

OPEN HOUSE COMPLETE FEEDBACK

COMMENTS SUMMARY

PROPOSED CENTURY PARK URBAN VILLAGE



Project Description:

- Amendment to the Kaskitayo Outline Plan
- From (DC2) Site Specific Development Control Provision and (PU) Public Utility Zone to (DC2) Site Specific Development Control Provision

Project Website: edmonton.ca/CenturyParkRezoning

Associated Addresses: 2303 - 111 STREET NW; 2423 - 111 STREET NW; 2606 - 109 STREET NW; 2608 - 109 STREET NW; 2610 - 109 STREET NW; 2611 - 111 STREET NW; and 2504 - 109 STREET NW

File #: LDA16-0136

Open House Date: Wednesday, November 30, 2016 from 6:00 PM - 8:30 PM

Number of attendees: 98

Number of feedback forms received: 25

All comments from the Open House public meeting are summarized anonymously below into broad topic categories. Comments are recorded verbatim as they were provided, or as they reflect several comments with the same theme. If you have any questions about this document or the rezoning application please contact the file planner Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Traffic

- Residents would like 29 Avenue unused.
- More planning must be done to ensure that 29 Avenue is not used.
- The new park and ride lot has an exit only to the four-way stop on 109 Street. If any changed is proposed to this it must have a traffic light installed. The proposed higher density of the area would demand this. As a resident on 109 Street I have witnessed many vehicles ignoring the four-way stop, traffic lights are imperative considering the density (existing and proposed).
- More than anything I am interested and concerned about how the increase in traffic will be adequately accommodated.
- Traffic concerns on 111 Street, 29 Avenue, 23 Avenue, and 106 Street.
- We were concerned regarding the exit on 29 Avenue next to Heritage Park Tower. At present the four way stop is quite dangerous as cars tend to zip through.
- Also very difficult to come out of Safeway onto 109 Street as cars are parked right up to the Safeway driveway and visibility is poor.
- Flow of traffic on 109 Street southbound with all the vehicles exiting the parking lot during peak times. I am concerned about turning left into my home, if traffic is heavy I can be sitting at that intersection waiting for a long time to turn left to get home. Unlike other towers, there is only one access road to our parkade. Perhaps some signage (four way) can be used to ease that.

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Parking and Park & Ride

- Parking must be included for residents of the development.
- On the front and all around there will be parking.
- No privately owned park and ride to be allowed or share parking.
- On site parking should be provided by the developer at the developer's expense and owned by the City.
- Off site parking exists now and any increases in density will make offsite parking worse.
- My number one concern is parking, both Park and Ride and residential (parasitic). I live in Skyrattler and we were added to the Century Park residential parking program.

Open Space

- Reducing the green space from 7ha to 1.5ha and not providing that the City would own does not make sense to me.

Infrastructure Capacity

- City sewers are a big problem, now this is going to make it much worse, why is the developer getting a free ride?
- Sewer capacity problems exist now.
- The proposed rezoning will affect the neighbouring community, and it would have been appropriate to address these impacts with posters dealing with traffic, parking, open space, and sewer capacity.

Density

- Density is too high (4500 units), that's a 60% increase.
- Rhetoric to approve density only for profit.
- Residents are concerned that the proposed density is too high.

Other

- Build out time is a real concern if it ever goes forward.
- Not happy because we bought a condo and we paid for swimming pools, parks, and club. Now we are going to have nothing, just buildings.
- Dust from parking lots. The amount of dust that kicks up from the lots creates a layer of dust/dirt on our balconies/patios. I have not been able to put my table and chairs out for two of the three years that I have lived there. Everyday, I have to clean dust off of my grill and table set in the summer to use it. It is always covered in dust no matter how often I clean them. As a result, I have stopped using my patio furniture on the balcony.
- Construction tenders to be such that residents environment will be maintained.
- The developer is using City land for green space. That means the deals are starting (sale of land to go to public tender).

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- There are many seniors living in the area now and it's dangerous. Large complex being built at Shepherd's Care near Pentecostal Church.
- I have no concerns, only sought information.

City Planning Process

- The public ought to be able to gather what is known at this point, what information is missing, and what the administration is proposing to deal with the impact of the project.
- A performance board needs to be set so this is done.
- The city should be working more with the community on the rezone.
- All current owners should be able to have a meeting with the owner.
- Will be anxiously waiting to see what you will be able to accomplish with this project.

