

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

If you have any questions about this application please contact:

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ABOUT THIS REPORT

The information in this report includes feedback gathered during the November 30th, 2016 Open House. Feedback Forms and notes were collected during the open house. The report is shared with all attendees who provided their mailing address or 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 a Public Hearing these comments will be summarized in a report to City Council.

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 of Edmonton staff and the applicant. Attendees were encouraged to provide feedback on Feedback Forms. A 'Graffiti Wall' was also available where attendees were invited to provide feedback about three questions:

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

This report is a summary of the comments we received and the main themes that emerged.

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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 a bus is stopped.
- Residents would like to see the results of the Traffic Impact Assessment.

PARKING AND PARK & 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 the reduction of public open space from 7.13 hectares to 1.35 hectares. Residents expressed that this is not enough open space considering the increased density.

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- Concern was expressed that the increased density and lack of on-site open space will negatively impact surrounding parks.
- Concern was expressed about the loss of the central amenity area/pond and clubhouse. Residents like that part 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.
- Residents would like to see the results of the Drainage/Sewer report.

DENSITY

- Residents stated that the density increase to 4,500 units 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 of 75 m is too high.
- There is a desire for social services like libraries, public health, senior support and day cares to be included in the site.
- 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 have been 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.
- 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.

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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.
- 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.