

# CENTURY PARK REZONING LDA16-0136

**WHERE**

North of 23 Avenue NW and east of 111 Street NW

**WHAT**

The owner has applied to:

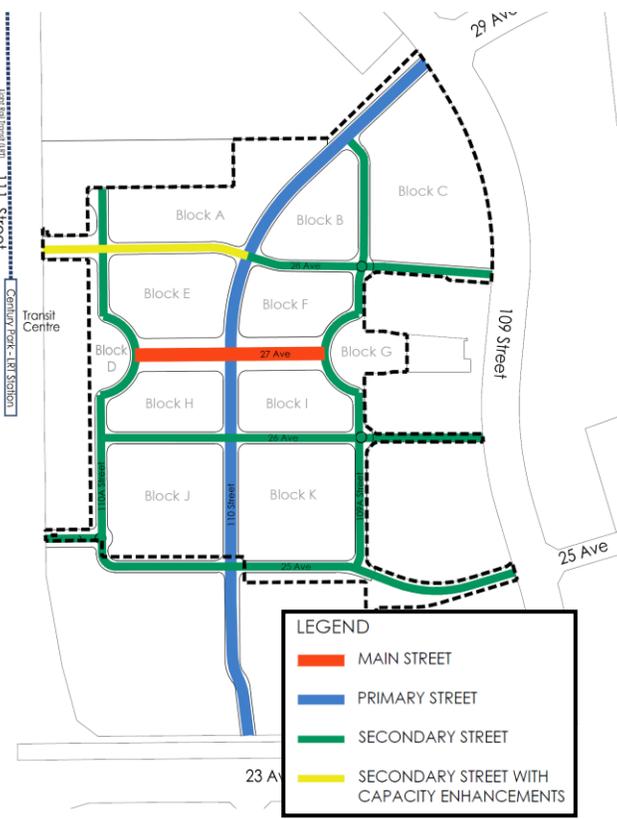
- Amend the Kaskitayo Outline Plan
- Rezone to DC2 (Site Specific Development Control Provision)

**HIGHLIGHTS**

- Mix of residential and commercial uses
- Up to 3,995 residential units
- Varied building heights up to 90 m
- Commercial main street with public space for farmer’s markets
- Park and ride moved into parking structures over time
- Three phases of development
- Several community contributions

**WHAT IS A DC2 ZONE?**

- Provides special land use regulation of a specific site
- Used when a standard zone is inappropriate or inadequate
- Can help integrate development with transit (transit oriented development)



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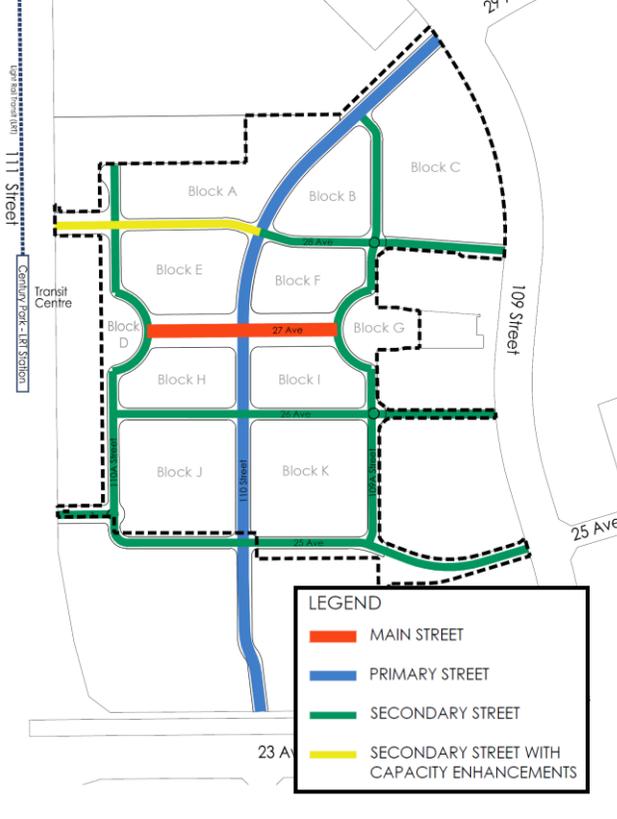
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## STATUS AND PUBLIC HEARING PROCESS