Feedback About the Open House

- Coming from the south, on 106th Street there is no visible sign saying Rideau Park School. There are two schools here!
- No parking at 6:30, I waited 10 minutes for someone to come out and leave me their space.
- It is dark. Where is the door? Please put up signs. Others were walking towards the 'stand alone classrooms' on the west.
- Could use larger display signs for us older folk, very hard to read.
- I felt this was a done deal and this was an exercise to meet city requirements. Info only.
- Format was very well presented and all reps were very informative.
- Will take several feedback forms to our manager.
- When sending out notices of zoning changes or proposed changes, please try to use 'non-planning' terms and avoid jargon. A simple legend to describe what DC2 means would be helpful.
- It is great that you had staff to explain and answer questions. As I work full time I do not have the luxury of visiting City Hall to ask questions or receive assistance.
- Thank you for providing a night like tonight with lots of maps and visual aids.
- Never got to speak with anyone. Appears any presenters spent their time with one individual. Came back several times, finally left.
- The decision is made so why the session?
- The meeting was well organized but my positive comments do not mean that I agree or disagree with the plan.

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Graffiti Wall Comments

- **What do you want City Council to know or understand when they consider this application?**
 - Population density very high
 - 4500 people in such a small area - too dense
 - The original proposal was too large and not the wishes of the surrounding area residence and now they want to increase it even more. We are not in favor of the increase.
 - What will be the impact on 23rd Avenue and 111 Street traffic. Also on Calgary Trail overpass. It is already congested.
 - Want 29 Ave/109 St to be closed
 - LRT signalling
 - No Park and Ride is a big concern
 - Parking is already at a premium ... spilled over into the whole surrounding area. The available Park and Ride spaces must increase not decrease!
 - We need a second meeting once the full impact of the rezoning is understood
 - Traffic studies
 - Parking concerns
 - Not an ideal location for a 22 storey high
 - Keep the apartment buildings as short as possible.
 - Many people are concerned about easy access for pedestrians between the LRT and 29 Avenue. (We are creeping along in the mud near the apartment to avoid having to walk all around)
 - Success of the development! There should be a finish line of 10-15 years!!
 - The broken promise from the developers to the residents that currently reside in the site (removing of promised amenities)
 - People waited until 4 PM to buy one of the units in the original buildings. I feel bad for them that they were promised a plan from the city and now it's all changed suddenly.
 - Use colours on building exteriors - not the usual, boring beige/grey etc.
 - There is no specific design, feel, characteristic of continual flow in the city. Everything is beige in the sense of consideration for future surrounding. Everyone can't decide on something together and keep the feel the same all over the city from area to area.
 - All rental? No.
 - That City Council will not take the wishes of the neighbourhood into account
 - Fire/do not elect current City Council

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- **What are your concerns about the proposal?**
 - Too much density
 - Increased amount of people in a small area. Too many.
 - Residential density is way too much for an area/neighbourhood that already has a greater density than most other neighbourhoods in the city!
 - High density? When does it stop. Where is green space?
 - This is an appropriate site for higher density TOD - but the neighbours' concern must be addressed as a condition of rezoning:
 - Traffic
 - Parking on residential streets
 - Access to 111 Street
 - LRT signalling → Council
 - LRT pedway X2
 - Increase traffic
 - Increased traffic on 25 Ave
 - Increased traffic on 109 Street. There are no traffic lights and crosswalk.
 - The 4 way stop at 109 Street needs to be made to lights now as people aren't stopping at this time.
 - Parking, traffic congestion, access to 111 Street and signalling, expansion of pedway to LRT/second pedway.
 - Parking on residential streets
 - Not enough parking being offered. Already the LRT parking is insufficient and the surrounding residential street are clogged with all-day parkers.
 - Increase stress on current resources i.e. police, fire, sewer, school.
 - The increase in density will negatively affect the services provided in the area (police, fire, schools, traffic etc.)
 - Encourage services like library maybe public health and senior services, day care to give community within community concept.
 - Height is my concern. How many storeys?
 - Too high needs less than 22 Stories.
 - Does not look like there is enough public space!
 - Too much rental space.
 - All luxury rental 4500 units might take 25+ years to consume.
 - Needs to have some firm stages for developers. No lags in majority of development → continued empty space.
 - Not getting going fast enough.
 - Watch number of units (meaning size) so that a less transient population is encouraged i.e. make many units suitable and affordable for long term families
 - Need to have extension of LRT to other (south) side of Henday.

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- Everything - parking, density, lack of green space, affect (decreases) property values
 - Stick to the original plan. No lake -> Then build a parkade to alleviate the parking mess that is extending down community side streets. Now - can't image what it will be like if this goes through.
 - 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 in northwest. This must not be included.
 - Why the short notice?
- **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.