

WHAT WE HEARD REPORT (complete verbatim comments)

Bonnie Doon Mall Redevelopment Application (LDA18-0184)

PROJECT ADDRESS: 1 Bonnie Doon Shopping Centre NW, 8420 85 Street NW & 8715 85 Street NW

PROJECT DESCRIPTION: Rezoning from (RA7) Low Rise Apartment Zone and (DC2) Site Specific Development Control Provision to (DC2) Site Specific Development Control Provision to allow for the development of:

- A mix of row housing, mid-rise and high rise development
- Up to 6000 residential dwellings
- Retail, office and commercial spaces
- Underground parking
- New streets and bicycle lanes throughout the site
- Connections to the Bonnie Doon LRT station

TYPE OF ENGAGEMENT	DATE	# OF ATTENDEES
Drop-in Engagement Session	May 16, 2018	Over 260

ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered during the May 16, 2018 Drop-in Engagement Session. This report is shared with everyone who has emailed the file planner directly, and all attendees who provided their email address during the event on May 16, 2018. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning application advances to a Public Hearing, this report will be included in the information provided to City Council.

This document records all comments received verbatim. No personally identifiable information is included; minor edits may have been made to remove offensive content, and attempt to reflect unclear handwriting. Otherwise, comments are recorded as provided.



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, the applicant, and the landowner. Participants were invited to share their feedback on “Graffiti walls” by offering general feedback as well as by answering the following questions:

- Overall, what do you like about the application?
 - Overall, what do you not like about the application?
 - What do you like about the proposed land use concept (including the proposed districts and open space areas)?
 - What do you not like about the proposed land use concept (including the proposed districts and open space areas)?
 - What do you like about the proposed street designs and mobility?
 - What do you not like about the proposed street designs and mobility?
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What We Heard:

Density

- Density
- I like the increased density. (x2)
- It seems to be a sensible and attractive way to increase density.
- The increased density of the neighborhood is welcome. Good for multi-income bracket, diversity of the area, affordability, etc.
- Redevelopment=good Over-density = bad
- High density is good for this location. Building beside LRT first. Like integrated connection.
- I love the major increase in density. I really hope street level parking lots are minimized.
- ‘High Density is great for this area! It will encourage use of transit. Don’t be discouraged by the people who assume that everyone needs a car!

- While building, build high enough to get a dense community.
- Far too much density for residential area.
- Is the City Council insane? This is too dense!
- Too much density!
- Too many units proposed! 6000?! Where are your tenants or buyers coming from?
- Too much density. No needs for 40-story tower. What are Edmonton population growth predictions?
- 6,000 units is much too high density for this neighborhood.
- I have serious concerns about adding 6,000 households to the area. This kind of density is not necessary.
- 6,000 units seems a lot but it will depend on the height.
- I'm concerned about too much density and traffic woes.
- This is a massive change to our quiet neighborhood, increasing significantly the density. It's too complicated to pretend we can anticipate the consequences. How will it age? Who's moving in? Traffic? Parking? This is bad news for Bonnie Doon.

Over-densification=ghettoization

- This is wildly out of scale. Please come back with a reasonable proposal. There is way too high density!!! Traffic!! Parking!! Shadowy!
- I'm concerned about 40 story building, traffic flow, signaling and infrastructure for accommodating 6,000 + residential spaces!!
- There is a high density in this area. LRT + Retail + Housing will result in parking issues.
- Too, too, dense. No park n' ride even though this is a transit hub.
- The proposed housing is too dense for designated area.
- We will need more than just one grocery store with all that density.
- How will City infrastructure handle 20,000 more people? Roads? Parks? LRT capacity? Sewers/water, etc.?
- How is the existing sewer system in the neighborhood able to handle 6,000 units worth of sewage? I fear you will be digging up neighborhoods for new sewers.



- Pressure on existing services (e.g. Recreation Centre, Millcreek Pool, public schools.)
- Too much pollution, too crowded, too noisy, no sunlight, too many people, too much nature will be damaged and no trees or plants.
- Not just another downtown.
- This plan is way too big. It sounds like greed...

Transportation and Traffic

- I like the bike lanes. Please consider strongly protected all-ages bike lanes.
- I like the focus on a transit oriented development.
- I like all the park space and underground parking. I second this!
- Plan for sufficient underground parking—safe and free.
- This is a good opportunity for underground parking for satellite communities.
- I hope parking will be sufficient, easy access and inexpensive.
- Underground parking—make it “Paid Parking”
- Underground parking
- I like underground parking and I especially would like to see underground parking for grocery store.
- Hopefully all employees of these buildings will take the LRT to work.
- How about some traffic lights at junction of 88 Avenue and 85 Street.
- Make Bonnie Doon the first transit center for self-autonomous vehicles.
- Consider road reconfiguration for 85 St. to support expected bike/pedestrian cross-movement onto and off this site.
- Keep the mini buses for the seniors.
- With this plan, we will lose the ability to go downtown via Connors Road from 85 Street.
- Increased traffic into Idylwyld.

