

# “WHAT WE HEARD” REPORT

## Eaux Claires Development Proposal

### LDA15-0317

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**PROJECT ADDRESS:** 9503 157 Avenue NW

**PROJECT DESCRIPTION:** Rezoning to (DC2) Site Specific Development Control Provision to allow for a high density residential development and hotel with underground parking.

**EVENT TYPE:** Open-House

**MEETING DATE:** November 16, 2017

**NUMBER OF ATTENDEES:** 59 (does not include media, City Staff, or applicant in attendance)  
Number of comment sheets in support: 24  
Number of comment sheets with concerns: 9  
Number of comment sheets with a mix of support and concerns: 6

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#### ABOUT THIS REPORT

The information in this report includes feedback gathered during the November 16, 2017 open house. 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 Councilor and posted online. If/when the proposed rezoning advances to a Public Hearing, these comments will be summarized in the Report 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 and ask questions of City Staff and the applicant. Comments from attendees were recorded by City staff during the meeting, and feedback and comment forms were also collected. Below is a summary of all the comments we received and the main themes that emerged.

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## OPEN HOUSE FEEDBACK SUMMARY

### WHAT WE HEARD

All comments from the open house are summarized by theme below. Responses to questions and concerns are provided in italics:

#### **Building Height, Design, and Community Impacts:**

- Concerns about the height of the proposed development and that it does not fit with the rest of the neighbourhood. 14 storeys is appropriate downtown but is too high for the suburbs. Medium rise apartments would provide a better transition to existing development.
- There needs to be a reasonable approach to placing higher residential density near transit.
- Concerned about the potential sun/shadow impacts on surrounding properties from the development.
- Concerned about the impact on the religious assembly.
- Senior's housing should be placed closer to low density residential.
- Apartments do not support the family atmosphere that attracted us to this neighborhood.
- Please ensure the buildings have architectural merit. No boring architecture.
- Disappointed as a whole as to how this area and the adjacent lands are being developed. Would have liked to have seen a more creative or unique use of the land.
- Wouldn't have bought in this community 2 years ago if we knew this development was going to happen.

*The application is proposing building heights that do not currently exist in the Eaux Claires neighbourhood. It is important to ensure that building placement and height transitions are sympathetic to surrounding existing homes. In this case, taller buildings are far enough removed from existing homes that shadowing and privacy impacts are minimal with shadow impacts limited to a few hours in the afternoon during the winter months. Taller buildings are oriented away from existing homes and a generous building setback is provided from 157 Avenue NW. Row housing is located closest to the existing homes to provide an appropriate height transition.*

## Residential Density:

- The neighbourhood has enough medium and high density residential development. If the proposal is approved, there will be overcrowding and other associated problems.
- Feel like the site is too small for what is being proposed.

*The proposal meets the minimum residential density outlined in the Transit Oriented Development Guidelines. The site is located along major roads, near a transit centre, near shopping opportunities, and near a future park and stormwater management pond. Placing additional people in these types of locations supports demand for alternative forms of transportation, contributes to the viability of nearby businesses, and allows more people easy access to neighbourhood amenities.*

## Hotel:

- There is no need for another hotel in this area. The hotel is not compatible with existing residential uses. Who would want to stay there? Where will travellers go for entertainment?
- Not sure of the hotel, unless it provides rental suites in addition to hotel rooms.
- The economics suggest this will be apartments.
- Why is the hotel placed where it is?
- Area should be developed with condos only.
- The hotel does not mix well with residential housing – especially seniors.
- The hotel would be better located in a commercial location like Northgate Mall.

*The hotel is located south of the transit centre and adjacent to the existing commercial uses along 97 Street. It is setback from existing low density residential uses and has good access to the transit centre which will benefit visitors and employees. Market viability of the hotel is not for the City to determine and is not part of the planning review process. The DC2 Zone is written in such a way that will allow the site to develop as apartments if market conditions are unfavorable for a hotel.*

## Parking and Traffic:

- This development will increase traffic in the neighbourhood where there are already traffic problems.

*A Traffic Impact Assessment was prepared and reviewed for this application. The analysis indicates that the traffic generated by the proposed development can be accommodated on the adjacent roadway network.*

- Concern that traffic from the development will enter the existing residential area where there are still many unfinished roads creating higher traffic volumes along local streets.
- 160 Avenue is really congested due to the adjacent high density residential development. Concern that traffic from 95 Street and the proposed development will make the situation worse.

*Vehicular access to the northern portion of the site (Areas B, C and D) will be provided exclusively from 157 Avenue NW and access to the southern portion of the site (Area A) will be provided exclusively from an upgraded 95 Street NW.*

*Vehicular traffic will not be able to enter the existing residential area from 157 Avenue because it turns into a bus-only lane east of the site. Vehicular traffic from Area A will not enter the existing residential area until 95 Street is completed up to 156 Avenue. Timing of the completion of 95 Street up to 156 Avenue is currently unknown and will be required when the property to the east is developed.*

*In the future, traffic from Area A will have indirect access to 160 Avenue when 95 Street and 156 Avenue are completed. The traffic impact of the proposed development on 160 Avenue is anticipated to be minimal.*

- When will the 157 Avenue connection to 95 Street open?

