

# WHAT WE HEARD REPORT

## Palika Bazaar Retail Development (LDA17-0293)

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**PROJECT ADDRESS:** 6865 Ad Astra Blvd NW

**PROJECT DESCRIPTION:** Griesbach plan text amendment and rezoning application from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low-Intensity Business Zone to allow for a commercial development with a wider range of convenient commercial services for the broader community in addition to passers-by and local residents

TYPE OF ENGAGEMENT	DATE	RESPONSES/# OF ATTENDEES
Advance Rezoning Notice	Mailed July 17, 2017	3 phone calls, 4 emails (including 1 letter of non-support from the Griesbach Community League)
Open House Notification	Mailed November 24, 2017	0 phone calls and 0 emails
Open House	December 13, 2017	17 attendees + Ward 2 City Councillor Bev Esslinger 1 follow up phone call

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### ABOUT THIS REPORT

The information in this report includes responses to application notices and feedback gathered during and after the December 13, 2017, open house. This report was initially shared with everyone who had emailed the file planner directly, and attendees who provided email addresses at the open house, as well as with the applicant and the Ward Councillor.

This report, also available on the City's Planning Application website, has been updated to reflect feedback prior to completion of the report for City Council's Public Hearing. If/when the proposed plan amendment and rezoning application advances to Public Hearing this report will be included as an attachment to the report to City Council.

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## **PUBLIC MEETING FORMAT**

The meeting format was a station-based information sharing open house where attendees were able to view display boards from the City and the applicant. The City's boards focused on the rezoning process. The applicants boards presented project information. The City Staff, the applicant, the developer, and the architects were there to answer questions and collect feedback for the applicant to consider as their application was finalized.

Participants were invited to share their feedback on a "Graffiti wall" by offering general feedback as well as by answering three questions:

- What do you like about this proposal?
- What concerns do you have with this proposal?
- What do you want council to know about this application if it goes to Public Hearing?

In addition to 4 forms with written comments received at this engagement event, a letter from the Griesbach Community League and phone calls and e-mails identified the comments summarized by theme below.

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## **WHAT WE HEARD**

### **General/Process:**

- Appreciated the open house provided additional information as the notice did not elaborate, and was a way for residents to talk with the applicant, City staff, and the Ward Councillor about the potential impact of the change on the community

### **Increased Diversity of Businesses in the area:**

- More diverse opportunities available for possible businesses regarded as a positive and negative to the application
  - Some excited by the possibility of seeing the site develop for uses that serve the neighbourhood such as a restaurant or small grocer on site
  - Some concerned about allowing a greater range of uses will attract undesirable businesses and larger businesses that change the nature of the intended small scale commercial node to an area serving a larger market area

### **Griesbach Neighbourhood Area Structure Plan:**

- Concerned about changing the unique Griesbach Neighbourhood Area Structure Plan and would rather leave the plan unedited

## Parking and Traffic:

- Concerned about bringing traffic into the neighbourhood because the site can only be accessed off of Ad Astra Blvd NW and Laubmen Street NW
  - Increased size of the parking lot presented alongside the rezoning application does not necessarily reflect a more walkable neighbourhood
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## ANSWERS TO QUESTIONS

What would be the “new Permitted” uses under the new zoning?

- CB1 is a low intensity zone intended to continue to allow uses that serve the local community and passers by as identified in the neighbourhood plan. The neighbourhood plan is being amended to add clarity that the site can accommodate uses that will also serve a broader community at a highly visible intersection on the edge of Griesbach.
- This information is available on the City of Edmonton’s website (under Zoning Bylaw 12800). The (CB1) Low Intensity Business Zone is under [Part II, Section 330](#). Off of a desktop computer, the definition of each use is provided after clicking on the use.
- Some new permitted uses are: Minor Alcohol Sales, Commercial Schools, Equipment Rentals, General Retail Stores, Minor Amusement Establishments, Libraries, Secondhand Stores, Veterinary Services. Some have floor area size limits.

What does “Discretionary Use” mean?

- When applicants submit a development application for discretionary uses, a notice to adjacent landowners and the Community League is required.
- The Development Officer considers a number of factors when reviewing applications for discretionary uses including local context, compatibility with surrounding land uses, and potential impacts on other uses in the area, prior to deciding whether to issue a permit or not. An issued permit may also include conditions to address land use compatibility concerns. The issuance or refusal of a development permit is subject to appeal.
- Members of the public can appeal Development Officer’s decisions on development application for discretionary uses to the Development Appeal Board (DAB).

How does the building and site plan change?

- Applicant shared that their intent is to:
  - Work with the existing planned building as much as possible with little change, emphasizing more uses will attract more small-scale commercial tenants.
  - The front setback is reduced slightly to accommodate a wider drive aisle on site.
- Development application revisions would be reviewed by the City.

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If you have questions about this application please contact:

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