- I have some concerns about the impact of 84th Avenue joining between Bonnie Doon Mall and Idylwyld. Traffic will be impacted.
- There will be an overflow of traffic into Bonnie Doon.
- I'm concerned about increased traffic volume in Bonnie Doon, particularly 84 Street and 88 Avenue.
- We need to avoid traffic confusion at Big Box Stores/centers.
- Traffic coming on 85 will create massive wait times, added to LRT wait times.
- Traffic will seize with increased pedestrians on Whyte Avenue and 83 Street.
- Thru traffic on 84 Avenue.
- I'm worried about commuters packing in my neighborhood to take the LRT downtown, However, I'm very keen on public transit, walkability and the increased density.
- How do you prevent Bonnie Doon from becoming a Park & Ride location from commuters to downtown from Sherwood Park? The parking will overflow into the community.
- I'm concerned about parking for 6,000 units, for business/commercial and for retail space AND all the visitors! Are they going to park in the neighborhood?
- I'm concerned there is not enough/any parking shown on plans, especially for 6000 units.
- Parking issues are stretched as recreational areas such as such ad Donar Park Arena & Shamrock. Now LRT? Come on people! No one can park in front of my infill home. I pay good taxes.
- This plan will create a parking nightmare!
- An overflow of parking into neighborhood is likely to happen due to inadequate parking on site.
- Library parking is not acknowledged. According to the plan, it is turned into park area.
- There is a high density in this area. LRT + Retail + Housing will result in parking issues.
- Streets can't accommodate the traffic's extra parking. Already on my street just by adding duplexes the parking spaces are gone.
- There is no interaction between LRT and buses to serve local.
- There is no allowance for Park n' Ride. It would be useful as our residential streets do not need more non-resident parking.

- The site layout does not have sufficient space for parking for retail customers.
- Traffic nightmare!
- There will be too much vehicle traffic on all road types.
- Traffic congestion!!!
- The development will cause congestion in the surrounding neighborhoods.
- I don't like one lane only.
- Why so many parkade entrances? One big parkade? Or many small ones? It seems like busy streets with idling cars.
- We do not want to spend money on a new bridge just for downtown access. Hopefully, the existing bridge such as high level can be used for the LRT over the river.
- I'm questioning access at 85 Street and 84 Avenue. Why no access points further south?

Built Form and Design

- Love the design. Go for it!
- Overall, I like the land concept.
- This is an amazing opportunity to keep it green and be future planning.
- Setbacks are healthy. Positive renewal!
- Four stories sounds fine, but it is annoying with strollers.
- I like the open spaces through site, but would like to see this continued to southend.
- I like the introduction of internal street.
- I like the added streets to break up the mass of the property.
- I like lots of green space, transit plaza, narrow streets, and green space by the library.
- I like low-rise terraced housing, pedestrian bike access, open areas and ground floor commercial and the overall European approach to increased density.
- I think this is a fantastic concept, especially the main street and garden spaces, plus the emphasis on sustainability and low energy consumption. Make it so.
- I appreciate apparent focus on landscape/urban design.

- Edmonton malls that are well-designed thrive.
- Urban character
- Added sub-streets break down land mass into smaller scale.
- Make sure the green space gets lots of sun or it won't get used
- Build the condos on top of the mall rather than beside it.
- Don't lose the floor space of the mall as much.
- Keep the mall covered. We only have 4.5 months of temperate weather.
- Please keep the covered mall. It's important for the community! (safe place to walk especially in winter)
- A mall-covered street with shops is great for seniors, walking clubs and special needs people to use in the winter. Street access only shops do not allow for community interactions for seniors and handicapped people in the winter (6 months of the year).
- Segregating uses does not help senior's access services. Why not a "mall" with habitations above?
- Think about winter!
- The proposal of a small concentrated indoor mall does not take into account our winter weather. There should be a much larger indoor mall for people to walk, de-stress and meet neighbors.
- A nice covered mall with 2 floors would be very nice. Open space for winter and summer. Not too high buildings. Need sunlight.
- Edmonton is a cold city. We need an indoor walkable mall (not just a food court). Indoor malls foster community. Outdoor malls do not.
- It's a Winter City. The indoor mall is useful much of the year.
- Good thoughts about winter. Ensure there is appropriate infrastructure to support outdoor winter life (i.e. heating elements...).
- Planning around sewer and power and gas.
- Why do we have to negotiate how many stories the towers have? This should not be a compromise...it should be "what's the most healthy opportunity?"
- I'm not opposed to density but scale at high end. A 40 story building feels excessive.