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- Notice postcards will be mailed to surrounding property owners and stakeholders before the Public Hearing takes place
- The Edmonton Journal and [Edmonton.ca/CenturyParkRezoning](http://Edmonton.ca/CenturyParkRezoning) will also advertise the Public Hearing

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City Council makes decisions about rezoning bylaw proposals at a Public Hearing

- The public can register to speak at a Public Hearing to voice support or opposition to the bylaw
- The Mayor will call the names of those registered to speak
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- Those in favour of the bylaw will speak, followed by those opposed
- Each speaker has up to 5 minutes to make their presentation
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**For more information about Public Hearings and to register to speak:**  
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# WHAT WE HEARD REPORT

## Century Park Rezoning Application (LDA16-0136)

**PROJECT ADDRESS:** 2303 and 2423 - 111 Street NW; and  
2504, 2606, 2608 and 2610 - 109 Street NW

- PROJECT DESCRIPTION:**
- Amendment to the Kaskitayo Outline Plan
  - Rezoning from (DC2.846) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for high density, mixed-use transit oriented development adjacent to the Century Park LRT Station and Transit Centre

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
DC2 pre-application notification	November 12, 2015	3 phone calls and 1 email (as reported by applicant)
DC2 pre-application open house (hosted by applicant)	December 1, 2015	31 attended (as reported by applicant)
Notification	June 7, 2016	4 phone calls and 2 emails
Open House Notification	November 7, 2016	4 phone calls and 9 emails
Open House	November 30, 2016	98 attended

### ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered before, during and after the November 30, 2016 open house. This report is shared with everyone who provided their email address during the event on November 30, 2016. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed application advances to Public Hearing this report will be included in the information provided to City 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 and ask questions of City Staff and the applicant. Participants were invited to share their feedback on a “Graffiti wall” by answering three questions;

- What do you want City Council to know or understand when they consider this application?
- What are your concerns about the proposal?
- What do you like about the proposal?

We also received 25 forms with written comments. The comments & questions we received are summarized by main themes below.

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## FEEDBACK SUMMARY

The most common concerns heard were:

- **Traffic and Street Design:** There is general support for the walkable grid network layout. However, concerns were expressed about the safety of pedestrians crossing 109 Street. Re-opening the 29 Avenue/109 Street intersection was received with mixed opinions but it was generally agreed that traffic lights and crosswalks should be installed if it is opened. Traffic congestion as a result of LRT signal timing was also a widely cited concern.
  - **Parking and Park & Ride:** Parking on surrounding streets by transit commuters was a widely cited concern. We heard that development of the site should provide enough on-site parking for residents, businesses, visitors, and transit park & riders.
  - **Open Space:** Broad concern that not enough open space is being provided with this application which would negatively impact surrounding parks in the area.
  - **Infrastructure Capacity:** Residents cited concerns about the capacity of the storm and sewer system’s ability to handle the additional density. Residents noted that there are existing drainage problems in the surrounding neighbourhoods and they are worried that the proposal will make them worse.
  - **Density:** There are broad concerns that the density is too high, unachievable, and the applicant’s reason for increasing the density was not understood.
- 

## WHAT WE HEARD

### Traffic and Street Design:

- The 29 Avenue/109 Street intersection was a big concern. Some residents would like the site access at this location to remain closed in the new street network design. Some

residents also stated that traffic lights and crosswalks must be installed at that location if it is opened to improve safety.

- 109 Street was identified as a dangerous street to cross. Residents would like to see crossings with flashers installed along this road.
- Concern was expressed about how the proposal will increase traffic on 106 Street, 109 Street, 111 Street, 23 Avenue, and 29 Avenue.
- Concern was expressed about the signal timing of the LRT creating long delays getting onto and off of 111 Street. Delays at the 111 Street/29A Avenue intersection were noted to be especially long.
- Concern was expressed about traffic volumes and congestion at the 111 Street/Anthony Henday Drive interchange. There were reports from residents that it can take up to 20 minutes to get across Anthony Henday Drive during peak hours.
- Concern was expressed about wait times to turn left on 109 Street.
- Residents noted that the existing bus stop along 109 Street southbound, south of the 29 Avenue intersection causes traffic issues when buses stop at that location.
- Residents would like to see the results of the Traffic Impact Assessment.

