

OPEN HOUSE FEEDBACK SUMMARY

Proposed rezoning: (CSC) Shopping Centre Zone to (DC1) Direct Development Control Provision
Associated Addresses: 2331 – 66 Street NW

File #: LDA15-0649

Open House and Public Meeting Date: Thursday, March 16, 2017 from 4:30 to 8:30 p.m.

Number of attendees:

Signed in: 311

Did not sign in: 96

Total attendees: 407

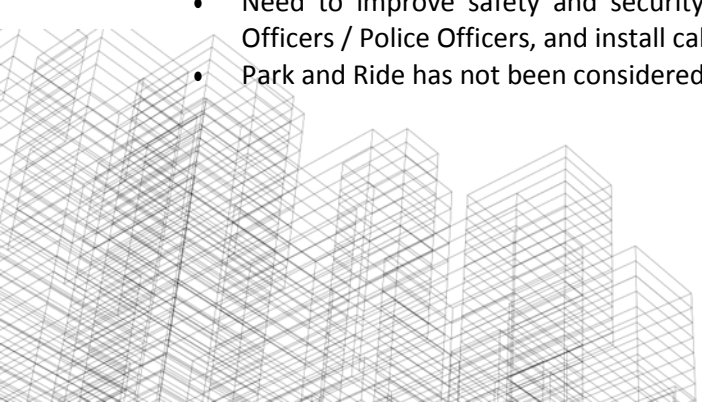
Returned number of feedback forms: 196; 66 with written comments.

Follow the status of this application at: www.edmonton.ca/MillWoodsTownCentreRedevelopment

All comments from the Open House public meeting are summarized anonymously below into broad topic categories, as they reflect several comments with the same theme. Edits have been made for clarity where needed. If you have any questions about this document or the rezoning application please contact the file planner Sean Lee at sean.lee@edmonton.ca or 780-496-6121.

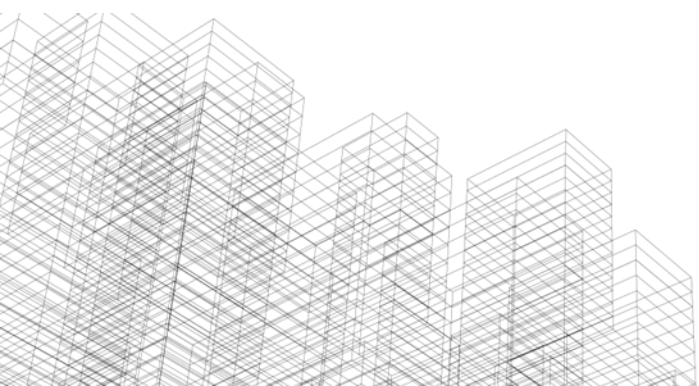
TRANSPORTATION

- The segment of 66 Street south of 23 Avenue needs to be widened as there is currently a bottleneck.
- 66th Street and 50th Street need to be widened.
- Covered walkway from the LRT to bus terminal, and heated shelters for the bus terminal, are necessary.
- The proposed bus terminal is too far away from the LRT station. These should be located directly next to each other.
- Both ETS and LRT projects need to consider barrier-free and universal design; it is not apparent whether this has been addressed.
- Parking is major concern, for users of the mall and for the transit system.
- There must be provision for Park and Ride on site.
- City parking requirements are too low for condominiums and high density. Need more than 1 stall per unit and more than 1 visitor stall per 7 units.
- There does not seem to be a plan to address parking issues.
- Prevent Park and Ride from becoming sprawling surface parking lots as happened at Century Park
- Ensure handicapped parking is provided.
- Need to improve safety and security on LRT routes and at LRT/transit stations. Add more Peace Officers / Police Officers, and install call boxes.
- Park and Ride has not been considered for this site, but it needs to be.



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- Park and Ride should be free.
- Parasitic parking will be an issue in neighbourhoods around LRT stations, including Mill Woods and Grey Nuns/Tawa stations.
- The City should introduce shuttle busses to access the LRT during peak hours.
- People will always have cars and always drive, so there needs to be lots of parking.
- A faster and direct transit route from Mill Woods Town Centre to Century Park would help, and would better connect people to the Route 747 (Edmonton International Airport route).
- Increased density will cause parking to spill over in to neighbourhoods.
- Some people will take LRT or bus, but many will still drive, and this will cause traffic congestion and parking problems.
- The Library and Seniors Centre requires parking close by.
- Providing Park and Ride will encourage some people to take the LRT.
- Excellent LRT information from City employee.
- Will Park and Ride for Edmonton Eskimos football games still be provided from the mall by ETS?
- Allowing vehicles to use excess and underused parking lots might breathe new life in a dying mall.
- ETS bus service is poor and does not offer convenience or choice for those who might ride it. This prevents some people from using the LRT as well.
- If local bus service was improved more people might take the bus to the LRT; if it remains poor, people will want to drive and park in order to take the LRT.
- Park and Ride should be provided, even if it is paid.
- Seniors need to drive and park.
- ETS bus drivers are not people- and service-oriented; this makes taking the bus unpleasant, and driving more attractive.
- Parking must be provided by the City as a private developer will not provide this.
- Transit is not competitive with driving- it can take 30-40 minutes to take a trip on transit that takes 10 minutes to drive in a personal vehicle.
- People will not purchase condos as investments because there is not enough parking.
- It is too cold in Edmonton to walk or take the bus, so we need lots of parking.
- Overall, I am in support of this re-development. My biggest concern is parking, Park and Ride, as well as traffic flow. Provided these concerns are addressed with sufficient planning, this project will be great for Mill Woods and Edmonton.
- The lack of sufficient parking at Century Park on weekdays makes transit use very difficult.
- Providing parking only at Davies LRT station doesn't make sense- it's too far to drive all that way from Mill Woods, and then transfer to LRT.
- It would be so much more helpful if the route numbers printed on the transit terminal bus stops were much larger. It is difficult to see what bus stops where from one end of the terminal to the other.
- Suggest that when ETS comes to an info meeting such as this, they label the maps presented with the street numbers and names.
- Parking is a big issue- people hate public transit and refuse to use it.