- 40 story towers are NOT acceptable in our area.
- A 40 story tower is too high.
- I'm not at all sure about 40 stories—shadowing study will show the impact.
- Towers are too high. There should be a limit to 22 floors.
- I like the concept other than the high rises are too high.
- I think that 40 story towers are too high for this project. I prefer that the high rise remain at a maximum of 20 stories.
- The towers will “tower” above everything below it and it will be intimidating. 40 stories is too tall, bringing in too many people and there will be high density issues.
- Towers are fine but up to 20-25 stories (40 is too high).
- Buildings may be too high and too many. This plan is looking like a Southside downtown.
- 40 stories are too tall!
- 40 stories feel tall. As a citizen, I would rather see the site filled with shorter buildings than half empty with 40 story towers on the other half.
- High buildings create wind tunnels.
- super tall towers
- No building should be higher than 15-20 stories anywhere within the property.
- Towers are way too high and cut light to surrounding neighborhood homes and gardens. Proposed density way too much.
- The high rise style is not consistent with the surrounding neighborhoods and will destroy their character.
- I don't support residential above 4 stories, which seems to be permitted under existing zoning.
- I don't like the fact that the line goes down 95 Avenue and cuts the Strathearne community in half!
- Why is Idylwyld neglected? You don't even mention it.

Land Uses

- I support the intensification of the site to promote a mix of uses that will accommodate a mix of housing types for all demographics and commercial service uses for the project and adjacent neighborhoods.
- I like the townhouses (row housing) and the mixed retail options.
- Low rental housing???
- I like the major addition of residential.
- I like that the bowling alley will stay.
- The Bonnie Doon Bowling Alley is integral to the community, providing sport and competition to all ages, keeping youth out of trouble and is also what makes our Bonnie Doon Mall unique.
- Keep the bowling alley.
- Be sure that the bowling lanes are retained within the project.
- Make sure bowling alley stays intact and always at Bonnie Doon Shopping Mall.
- Keep the bowling alley.
- Subdivision of land into different uses.
- I like the increased density and the retail-residential mix.
- Zone approach (especially garden zone) and Entertainment Zone
- Space for entertainment (e.g. bowling looks good)
- I like the idea that the site will have mixed attractions. It seems a more European feel.
- I like the variety of districts and I think it is a great idea to redevelop the area.
- I like the zones: green space, entertainment, health, etc.
- between tower—real urban neighborhood. I like ground floor retail and ground floor townhouses.
- Keep the Safeway and Dollar Store.
- I hope most of the stores will stay as Safeway, Tim Horton's, Edo Japan, Subway; A & W are in the food court. Also, Dollar Store and other businesses.

- Make sure Safeway stays in the new project. I agree!
- Keep Safeway and attract London Drugs.
- The recycle station gets steady use. We need it too!
- It is CRUCIAL to keep a recycling depot. (sustainable development)
- I like the green spaces and mixed uses.
- I like the green space.
- I like the green spaces, the common use area that all Bonnie Doon/King Edward Park will get to use.
- I love, love, love the park space.
- I like the rain gardens.
- The green spaces look good.
- Heating and warmth for winter season...a place to go to warm up from cold. Also, a cool place to be refreshed from the hot summer weather...shelter from the rain storms and weather disasters.
- I like public space for winter and summer.
- Open space for food court should serve in both seasons
- Thank you for NOT proposing Box stores (stand-alone) and a giant surface parking lot.
- No bars—the west end of Whyte Ave should be a lesson about those problems. Alcohol in restaurants only!
- No casino!!
- No casino!
- I would like to see additional open space at the south end of the site near retail and entertainment district.
- Have Safeway and other major vendors on 1st level. 50+ cannot use walkers/carts on multi-levels unless plenty of elevators or other lifts.
- Please include an exercise facility in the Health and Wellness area.
- We need more linear mall space to accommodate the social and exercise needs of all the surrounding communities.

