking (x5)
- Right scale/density of renewal (x4)
- Diversity of housing types/Better than two skinny homes (x3)
- Affordable housing opportunity - City should definitely pursue (x3)
- Family-size units (x2)
- Option to stay in community (elevator helps) (x2)
- Outdoor seating (x2)
- Possible landscaping improvements (x1)
- Everything! (x1)
- Nothing! (x2)

What Do You Not Like About This Proposal:

- No commercial/Commercial is not needed (x11)
- Too many storeys/Too big/Too much density (x6)
- Not enough parking (x5)
- Increased traffic (x4)
- I would like more creativity in the design/Design doesn't fit the older nature/character of neighbourhood (x3)
- Commercial brings people into the neighbourhood that increase negative impacts on residents (x2)
- Minimal landscaping/Green space (x2)

- Dangerous for small children who bike and walk on their own to school or the playground (x2)
- Concern about water table and impact on underground garage/parkade and surrounding homes/Do we have the proper infrastructure (x2)
- More 3-bedroom units to make it more family-friendly/We need three bedroom units - master, visitor, office (x2)
- Privacy concerns with height (x1)
- Parking on the lane looks tight - perhaps put it on an angle (x1)
- Rental or Condo - incomplete information! (x1)
- Rezoning to a large height sets the “zone” for the future (x1)
- \$56,000 towards art and 3-bedroom units is a joke; donate the funds to playground or spray park upgrades (x1)
- What about the NGCL Mature Overlay? (x1)
- Commercial delivery/parking/garbage pickup is right outside my window and there will be idling, vehicles, car noise, and air pollution. (x1)
- Commercial Needs Assessment? (x1)
- New apartment is needed (x1)
- Nothing! (x2)

What Type of Commercial Would You Want on This Site:

- Cafe/Bakery/Tea House/Coffee Shop/Sandwich Shop/Deli... preferably independent/quaint (x21)
- Professional (accounting, IT, law)/Local small businesses (x7)
- Bistro/Restaurant (x5)
- Licensed Cafe/Local Pub (x4)
- Childcare (x4)
- Doggy Day Care/Dog Grooming (x2)
- Hairdresser (x1)
- Medical (x1)
- Grocery Store (x1)
- Proposed uses are ok, but should be sensitive to this unique community - there are none in Edmonton like it (x1)
- This project will lead to “more” (ie. when the Patio Homes redevelop) - we need planning now! (x1)
- No Commercial/None at all - it doesn't fit and there is a playground across the street (x6)

What Type of Commercial Would You Not Want on This Site:

- No Commercial at all (x15)
- Bars/Pubs (x11)
- Cannabis Stores (x10) - *note, this is not proposed in the application*
- Liquor Stores (x8) - *note, this is not proposed in the application*
- Private Clubs (x8)
- Vape Shops (x7)

- Convenience Stores/Dickey Convenience Stores that mask as stores but are actually drug related (x6)
- Adult Shops/Sex Shops/“Massage” Parlours (x4) - *note, this is not proposed in the application*
- Retail (x4)
- Childcare (x3)
- Personal Service Shops (x2)
- Restaurants (x2)
- Government Services (x2)
- Speciality Foods (x1)
- Private Education Services (x1)
- Drive-through coffee shop (x1)- *note, this is not proposed in the application*
- No signage on the side of the building (x1)
- Temporary On-premises Signs (x1)
- Freestanding On-premises Signs (x1)
- I would not want to see any establishment that attracted anti-social behaviour... but I am not concerned that would happen... pro development (x1)
- Nothing too commercial with no benefits to the local community (x1)
- Commercial is a great idea as there is little affordable in the area... but nothing late night (x1)

RESPONSE TO FREQUENTLY HEARD CONCERNS & QUESTIONS

What does a DC2 zone mean?

A DC2 “Site Specific Development Control Provision” is a type of zone that only applies to a specific area. Regulations are written just for that area, and are customized to best suit the site. Along with regulations, DC2 zones often include illustrations of the proposed building to further direct design, and the building will need to generally look like the illustrations that are provided. Once approved, each individual DC2 is given a number, and this number is used to cross-reference the regulations that apply to the site. All of the City’s different DC2 zones are available online at <https://webdocs.edmonton.ca/ZoningBylaw/DC2/Dc2.htm>.