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IMPACT ON ADJACENT PROPERTIES

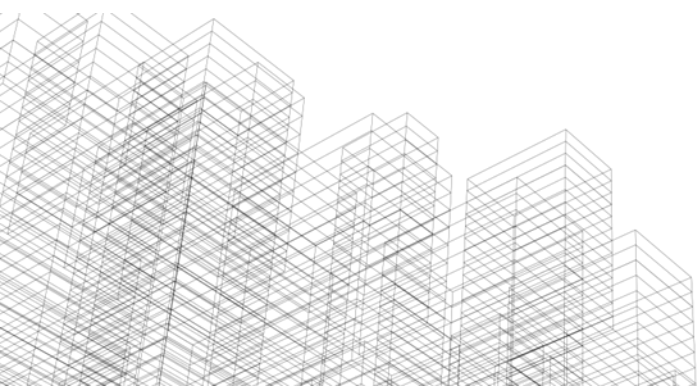
- This project is going to end up being a disaster for all of us living in the Mill Woods and surrounding areas.
- On street parking in neighbourhoods is a major concern.

PROPOSED USE

- Edmonton is a winter city and needs to keep indoor shopping malls for people to shop, visit with each other, and exercise by walking.
- The mall is a community gathering space.
- I liked a lot of the proposals for land development.
- Would like to see more parks and recreation space.
- The scale and heights proposed by this development do not fit with Mill Woods. They are more suitable for Downtown. We don't want to live near that type of development.
- Do not want to lose the open space on the site.
- Will there be low-income housing, and if so how much? Where will it be located?
- The mall should be renovated but not torn down.
- Concerned about increases in crime.
- Support high-rise development with shops on the bottom.

DESIGN

- High-rise buildings up to 18 stories are too tall, and do not fit the character of this area.
- The City needs to consider barrier-free design.
- Really like the mixed-use, walkable, dense design proposed. Looking forward to seeing it come to fruition.
- Like that the area is being redeveloped and the land being used in a better manner.
- Would like for there to be more green space.
- Enjoyed discussion with architect. Like the plan.
- This does not look like Winter City design
- The proposed density is too high, and there should be a mix of housing.
- The stores which will be here will not have customers as they will only be accessible by transit.
- This area will not provide anything for anyone else, except the residents that live here. Anyone that is taking the LRT will only be transferring to another bus to get to their destination and won't be exploring the shops.
- There need to be covered walkways to enable seniors to walk in winter.
- Century Park turned out to be a disaster and this is a similar location that will not attract people or investment.
- Finish the Century Park and City Centre Airport first.
- High density housing causes problems, including too much shade/lack of sunshine, and wind tunnels. Sun access is important during our long winters.



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GENERAL

- Very excited about the prospect of revitalization and redevelopment in the area. We look forward to receiving more information about the changes to our neighbourhood.
- Concerned that the City ensures that infrastructure and services support the growing population in the area.
- The development presenters need to be accessible and not be talking to one another. They also need to be open and not just try to convince me of their viewpoint.
- Thank you for having this session.
- City transit posters are difficult to read: use plain English, shorten paragraphs to point form.
- Well-run event, well organized, clear and good flow in the space. I found the speakers' ability to handle questions from almost every angle impressive.
- One problem is as a group forms around one speaker, maintain sequential order to answer questions to not reward cutting in line. I was impressed with the clarity of answers, effectively communicated to all the people I heard.
- Will police and bylaw officers be increased in the area?
- There was an impression of disconnection between the stations for discussion.
- Awesome event. Very knowledgeable people to answer our questions. Very well presented.
- Very fragmented with each department knowing only their area of responsibility but not how and why the whole makes sense. I also got the feeling that everything was reactive and not very strategic from a long-term perspective.

PROCESS

- We need to know the next steps; how can we be heard- will this feedback be listened to and followed up? Is there going to be a follow-up from this Open House?
- Questions I had from the May 2016 meeting were partially answered.
- This meeting is for show not about what the people want. If so it would be a vote. I am sure my feedback will go in the garbage.
- I'm very disappointed in the City making these decisions before asking the residents. My solution is to move.
- I feel the City of Edmonton management and City Council has been listening to what we want in Mill Woods.
- It seems to me this whole development is being pushed by the developer and the city is not in charge.
- I understand that this is an open house but it was hard to follow the process. The information boards were quite small- what about large print? I would recommend a slide show that would be running all the time so people could sit and read/view the information in a relaxed environment.