- Please incorporate some tenants that provide night life (not just bars) for this place.
- We need more open space for food court, shopping and entertainment.
- The primary use of this space should remain retail/commercial. This is the only major shopping area in this part of Edmonton. It is often necessary to drive to Sherwood Park for more retail opportunities. The existing retail/commercial space could use a refresh but the current proposal will become another high rise urban ghetto over the years.
- Out of the three (Strathearn, Holyrood and Bonnie Doon projects) the Bonnie Doon Mall project has the most potential.
- Renderings are vague but suggestive of higher quality of design than other similar proposed developments (i.e. Holyrood).
- What about the other developments (i.e. Holyrood and Strathearn)?
- There is conflict with development plans in Strathearn and Holyrood. Plans should coordinate.
- I like that you are trying to be community oriented and serving the community (health, food, retail).
- What about Holyrood Gardens or the Strathearn Proposal Developments. The City does not appear to be looking at the total impact of this area.



Street Network and Public Realm

- Thank goodness this is happening. I really hope it is very pedestrian friendly with street level cafes, brew pubs, etc. It is breaking up the mass of space into streets.
- I like the main street concept!
- I like the people focus (pedestrian-oriented design).
- I like the focus on pedestrians!! I like mixed uses. Hire good architects please.
- Focus on street proportions and good street wall activation is interesting.
- Consider that this is a winter city. People need to be able to shop without the need to get in a car for necessities (grocery, drugstore, card shop etc.) The European feel is cool, but our climate is not European!
- It looks good, but how far will pedestrians have to walk to get from Point A-B in 30 below.
- I like the pedestrian/cyclist focus through the site.
- I like the idea of the “pedestrian realm”—with the LRT and other transit it’s important to emphasize non-car transportation and pedestrian/bike safety.
- Walkability
- Walkability is great!
- Walkability and bicycle lanes
- I like the walkable spaces inside and out.
- There is mixed use and walkability!
- We live on 76 St and our neighborhood school is in Bonnie Doon. I love the design of increasing pathways through instead of having a giant wall to go around...specifically for bikes and pedestrians.
- Please provide pathways through instead of around (specifically for bikes and pedestrians).
- More sidewalks are great!
- Include more pedestrian-only streets (i.e. Special Street).

- Digital signs shouldn't face roadways or into residential units. No bicycle facilities shown—secure long term and short term and different access control for residents, employment and visitors.
- A water feature amenity seems good, but is it viable because of long-term maintenance costs? The unit prices will probably be too high (e.g. \$400 per sq. ft, so most people will not be able to live there).
- The shared use path is not connected to neighborhood.
- I like the greenery and layout. It makes sense to have residential on the site. Good links to the library and health center are vital.
- I love the garden district and walkability.
- Trees and patio space
- Trees
- The green space is encouraging. The plaza is good for summer interactions
- The green space and “small town” feel of Main Street, and proposed shops are appealing.
- Bike lanes (x2)
- Connecting bike Lanes to the existing bike lanes
- Bike lanes should be protected.
- Separated bike lanes would be better.
- Bike lanes need to be protected—not just paint on the road!
- The special street should only be of pedestrian-oriented streetscape. I don't support vehicular transportation on that particular street.
- Close special street to vehicles.
- I like the fact that it is NOT a car-centric outlet mall.
- Narrow streets, wide sidewalks
- Make 83 Street also walkable and engaging outside of a basic sidewalk. 85 Street does not have the traffic that 83 Street has and it's more inviting and peaceful to commute down 83 Street.

- “Active streetscape”? All outdoor is harder for mobility-impaired. Curbs and traffic etc. limit access.
- Think of seniors and people with mobility issues.
- It is not as pedestrian-friendly as I hoped.

Socio-Economic

- Renewal is good. Mall is tired.
- Bonnie Doon Mall is DEAD and it definitely needs an overhaul. I will drive to Southgate just for a better atmosphere.
- It looks modern and hopefully will attract people to the area.
- Make it happen! Build it and they will come. This site desperately needs development. The mix of housing is a bold plan! Bravo Edmonton!
- Revitalizing the area is great!
- There are many seniors living in the area. Where are the covered shopping areas? Older people won't be walking from store to store in the cold weather (8 months of the year).
- But what about winter for seniors?
- Residents like the elderly or young families with kids in strollers cannot take the LRT to Bonnie Doon.
- There is a need for a lot more focus on seniors as they make up the majority of the local population. Focus on less walking and places to rest.
- I'm glad to hear about focus on rentals and senior's area.
- This is a senior's community. Know your audience!
- The development (residential) appears to be high end income. There needs to be some accommodation for low/limited (e.g. AISH) clients, who, like seniors could benefit from ready access to commercial (food, clothes, bank, etc.) and medical facilities (drugstore and doctors).
- I like that the demographic space is open to everyone, including the homeless folks who might use it as a resting place.