#### **Parking and Park and Ride:**

- Parking is a big concern for residents.
- There is a desire for mandatory on-site parking requirements for residents, businesses and visitors in the proposed development.
- Concern was expressed about parking spillover and illegal parking. LRT users are parking in surrounding neighbourhoods and on neighbourhood streets. Residents are concerned that the issue will only get worse with the increased density and removal of free Park & Ride stalls.
- Concern was expressed about privately owned Park & Ride. Some residents stated that the City of Edmonton should continue to operate Park & Ride at Century Park and provide free stalls.
- Concern was expressed about the location of on-street parking on 109 Street near the Safeway. Residents find it difficult to come out of Safeway because cars parked on the street will park right up to the Safeway parking lot entrance on 109 Street, creating a visibility problem.

#### **Open Space:**

- A big concern is that the application reduces public open space. Residents expressed that there is not enough open space considering the increased density.

- Concern was expressed that the increased density and lack of on-site open space will negatively impact surrounding parks.
- Concern was expressed about losing the central amenity area/pond and clubhouse. Residents like those parts of the existing zoning.

**Infrastructure Capacity:**

- A big concern is the current capacity of sewers. Residents said there are existing sewer problems in the area. They are concerned that the issue will only get worse with the proposed development.
- Residents stated that this rezoning will have a negative impact on parking, traffic, open space, and sewer capacity in neighboring communities. They would like the impacts determined and minimized.
- Concern was expressed about the functionality of the LRT Station and Transit Centre. It is already congested, especially the LRT pedways at peak hours and will only get worse with this development.
- Residents would like to see the results of the Drainage/Sewer report.

**Density:**

- Residents stated that the density increase is too high and unrealistic.
- Concern was expressed that the added density will have a negative impact on services like police, fire, ambulance, and schools.
- Residents did not understand the reason for the proposed density increase.

**General:**

- Residents are concerned about the build-out time for the project. It was expressed that the site is not being built fast enough.
- There is a desire for firm development stages to ensure that the site does not continue to stay empty.
- Building height was a concern. Residents expressed that the proposed maximum height is too high.
- There is a desire for social services like libraries, public health, senior support and daycares to be included in the site.
- There is a desire for sustainable building practices to be incorporated in the proposed development.
- Residents expressed a desire for the site to include family oriented housing in the proposal.

- Residents of the existing condominiums are upset that promised amenities like a central lake and a private club were removed from the proposal. With those amenities removed, residents feel shortchanged by the proposal.
- Residents stated that they would like to see the use of colour and attractive, creative architecture in the proposed buildings.
- Crime and safety is a concern in the neighbourhood. The LRT Station is considered a focal point for crime.
- Concern was expressed about construction impacts on surrounding property and streets including dust, mud, and noise. Residents would like negative construction impacts reduced as much as possible.
- Residents stated that the existing Park & Ride lot creates dust that negatively impacts their ability to enjoy their outdoor spaces.

#### **City Planning Process:**

- There is broad interest in the project. Residents expressed a strong desire to stay informed and updated on the progress.
- Residents would like to be more involved in the decision making process. Also, comments were made that the City of Edmonton should be working with the communities directly affected by the rezoning.
- Concern expressed that consultation appears to be only centered around the Ermineskin neighbourhood.
- Residents expressed a desire to have a meeting with the owner and applicant.

#### **Feedback about the Open House:**

- Comments were received stating that the open house was informative and well-organized. Attendees appreciated the presence of planning staff to explain and answer questions.
- Residents were disappointed that the open house was not closer to the Ermineskin neighbourhood. Residents expressed that they had difficulty finding the location, parking, and school entrance.
- Elderly attendees had difficulty reading the display boards and stated that larger ones should be used.
- Concern was expressed that all decisions have already been made and that the open house is only an exercise to meet city requirements.
- Residents expressed that they had difficulty understanding planning terms. Suggestions were made that non-planning terms should be used on the boards and public notices. It was also expressed that a glossary of terms would have been helpful.