A DC2 is different than a standard zone (ex. RF1), which may apply City-wide. DC2 zones can only be changed through a rezoning process (where the community is notified). Standard zones are periodically updated based on Council decisions. Standard zones include general regulations, such as height, setbacks (distance from property lines) and density. However, design details and what a building will “look” like are generally not known until a Development Permit is applied for.

What does “_____” Use mean?

All Uses are defined by the Zoning Bylaw. Definitions are listed under Part I, Section 7. https://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm

Is it possible to restrict certain Uses?

Yes, certain Uses can be restricted as this DC2 is written specifically for this site. Restrictions include removing the Use entirely, or limiting certain types of businesses within a category. For example, the Personal Services Shop use is often used by hairdressers, but occasionally used for adult (“bodyrub”) massage businesses. To control this use, this DC2 proposes to include a regulation that prevents “bodyrub” massages. It may also be possible to control other types of businesses within other Use categories.

What studies were done to support this development?

A Traffic Study was submitted to support the application.

Demographic information on the North Glenora neighbourhood is available through visualizations from the City’s Urban Analysis unit:

https://www.edmonton.ca/city_government/urban_planning_and_design/growth-analysis-visualizations.aspx

What do the Edmonton Police say?

EPS was circulated the application through our internal review. EPS had no comments/concerns with the proposal, but recommended that CPTED (Crime Prevention through Environmental Design) be considered at the Development Permit stage.

Is the drainage infrastructure enough to support this development? I am concerned about the water table and underground parkade and need assurances from a drainage engineer that the impact on surrounding homes will be minimal.

Our drainage engineers have reviewed the application. The proposal will not significantly impact the sewer and drainage systems in the area and sewer servicing can be accommodated. If developed, a storm sewer service connection to the property will be required to accommodate storm water from the roofs, parking areas, storage areas, paved areas and courtyards.

Lot grading plans must also be submitted, and must demonstrate that the lots drain effectively away from any proposed building and do not negatively impact neighbouring properties. As well, the owner must submit an Erosion and Sedimentation Control (ESC), in accordance with the City of Edmonton’s ESC Guidelines and Field Manual.

How much parking is being provided?

Parking is proposed to align with the City Zoning Bylaw standards. All parking must be provided on-site. Parking for the apartment units is based on the number of bedrooms (more bedrooms means more parking is required). Visitor parking is also based on the number of units (more units means more visitor parking is required). Parking for the residential component is generally provided underground, with some visitor parking above ground.

Commercial parking is based on the proposed business, as some businesses have larger requirements. Commercial parking is generally provided above ground, to the rear of the building.

Will there be any changes to the existing intersection of 109Ave/135 Street and street parking on 109 Ave or 135 Street?

Alley upgrades, for the portion of lane that abuts the development site will be required. No changes to the intersection or street parking are currently proposed.

When will neighbourhood renewal occur? Will there be an alley renewal?

Neighbourhood renewal was completed in 2015:

https://www.edmonton.ca/transportation/on_your_streets/north-glenora-neighbourhood-renewal.aspx

Starting in 2019, the City will begin an alley renewal program. 2019 neighbourhoods have been selected, and do not include North Glenora. Future neighbourhoods are still undetermined:

https://www.edmonton.ca/transportation/on_your_streets/alley-renewal.aspx

The City also offers an opt-in alley reconstruction program. To be eligible, the majority of landowners on a block need to agree and the full alley must be paved. Additional taxes are applied to all properties on the block:

https://www.edmonton.ca/programs_services/service-alley-renewal.aspx

Will the building be rental or condos?

Zoning cannot control tenure, as this is considered an equality issue and outside the scope of land use regulations. The applicant's stated intent is to provide rental units in the short term but possibly convert some units to ownership after 3-4 years.

When will this be built/approved?

