

## WHAT WE HEARD REPORT

### Online Public Engagement Feedback Summary LDA19-0568 - Cromdale

---

**PROJECT ADDRESS:** 11220, 11224, 11226, 11232 - 78 Street NW and 11219, 11227, 11231, 11233 - 79 Street NW

**PROJECT DESCRIPTION:** The proposed rezoning is from Neighbourhood Convenience Commercial Zone (CNC), Low-Rise Apartment Zone (RA7), and Single Detached Residential Zone (RF1) to Medium-Rise Apartment Zone (RA8) to allow for a 23-metre high (approximately 6 storey) residential building with limited commercial opportunities at ground level.

In addition to the rezoning, there is an associated application to close an unused lane positioned internally within the rezoning area so it can be incorporated into the proposed development.

**PROJECT WEBSITE:** [edmonton.ca/cromdaleplanningapplications](https://edmonton.ca/cromdaleplanningapplications)

**ENGAGEMENT FORMAT:** Online Engagement Webpage - Engaged Edmonton:  
<https://engaged.edmonton.ca/RA8Cromdale>

**ENGAGEMENT DATES:** June 21 - July 9, 2021

**NUMBER OF VISITORS:**

- Engaged: 23
- Informed: 33
- Aware: 77

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.



# Cromdale RA8 Rezoning Application LDA19-0568



Edmonton

---

## ABOUT THIS REPORT

The information in this report includes feedback gathered through online engagement via the Engaged Edmonton platform from June 21 - July 9, 2021. Because of public health issues related to COVID-19, the City wasn't able to host an in-person public engagement event to share information and collect feedback, as we normally would have.

Feedback will be summarized in the report to City Council when the proposed rezoning returns to City Council Public Hearing for a decision on August 31, 2021.

This report is shared with all web page visitors who provided their email address. This summary will also be shared with the applicant and the Ward Councillor.

---

## ENGAGEMENT FORMAT

The Engaged Edmonton webpage included an overview of the proposed development, information on the development and rezoning process and contact information for the file planner. Two "tools" were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

---

## WHAT WE HEARD

Opposed: 22

Support: 1

### Comments

#### General

- Concern that the building may be used for low-income units (1x)
- Garbage, street noise, pedestrian traffic, emissions would be detrimental to the adjacent ravine (2x)
- The additional density proposed by this rezoning would be an even bigger burden on the neighborhood's infrastructure (roads, sewer system, etc.) (2x)
- The area does not need any more commercial services (2x)
- The land should be developed under the existing zoning (4x)
- The building will be built too close to Stutchbury Park (1x)
- This will result in an increase in crime in the area, which already high (3x)
- This engagement exercise is meaningless (1x)
- This will negatively impact surrounding property values (5x)
- This development maximizes short term profits of the developer, while the neighborhood must deal with the long term impacts of this building (4x)
- This is a suitable location for this type of development, relative to its proximity to transit options, park space and commercial services. (1x)
- Densification through projects like this, should continue to occur along 112 Avenue as it is a key corridor (1x)
- Senior's housing an important need for the city (1x)
- Surrounding land uses which consist of a mix of single detached housing, park space and 3 to 4 storey apartment buildings, would suggest that this is not suitable location for large of a building (4x)
- Opposed to a walk-in clinic or pharmacy at this location (1x)



