

WHAT WE HEARD REPORT

Rezoning Public Engagement Session Feedback Summary LDA19-0029 - Dechene

PROJECT ADDRESS: 18348 - LESSARD ROAD NW
4819 - 184 STREET NW
4903 - 184 STREET NW

PROJECT DESCRIPTION: Proposed rezoning from ([DC2.302](#)) Site Specific Development Control provision to a new (DC2) Site Specific Development Control Provision, to allow for expanded commercial uses and added multi-unit housing.

PROJECT WEBSITE: edmonton.ca/dechene

EVENT TYPE: Public Engagement Session

MEETING DATE: Tuesday, October 8, 2019

NUMBER OF ATTENDEES: 68

ABOUT THIS REPORT

The information in this report includes feedback gathered during the October 8th, 2019 public engagement session. 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 provided 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, and the applicant. From the engagement session, 21 feedback forms were received. Additionally, 17 emails expressing feedback and/or looking for further information and 2 social media posts were received. The comments & questions we received are summarized by the main themes below.

The number of times a comment was received by participants are recorded in brackets following that comment.

WHAT WE HEARD

Engagement Session

- A wider area should have been notified (x2)
- Not enough resources at the session (x1)
- The information provided is pretty vague (x1)
- Process is a lot of fuss over a problem that doesn't exist 'just in case' (x1)
- Developer provided no input or plan, is relying on blind trust (x1)
- Developer claimed they were not going to be changing anything, so why is there an application? (x1)
- An engagement session should be held within the Touchmark seniors development (x1)

Existing Development, Transportation, & Infrastructure

- Neighbourhood roads are not wide enough / traffic should be kept to Lessard Road (x2)
- Surrounding roads need to be re-engineered / sidewalks added first (x2)
- Apartments need public transportation, and plan is to reduce buses in the area (x1)
- Negative issues experienced with current businesses (x1)

Proposed Development & Form

- Concerns over shadowing on neighboring development (x6)
 - Should be set back more to avoid shadowing existing houses (x1)
- Not enough parking there currently / for what is proposed (x4)
- Landscape buffer should be big enough / similar to what is currently there for neighbouring properties (x2)
 - Like the current trees and the separation they provide (x1)
- Concern over nature of residential ownership and tenancy - Is this owned? Rented? Who is moving in (Seniors, family, etc)? (x2)
- 6 Storeys is too tall (x1)
- Too much development for this piece of land (x1)
- Would be an eyesore (x1)
- Unspecified opposition to the proposal (x1)

Effects on Surroundings

- Increased noise (x10)
- Concerns property values will decrease (x7)
 - Apartments may attract young people, depreciating surrounding seniors residences (x1)
- Increased traffic (x6)
- Loss of existing services for seniors, Co-Op (x6)
- More area crime (x4)
- Opposition to more population / increased population density (x2)
- Concerns property tax will increase to fund development / servicing (x2)
- Unspecified negative impact on seniors (x1)
- Negative change to the nature of the area (x1)
- Bring prostitution to the area (x1)
- Concern over more families putting pressure on schools. What accommodations will be made? (x1)
- Will increase distance to a grocers and other amenities (x1)

Opposed Uses

- Cannabis Stores (x7), Pubs & Bars / Drinking Establishments (x6)
 - Don't like these uses available together (x3)
 - Too close to schools (x2)
 - More crime (x1)
- Residential Development (x6)
- Unspecified Business Uses (x4)
- Automotive and Repair Shops (x3)
- Hotel (x2)
- Massage parlors (x1)
- Proposed uses don't serve area seniors (x1)

Preferred Uses

- Grocery Store (x5)
 - Very useful and convenient for surrounding seniors (x3), area residents (x1)
- Open to multi-housing development if done right (x2)
- Having unspecified additional commercial uses (x1)

ANSWERS TO QUESTIONS

Why an engagement session occurred

- City Administration received several emails of concern in response to the advance notice mailout. As such, Administration determined that a Public Engagement Session would be helpful for the surrounding residents to hear and learn more about the proposal.

Concerns over extent of notification / engagement

- The standard notification area identified in the Zoning Bylaw extends to a 60 m distance from the site boundaries to capture adjacent property owners. For this engagement session, Administration extended the range up to 200 m and encompassed 196 properties.

In addition to direct mailings, Administration also employs additional methods such as:

- a. Notices in various newsprint;
- b. A posting on the City of Edmonton Engagement Calendar;
- c. A posting on the City of Edmonton's Planning Application Webpage; and
- d. A posting on the City of Edmonton Facebook page

Community Leagues are also included in our direct mailings, and we further anticipate some word-of-mouth to spread through the League and surrounding neighbourhoods.

Concerns over traffic / existing road infrastructure

- Planning Coordination (Transportation) has reviewed the existing traffic volumes along Lessard Road and 184 Street adjacent to this site. There is capacity along both of these roadways. The proposed development is not anticipated to require infrastructure changes. At the development permit stage, Transportation will review vehicular circulation and pedestrian connectivity within the site.

Concerns over ownership and tenancy of multi-unit housing

- Rezoning applications focus on land use and regulations to guide the land use and not possession of land or property as a tenant.

Concerns over area crime

- As part of the application review process, Police Services is invited to review and provide input into the proposal. Police Services has provided “no comment” to this application.

Concerns over impacts on neighborhood schools

- As part of the application review process, school boards are invited to review and provide input into the proposal. School boards have provided “no comment” to the application.

Concern over adult massages and prostitution

- Adult massage centres (‘Body Rub Centres’) are regulated under [Section 97](#) of the Zoning Bylaw. These types of services shall not be located on a site with valid permits for Residential Uses or Bars and Neighborhood Pubs (97.2). Under the uses sought by the

applicant in the DC2 rezone, Body Rub Centres would not be permissible for the development.

Will the feedback from this event be used?

- Feedback collected from public engagement events are used for three main purposes:
 - to inform conversations with the applicant about making revisions to the application to address concerns raised;
 - to collect local insight and ensure that the City’s planning analysis considers all applicable factors; and
 - to inform City Council about the feedback received so they have an understanding of the opinions of residents prior to making a decision on the application.
 - This “What We Heard Report” will be included as part of Administration’s report to City Council if/when the proposed rezoning advances to Public Hearing.
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If you have questions about this application please contact:

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