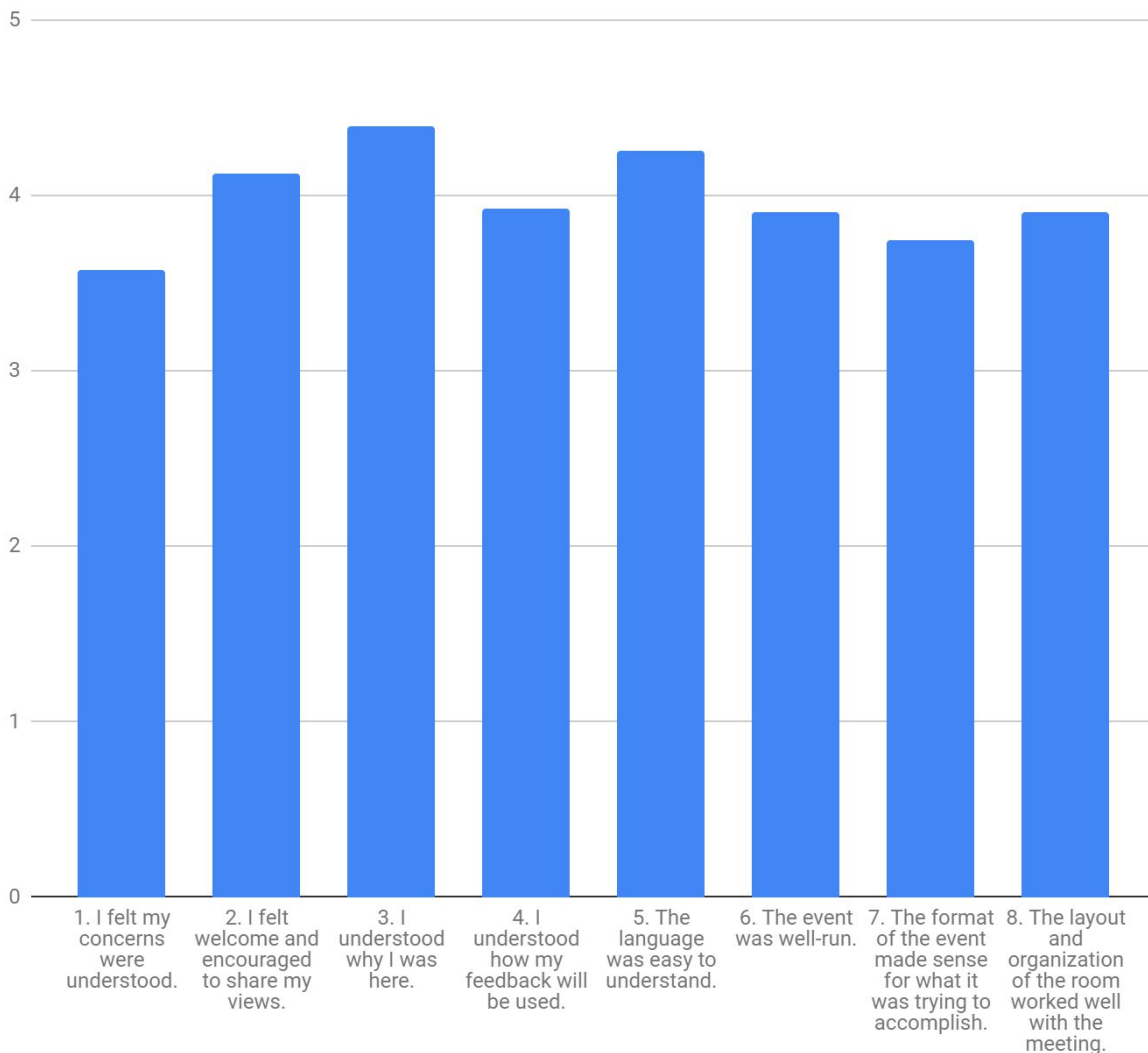
The application is still under review, and we will be discussing the comments we have received with the applicant. Allowing time to review the feedback and make changes, we wouldn't anticipate this application moving forward to Council until fall, at the earliest. If/when the application moves forward to Public Hearing, postcard notifications will be sent to the entire neighbourhood advising of the date. All of the City's proposed rezonings are also advertised in the newspaper prior to Public Hearing.

Once a zoning is approved, the City cannot control when a building will be constructed. That is at the owner's discretion. Prior to construction, they will need to apply for a Development Permit and Building Permit.