*The connection between 157 Avenue and 95 Street is a bus-only lane that is currently closed. There is no timeline for the opening of this bus-only connection.*

- The transit centre is already congested at peak times. The proposed development will only make this congestion worse.

*The Traffic Impact Assessment determined that the projected total traffic from the transit centre and the proposed development can be accommodated on the adjacent roadway network.*

- How will pedestrians access the transit centre safely? Crossing lights should be provided for pedestrians crossing 157 Avenue.

*The owner will be required to provide a sidewalk along the south side of 157 Avenue as well as a marked crosswalk across 157 Avenue east of the site access.*

- 95 Street and 153 Avenue is a dangerous intersection. Traffic lights should be provided.
- Will the development impact the intersection of 153 Avenue and 94A Street entering and exiting the Evansdale neighbourhood?

*The Traffic Impact Assessment included an assessment of the 153 Avenue intersection with 95 Street. The intersection was found to operate within acceptable limits currently and with the addition of the proposed development. Prior to receiving a Development Permit for Area A, the owner will be required to have a Traffic Safety Assessment completed by a professional engineering consultant for the intersection of 153 Avenue and 95 Street. The owner will be required to complete any intersection improvements required by the assessment. The owner will also be required to upgrade 95 Street from 153 Avenue to the southern access of the site by providing one travel lane in each direction, a sidewalk, an on-street parking lane and street lighting.*

*An assessment of the intersection of 153 Avenue with 94A Street into Evansdale was not included as part of the original Traffic Impact Assessment. After hearing the concerns at the Open House for the application, the review of this intersection is currently underway and the results will be known in the early 2018.*

- Concern about the proposed development's impact on the intersection of 97 Street and 153 Avenue. This intersection has poor sightlines for traffic making a right turn in the westbound lane.

*The construction of interim upgrades at the 97 Street and 153 Avenue intersection are currently funded and planned to be completed in 2019. This includes improvements to the eastbound and westbound right turn bays to address the sightline issues.*

- Concern that visitors to the proposed development will park along 157 Avenue and cause congestion.

*There are currently no parking restrictions on 157 Avenue east of 97 Street. Should there be a need in the future, the City may review parking along 157 Avenue and implement restrictions as required.*

- For the intersection at 160 Avenue and 97 Street, the green phase for the protected/permitted northbound left turn is not long enough to clear the left turn vehicle queue within one traffic cycle.

*City administration will forward this request to Traffic Operations and ask for a review of the signal timings at this intersection.*

- 2 vehicle parking spaces should be provided per unit with only 24 hr parking provided on the surface.

*The development shall provide parking in accordance with the Zoning Bylaw for sites located within 600 m of a transit centre. The proposed zoning for the site requires that parking be provided underground with the exception of 20 surface visitor parking stalls.*

#### **Affordable Housing and Senior's Housing:**

- Will this development allow for senior's housing?

*The proposed DC2 Zone does not and cannot require that senior's housing be constructed, however, the proposed zone does allow the opportunity for seniors housing. It is the owner's intent to develop a "campus of care" facility that will allow for apartments, lodging facilities, assisted living and long-term care in one building.*

- Concerns that the proposed senior's housing will be for profit and unaffordable.

*The proposed DC2 Zone does not control the cost of the housing. As per City Policy C582, the City may purchase 5% of the units at 85% of the cost for affordable housing or the developer may provide the equivalent value as money-in-place to the City.*

#### **Property Values:**

- The proposed development will decrease our property values.
- The proposed development will cause our property taxes to go up.

*Property values are impacted by multiple factors and are not considered in the planning review process.*

#### **Greenspace:**

- If the rezoning is approved, the area will lose a major green space which new families look for in communities.

*The Eaux Claires Neighbourhood Structure Plan designates this site for residential uses. The site is not planned for a park. The proposed development will provide landscaping and publicly accessible walkways.*

#### **Positive Feedback:**

- Senior's housing is needed in north Edmonton and this is a good location for it because it is close to transit, commercial, and places of worship.
- My family is interested in living in this development.
- Pleased about the potential commercial such as medical, restaurants, day care.
- The proposed development is an improvement to the vacant land which is an eyesore and dumping ground.
- Apartment housing is beneficial to those who can't afford a house.
- A range of housing is offered. There is something for everyone.
- The development will expand the economy of the area.
- Hotel allows families to stay close by when visiting the senior's facility.

### **Approval Process and Timelines:**

- If the rezoning is approved, when can we expect to see development on the site?

*Rezoning is just the first step in the development process. Should the rezoning application be approved by Council, the developer would then be required to apply for development and building permits before beginning construction. Development and building permits help ensure that what is built is safe and in conformance with the Zoning Bylaw. Development permit submission is dependent on the developer's timeline, which can be influenced by a number of factors including project funding and market conditions.*

If you have questions about this application please contact:

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