## Cromdale RA8 Rezoning Application LDA19-0568



Edmonton

- Concern that the applicant may not follow through with their intent of building senior's housing at this location (5x)
- There's nothing preventing the current landowner from selling this land to someone who has a different intent for the site (4x)
- The Exhibition Lands redevelopment, Stadium Yards project and multiple towers along 82 Street is already going to bring enough additional density to this area (4x)
- From a petition conducted by residents in the area, it is clear that the consensus of those petitioned do not support this rezoning (3x)
- The developer refuses to provide a site plan drawing of their intended development (5x)
- This should not be considered, as there are vacancies in the towers west of 82 Street (1x)
- Ground floor commercial services will not be attractive or useful to neighborhood residents (2x)
- Concern over what will occur after the rezoning regarding who the actual developer or builder will be and who will be the representative that can stay in touch with the neighborhood (1x)
- Why go through the process of additional engagement if it won't change City Administration's recommendation to City Council (1x)
- The neighborhood should be involved as an equal partner in this process (1x)
- The developer is not interested in any sort of compromise with the neighborhood (1x)
- The developer is both suggesting they will develop the land, while also trying to sell the land, which erodes the neighborhood's trust that they will do what they say (4x)
- There are no guidelines or regulations that would suggest this proposed zone will produce a building that transitions adequately or fits in appropriately with the existing neighborhood (1x)
- Residents were not aware that the neighborhood's Area Redevelopment Plan was going to be repealed (3x)
- Moving forward with this rezoning seems inappropriate, until after the City completes engagement regarding District Planning (1x)
- Messaging from the applicant has been poor and meaningful consultation has not been carried out (4x)



## Cromdale RA8 Rezoning Application LDA19-0568

Edmonton

- A decision on this application should be postponed until after the municipal election in the fall (2x)
- There is a significant historical component to this neighborhood, which this rezoning puts into jeopardy, and therefore must be protected (2x)
- The developer has failed to introduce the neighborhood to other supposed partners in the project (3x)
- The developer should consider a Direct Control Provision such that assurances that can be built into the zoning, before being approved by City Council (2x)
- The developer is unwilling to conduct technical reports such as a Transportation Impact Assessment that would bring clarity on how much parking this development will need (2x)
- The developer has no other projects, completed or ongoing, known to the City or the neighborhood
- Since acquiring the land, the developer has failed to develop it (3x)
- This could end up setting a precedent for other larger forms of infill that will further erode the neighborhood's character (2x)
- This application was poorly timed with COVID-19 with regards to consultation (1X)
- Action 11 of the Infill Roadmap is yet to be completed whereby a publicly available map is published of optimal infill development locations for medium, high scale and mixed use developments based on best evidence and neighbourhood level indicators (1x).
- This application is not consistent with the Residential Infill Guidelines where a mid-rise building is more appropriate for a site that is one hectare in size, unlike this site which is approximately 0.25 hectares. (2x)

### Building Height/Massing

- This building would not be in character with the rest of the neighborhood (18x)
- This building will produce a large shadow that will impact the enjoyment and access to sunlight for surrounding properties (3x)
- Because of this site being located on the northern edge of the neighborhood, shadow impacts will be limited (1x)

- A 6-storey building would produce an imposing and looming feeling over surrounding properties and the broader neighborhood (6x)
- 2 additional storeys is not a moderate increase in height and would result in additional units, which means more vehicle coming and going and additional balconies with more overlook onto surrounding properties (1x)
- A building this tall will decrease privacy for surrounding properties (9x)
- 4 storeys is more appropriate at this location (8x)
- A 6-storey building cannot adequately transition down to a single detached house (2x)
- As this is a larger site, it will yield a larger building (1x)
- This larger building is not of a human scale and will interrupt face to face interaction and social cohesion for the residents of the neighborhood (1x).

#### Parking/Traffic

- The numbers referenced for on-site parking stalls seem inaccurate relative to other statistics for senior's mobility. (1x)
- This will result in more on-street parking and traffic congestion (8x)
- Some houses along 112S Avenue NW do not have garage access and therefore must park on the street, which would be impacted by further on-street parking generated from this development (1x)
- The on-street bike route will be negatively impacted by this development (1x)
- Concern for where the construction vehicles will park, if the building is allowed to go ahead (1x)
- The additional traffic will be a safety issue, especially for children in the neighborhood (1x)
- The additional traffic will produce more noise for existing residents (1x)



## Web Page Visitor Definitions

### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

---

If you have questions about this application please contact:

Stuart Carlyle, Planner  
780-496-6068  
stuart.carlyle@edmonton.ca