

WHAT WE HEARD REPORT

Feedback Summary

LDA20-0129 - Hays Ridge

PROJECT ADDRESS: 3010 - HAYS RIDGE DRIVE SW

PROJECT DESCRIPTION: Proposed rezoning to the property from Low-Rise Apartment Zone (RA7) to Medium-Rise Apartment Zone (RA8) to allow for the development of medium-rise, multi-unit housing up to 23 metres in height (approximately 6 storeys).

The application proposes to amend the Hays Ridge Neighbourhood Area Structure Plan (NASP) by changing a portion of the neighbourhood from Low-Rise/Medium Density Residential to High-Density Residential land use.

PROJECT WEBSITE: edmonton.ca/haysridge

MEETING DATE: N/A

NUMBER OF RESPONSES: 64

ABOUT THIS REPORT

The information in this report summarizes the input gathered by email and phone regarding the proposed rezoning in Hays Ridge. Advance Notice was sent to surrounding property owners, the Chappelle Community League, the Greater Windermere Community League and the ward councillor on May 6th, 2020. The input was received between mid-May to late June 2020.

A public engagement open house was not held as City staff were able to collect all input by email or phone. City Staff acknowledged receipt of all input, replied to inquiries and ensured residents had up to date information. For example, some residents were not aware that the existing RA7 zoning will allow multi unit housing up to four stories, or the RA7 zoning has been in place since the Hays Ridge Neighbourhood Area Structure (NASP) was adopted in 2012.

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This posted online edmonton.ca/haysridge. This summary will also be shared with the applicant and the Ward Councillor. This report will be included in the information provided to City Council.

WHAT WE HEARD

The majority of residents or community members expressed opposition or concern with the proposed rezoning from RA7 to RA8 (62 of the 64 respondents). The main themes included impacts to transportation in the area, impacts to existing resident's property values, preference for the current zoning or the existing direction in the Hays Ridge NASP, as well as concerns for the building's compatibility, impact on privacy, safety and crime. Two residents did not have concerns with the proposed rezoning. A summary of what was heard for each theme is provided below (approximate number of mentions is included in brackets).

Transportation

- The increase in the number of units would:
 - lead to more traffic; congestion (x24)
 - contribute to existing transportation challenges
 - difficulty turning from/to 141 Street SW (x6)
 - limited entry into neighborhood (x5)
 - impossible to cross 141 Street SW (x2)
 - no traffic lights (x4)
 - speeding (x3)
- Concerned about safety for pedestrians and cyclists especially for kids and families (x3)

Property Value

- If approved, the proposed rezoning would:
 - adversely impact property values (x16)
 - increase the tax burden of existing homeowners (x6)
- Existing homeowners had paid a premium, homes in excess of a \$1 Million dollars, next to the golf course (x7)

Preference for the current zoning or NASP direction

- People would not have purchased property or built home if they knew a higher density building was planned (x9)
 - Trusted the land use plan; advised that it would be low rise; feel slighted; bait and switch; breach; grossly inconsistent with the original vision (x7)
 - Stick to original, prior approved neighbourhood plan, vision (x5)

Compatibility

- would not fit in with the community; inappropriate (x4)
- impact to the overall look of neighborhood/area; not conducive to the plan (x3)
- already have too many multi-unit housing; glut of high-density in this community (x2)
- character in the neighborhood is high-end homes (x1)
- no place in a predominantly single family home neighbourhood (x1)

Other

- Concerned with the potential building's:
 - aesthetics, quality, materials, size (x6)
 - impact on views and visibility of skyline or adjacent natural and sensitive areas (x5)
 - height and possible shadowing of backyards (x4)
- Additional concerns
 - increased noise (x7)
 - compromises privacy, future residents looking into existing backyards (x3)
 - diminished sense of safety (x2)
 - increased crime (x2)
 - increase in light pollution (x12)
 - apartment buildings are transient (x1)

QUESTIONS AND ANSWERS

Q:What will the building look like?

A: The building's aesthetics or how it looks is reviewed as part of the Development Permit process.

This takes place after, and if, Council approves the rezoning. Building materials would need to conform to the Zoning Bylaw and the Alberta Building Code.

Q: *Wouldn't this development be better suited in Heritage Valley Town Centre?*

A: The application for the proposed zoning has been submitted on behalf of the property owner and pertains to the subject site.

Administration's analysis and Council's decision will focus on the proposed rezoning at the subject site and its suitability and compatibility with the adjacent future and existing land uses.

Q: *Will the building be rental or condos?*

A: The City does not regulate the tenancy of residential development (from a planning perspective).

Questions regarding if the units will be rental or condo should be directed to the applicant

Q: *Will traffic be assessed as part of this proposed development?*

A: Impacts to traffic are reviewed and assessed.

The assessment may inform what, if any, modifications the City will require, and may also inform our recommendation to City Council.

Q: *When will a public hearing be scheduled?*

A: Public Hearing date for this application has not been set yet. When it is scheduled a notice will be sent to residents.

If you have questions about this application please contact:

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