- Concern was expressed that it was difficult to hear information and talk to available planners at times. Complaints were received that available planning staff were constantly engaged with attendees and that not everyone was able to ask the questions they wanted to ask.
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## **GRAFFITI WALL COMMENTS**

### **What do you want City Council to know or understand when they consider this application?**

- Too much density
- Development is too high
- Concerned about traffic impacts on surrounding streets
- Want 29 Ave/109 Street to be closed
- LRT signaling is a concern
- More park and ride needed
- Parking is spilling over into the whole surrounding area
- Desire for a second meeting once the parking and traffic studies are completed
- Concerned about the poor state of existing pedestrian walkway access from 29 Avenue and 109 Street to the LRT
- Use colours on building exteriors - not the usual, boring beige/grey
- Concerned that this will be an all rental project
- Want this to be a successful development and to be completed within 10-15 years
- Feeling that the developers have broken promises to the residents that currently reside in the site by removing promised amenities such as the pond/lake
- Concerned that City Council will not take the wishes of the neighbourhood into account

### **What are your concerns about the proposal?**

- Too much density; this area/neighbourhood already has a greater density than most other neighbourhoods in the city
- Development is too high
- Concerned about traffic impacts on surrounding streets
- More park and ride needed
- Concerned about parking on residential streets
- Need traffic lights and crosswalk on 109 Street, including the 29 Avenue/109 Street intersection
- Not enough open/green space
- Concerned that this will be an all rental project

- Want affordable and family oriented housing
- Concerned about a long development timeline, need firm development stages
- Concerned about increase stress on current resources i.e. police, fire, sewer, schools
- Developer should stick to the original plan, keep the lake
- The main boulevard looks like it was designated by real estate agents. Blocky, flashy signs and balconies. No real consideration for the people, just for themselves in regard to investments and profit.
- Land that belongs to the city northwest of the site must not be included
- This is an appropriate site for higher density TOD - but the neighbours' concern must be addressed as a condition of rezoning, including traffic, parking on residential streets, access to 111 Street, LRT signaling, and another LRT pedway connection to reduce congestion in the LRT Station
- Encourage services like library maybe public health and senior services, day care to create a complete community
- Need to have extension of LRT to other (south) side of Henday
- Concerned about the short notice about the proposal

#### **What do you like about the proposal?**

- The change of atmosphere in the neighbourhood. The design proposal will reflect it in a positive way.
- They are keeping some public parking on site.
- Developers are open to creative and innovative concepts.
- Construction and development on this site had been slow. Would be nice to see some finality to that space sometime

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If you have questions about this application please contact:

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## YOU WERE HEARD Changes to the Original Proposal



Topic	Concern	Response
Density	Too much density	<p><b>Density reduced</b></p> <ul style="list-style-type: none"> <li>• Original proposal: up to 4,500 residential units</li> <li>• Final proposal: up to 3,995 residential units</li> </ul>
Open space	Not enough open space	<p><b>Ground-level open space added and requirements clarified:</b></p> <ul style="list-style-type: none"> <li>• Minimum 600 m<sup>2</sup> publicly accessible pocket park on Block C</li> <li>• Minimum 1,200 m<sup>2</sup> public amenity space on Main Street</li> <li>• Several other 300 - 1,000 m<sup>2</sup> ground-level open spaces as development happens</li> <li>• Over 20 ground-level open spaces may be provided on the site once fully built</li> <li>• Shared use path network expanded</li> </ul>
Club house	Promised club house amenity	<p><b>2,300 m<sup>2</sup> indoor recreation facility added</b> to proposal for use by residents and community</p>
Site access	Re-opening the 29 Avenue / 109 Street intersection received mixed opinions	<p><b>Traffic signals will be installed</b> at the 29 Avenue/109 Street intersection</p>
Traffic	Traffic congestion	<p><b>A Traffic Impact Assessment (TIA) was reviewed and approved</b> with the application. Regardless of this proposal, traffic along 111 Street and 23 Avenue will increase due to growth in south Edmonton.</p> <p>Traffic will increase by 10-20% on the adjacent roads compared to a “no development” scenario, but proposal gives opportunities to use other modes (transit, cycling, walking) which may reduce this in the long term.</p> <p>Provision for additional traffic analysis as site builds out to verify TIA assumptions, providing opportunity for adjustments.</p>