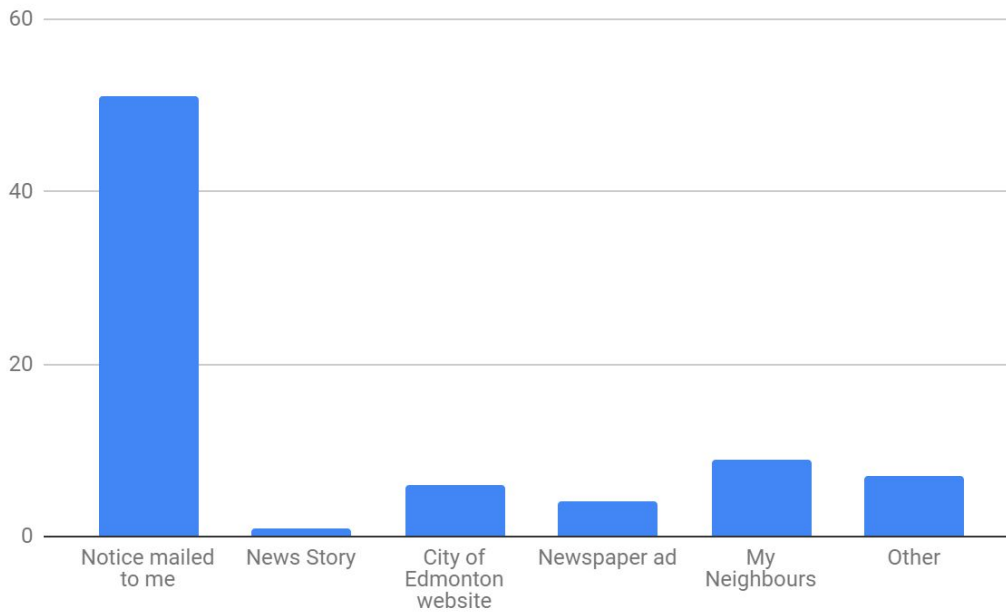
PUBLIC ENGAGEMENT FEEDBACK SURVEY

A total of fifty-four feedback surveys were filled out. Respondents scored the meeting from a scale of 1 (strongly disagree) to 5 (strongly agree). Here are the questions that were asked:

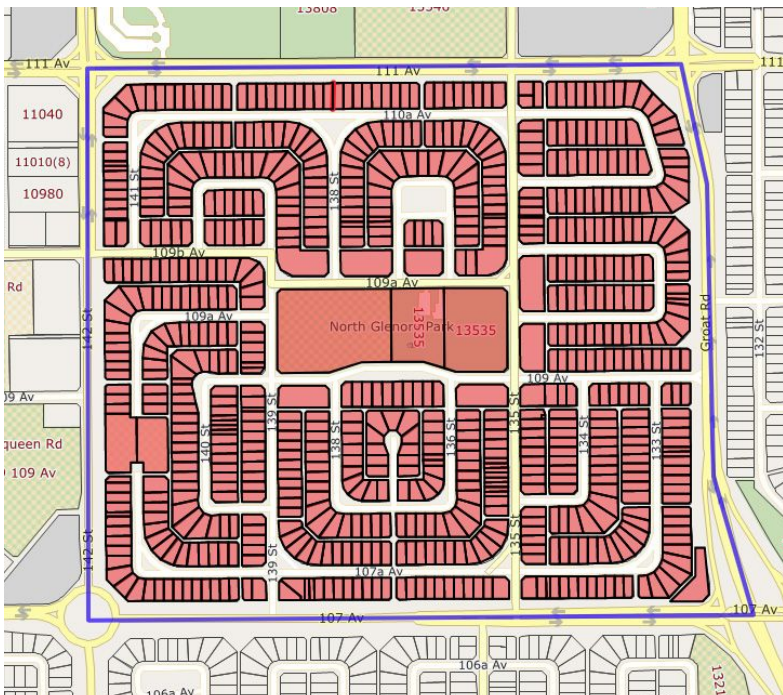
1. I felt my concerns were understood.
2. I felt welcome and encouraged to share my views.
3. I understood why I was here.
4. I understood how my feedback will be used.
5. The language was easy to understand.
6. The event was well-run.
7. The format of the event made sense for what it was trying to accomplish.
8. The layout and organization of the room worked well with the meeting.



Attendees were also asked how they heard about the event:



NOTIFICATION



Full neighbourhood notification (735 recipients). The highlighted properties were sent notification postcards inviting them to the Engagement Session.

If you have questions about this application please contact:

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