

# WHAT WE HEARD REPORT

## Capital Region Housing Corporation Project LDA17-0551

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**PROJECT ADDRESS:** 11420 - 60 Avenue NW

**PROJECT DESCRIPTION:** Rezoning from (RA7) Low Rise Apartment Zone to (DC2) Site Specific Development Control Provision to allow the opportunity for two 6 storey residential towers.

**EVENT TYPE:** Open House

**MEETING DATE:** Tuesday, January 23, 2018

**NUMBER OF ATTENDEES:** 27

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### ABOUT THIS REPORT

The information in this report includes feedback gathered during the Tuesday, January 23, 2018 open house. 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 these comments will be summarized in a report to Council.

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### MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Staff from City Planning, Capital Region Housing, and Bennett Architect were present at the open house. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback as well as by answering the following question:

- What would you like Council to know about this application?

3 feedback forms were also received. The comments and questions we received are summarized by main themes below.

Attendees were also asked if they had attended any of the previous four Capital Region Housing consultations held since April 2016:

Yes: 15      No: 10      No Response: 2

No comments regarding the previous consultations were received.

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## WHAT WE HEARD

### Building Design, height and Site Layout

- Concerned about the massing on 60 Avenue - not a good fit for Floor Area Ratio and streetfront interface with neighbourhood
- Concerned about the increase in density

### Neighbourhood Impact:

- Opportunity to provide better safety standards for pedestrians:
  - Concerned about safety of pedestrians, kids and bikes...needs more work
  - City, developer and community need to enhance pedestrian safety and crosswalk on 60 Avenue:
    - Add a pedestrian light (x2 commented)
    - Opportunity to include a crosswalk enhancement to 113A Street
  - Opportunity to add a pedestrian pathway on east side of building to access LRT (x2)
- Opportunity for recreation youth programs in this new development
  - Have an agreement in place for the type of recreation services that neighbourhood will be expecting
  - Community contributions should be provided to Community League for enhancement projects such as a splash park
- What are the crime statistics and the effect of introducing additional density?

### Traffic and Transportation:

- Concerned alley will be very busy.
- Concerned about traffic cutting through 113A St, 57 Ave & 114 St
  - Concerned about traffic cutting through neighbourhood
- Concerned about underground parking use. Should be for residential renters and commercial uses in new building

### Open House & Consultation

- There were lots of staff to answer questions
  - The poster boards were clean
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### ANSWERS TO QUESTIONS

- What are the crime statistics and the effect of introducing additional density?
    - City Planning has no reason to believe there would be any significant effect on crime rates in Lendrum Place with the introduction of a new development. The maximum residential units of 126 represents an addition of 78 dwellings including market and non-market housing (48 existing units are being replaced), to a neighbourhood with approximately 819 dwellings.
    - For information on crime in your neighbourhood, please see: <http://crimemapping.edmontonpolice.ca>
  - Regarding the existing crosswalk across 60 Avenue NW at 115 Street, and 113A Street:
    - City Planning has inquired with the Office of Traffic Safety to determine state of repair of markings and other measures at these locations.
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If you have questions about this application please contact:

Sean Lee, Planner

780-496-6121

[sean.lee@edmonton.ca](mailto:sean.lee@edmonton.ca)

Attachments:

Sign-In and Feedback Forms used at the Open House

Planning Coordination  
CITY PLANNING



# PUBLIC MEETING SIGN-IN: January 23, 2018 (LDA17-0551)

**NAME** (being collected to measure attendance)

**Email** (please provide your email if you would like a summary of what we hear at this event and future updates on this application)

	PLEASE PRINT EMAIL IN ALL CAPITAL LETTERS
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**POSTAL CODE** (being collected to measure attendance)

**Address** (please ONLY provide if you would like a summary of what we hear mailed, rather than emailed to you)

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**CAPITAL REGION HOUSING:** Were you involved in the previous consultation conducted by the CRHC group about this development ?

<b>YES:</b>		<b>NO:</b>	
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**To ensure your privacy, please drop this form in the box provided.**

This information is protected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act. Your name and contact information **WILL NOT** be released to third parties, nor be used by the City for unrelated purposes, without your express consent.

Should you have questions regarding the use of personal information collected, please speak to any Civic Staff present at this meeting or contact  
City Planning, 6th Floor, 10111 - 104 Avenue NW Edmonton, AB T5J 0J4  
(780) 496-3100



# PUBLIC MEETING FEEDBACK

Thank you for attending tonight’s meeting regarding a proposed rezoning of land at 11420 - 60 Avenue NW (LDA17-0551) | January 23, 2018. Please provide your comments on the meeting format below. **If you would like to provide comments or an opinion on the application being processed, please use the other side of this sheet. If you would like to provide comments or an opinion on the Community Consultation process, please use the next sheet.**

**Please tell us your level of agreement with the following statements:**

(1 = Strongly Disagree and 5 = Strongly Agree)

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

**I heard about the meeting through:**

- a notice mailed to me
- a newspaper ad
- a news story
- my neighbours
- City of Edmonton website – [www.edmonton.ca](http://www.edmonton.ca)
- other \_\_\_\_\_

**Please include any additional comments you may have on the meeting format below:**

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**Contact information**

Sean Lee | 780-496-6121 | [sean.lee@edmonton.ca](mailto:sean.lee@edmonton.ca)

**City Planning, 6<sup>th</sup> Floor,  
10111-104 Avenue NW, Edmonton, AB T5J 0J4**

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# COMMUNITY CONSULTATION FEEDBACK

A pilot community consultation process at the pre-application stage for this project was lead by a panel of people made up of community league (Lendrum) and developer (Capital Region Housing Corporation - CRHC) representatives as well as three independent members with community building, neighbourhood planning, and negotiation skills. The panel chose to follow the developer's consultation process with some modification. The developer hosted 4 open houses during 2016 and 2017.

City staff who prepared the Terms of Reference for the Consultation Pilot are now collecting feedback from the community on the process and would appreciate responses to the following questions:

Were you aware of the pre-application open houses (Y/N) \_\_\_\_\_

Did you attend any (Y/N) \_\_\_\_\_

Did you participate in any of them (Y/N) \_\_\_\_\_

If you did attend any, what aspects of the community consultation process were most valuable:

1. \_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
\_\_\_\_\_

If you attended any, was there anything about the community consultation process that was not valuable:

1. \_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
\_\_\_\_\_

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