## YOU WERE HEARD Changes to the Original Proposal



Topic	Concern	Response
Parking	Enough parking needed	<p><b>Proposed parking rates:</b></p> <ul style="list-style-type: none"> <li>• <i>Resident Parking:</i> Zoning Bylaw standards</li> <li>• <i>Visitor Parking:</i> Minimum 1 stall per 10 residential units</li> <li>• <i>Commercial Parking:</i> Varies by use</li> <li>• <i>Park &amp; Ride:</i> Same as existing supply (up to 1,125 stalls)</li> <li>• Shared parking model will be piloted as the site develops</li> </ul>
	LRT riders parking in neighbourhood	<p>The City of Edmonton offers <b>Residential Parking Programs</b> to manage parking in residential areas experiencing urban growth and increased visitor demand. For more information about Residential Parking Programs:</p> <ul style="list-style-type: none"> <li>• Telephone: 311</li> <li>• Email: 311@edmonton.ca</li> </ul>
Development timeline	The site is not being built fast enough	<p><b>"Sunset clause" added</b> as an incentive for timely development</p> <ul style="list-style-type: none"> <li>• If development targets and timelines are not met, the maximum density will be reduced</li> </ul>
Communication with community	The developer should communicate better with the community	<p><b>A "good neighbour agreement" was added</b> and is being negotiated between the developer and the Ermineskin Community League. The agreement will include things such as:</p> <ul style="list-style-type: none"> <li>• Consultation on location and use of on-site open spaces</li> <li>• Advanced notice of Development Permit applications</li> <li>• Construction schedules, operations and noise protocol</li> <li>• Owner contact for inquiries</li> </ul>

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## **City Council Public Hearing Information**

### **Request to Speak**

If you wish to address Council at the public hearing, you may register to speak with the Office of the City Clerk up to 11 a.m. on the day of the meeting as follows:

- By Request to Speak form – [www.edmonton.ca/meetings](http://www.edmonton.ca/meetings) (scroll to end of page)
- By e-mail – [city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)
- By phone - 496-8178
- By fax – 497-8175
- In person – Office of the City Clerk, 3<sup>rd</sup> floor, City Hall

Provide your name, organization, address, phone number, e-mail, and whether you are in favour or opposed to the bylaw. You may also register on the day of the meeting at the entrance to Council Chamber fifteen minutes prior to the start of the time block.

### **Agendas and Bylaw Reports**

- The agenda for public hearings, with attached bylaws and reports, is available on the website [www.edmonton.ca/meetings](http://www.edmonton.ca/meetings) or at the Office of the City Clerk on the Thursday afternoon three weeks prior to the meeting.

### **City Council Public Hearing procedures**

- Bylaws are grouped within time blocks, usually 1:30 p.m., 2 p.m., 3:45 p.m. or 7 p.m.
- At the start of the time block, the City Clerk will call the bylaws scheduled for that time. Occasionally, Council may still be dealing with bylaws scheduled for the previous time, and the calling of the bylaws in the next time block may be delayed.
- The Mayor will call the names of those registered to speak to each bylaw. Please stand and identify yourself when called.
- Administration will give an overview, followed by those who wish to speak in favour, and then those opposed to the bylaw.
- Each speaker has up to five minutes to make a presentation to Council. The red light on the podium will indicate the end of five minutes.
- When you are finished, please remain at the podium as Council may wish to ask you questions.
- After all speakers on the bylaw have been heard, Council may ask questions of Administration.
- The Mayor will then ask if there is anyone who wishes to respond to any new information that has been introduced as part of the discussion on the bylaw.
- Thereafter, Council will close the public hearing and debate the bylaw.

### **Handouts and PowerPoint Presentations**

- If you wish to provide handouts to Council, please bring 20 copies and hand them to the Clerk for distribution to Councillors.
- If you wish to present a PowerPoint slide show, or other media, please contact the Office of the City Clerk prior to the day of the meeting to make arrangements.

If you have any questions regarding the bylaw, please call the Planning and Development Department at 496-6194. If you have any questions regarding registering to speak or meeting procedures, please call the Office of the City Clerk on 496-8178.