- It's family-friendly!
- It looks like you're trying to put a high class village in the middle of a lower middle class neighborhood. It doesn't fit.
- Over-development in an oil- based economy with no recovery in sight. Where are the people?
- Mall concept is a dying concept—as Bonnie Doon Mall shows. Online purchases with no retail outlet are the future.
- It's a very segregated mix...could be healthier for all.
- This plan will create too much pollution!
- Too much rental could cause lower market values.
- I am concerned about safety during construction, the walkability during construction and getting out of neighborhood in an emergency.
- I don't like the construction traffic and noise.
- Consider youth safety—Vimy Ridge School
- Rolling it out over 30 years is TOO long...way too long!
- I'm glad to see this. It should not take 30 years. It's about time—long overdue.
- I think the high rises are critical for “central Edmonton”. If not for 5 years from now but 50 years.
- Are we an experiment because of location and demographics? They know in 35 years most of the older residents will be gone.
- The proposal for various housing options is reflective of many different needs of future residents.
- I don't like any changes. I like the mall to be the same. I am 10 years old.
- I'm worried it's over-ambitious—over-promise and under deliver.
- I think it is a great idea.
- I quite like it overall.
- It's about time! I'm very excited about this.
- I love it!

- If you are considering naming streets within the development, research the history of the area for names of people and businesses. This re-development of Bonnie Doon Shopping Centre is good on all levels and is long-overdue.
- I am 71 years old. I remember seeing the farmland that is now BDSC all graded up for the shopping center. The shopping center was a strip mall but the whole property was paved. I was 11 years old when it opened. I saw the strip made into an enclosed mall and I watched the renovation in later years. Good luck in your endeavors.
- A majority of neighborhood residents are NOT francophone. Why the special treatment? Not fair!

Open House and Consultation

- I like the open, collaborative process and the thought and inclusiveness of the potential design.
 - Cool approach—incremental. Good engagement. You're on the right track!
 - This appears to have a degree of thoughtfulness not present in similar proposals (e.g. Holyrood).
 - I like the clear explanations, consultation with the community and I'm excited for the revitalization!
 - I like that the process is including input from current tenants of Bonnie Doon Center.
 - I don't like the narrow-mindedness of my fellow residents.
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QUESTIONS

- Will we lose an indoor mall which is great for seniors, people with young children or disabilities?
 - The development of a new enclosed mall is an opportunity under the proposed zoning which includes a variety of commercial and retail uses and a site plan which includes a significant amount of retail and commercial space, notably along the southern portion

of the site. The property owner's stated intent is that redevelopment of this site will be phased in such a manner that the existing mall will not be taken down all at once and it will continue to provide services during the transition period.

- Whether or not the property is rezoned under this proposal, a property owner has the right to demolish a building- they do not need to rezone to do so (a simple demolish permit is required).
- What is the traffic impact?
 - A Traffic Impact Assessment (TIA) has been submitted as part of this application. It is under review by City staff.
- I have a concern about parking. If it is underground or organized will it cost more?
 - On-site parking will be privately managed. Any costs associated with on-site parking is at the landowner's discretion.
- Will the green space areas be policed to minimize homeless/drug use?
 - Apart from the standard policing of public spaces, there is no requirement that any additional security be provided for these proposed spaces. Private security is at the discretion of the landowner. The publicly-accessible private spaces as proposed would remain privately owned.
- What is being done to make the outdoor space as usable as possible?
 - The proposed outdoor spaces are currently under review by City staff. The review consists of ensuring that these open spaces will meet the needs of this future community.
- How will affordable housing be included?
 - The proposal includes the Developer Sponsored Affordable Housing clause which includes option that 5% of future units be sold to City at 85% of market value or the equivalent value be provided as cash in-lieu.
- Will the shops still be affordable for local residents (lots of seniors in the area)? Will there be more than just Safeway to purchase groceries?
 - Affordability of the consumer goods is not a land use consideration and cannot be addressed through the review of this application. There are a number of different retail and commercial opportunities within the proposed zoning that can accommodate the sale of groceries, notably the General Retail Sales and Convenience Retail Sales uses.

- Can the sewer and water infrastructure support such density?
 - A Servicing Report is currently under review by City staff to ensure the proposed redevelopment can be adequately serviced. The cost of any upgrades to existing services will be borne by the developer.
- How will the increase of people at Bonnie Doon Pool and Library be accommodated?
 - As population within the area increases, these services will be reevaluated for expansion to meet the needs of more people.
- How will homeless people be supported?
 - The proposed zoning includes the Developer Sponsored Affordable Housing clause which requires the option that 5% of future units be sold to City at 85% of market value or the equivalent value be provided as cash in-lieu.
- How will the outdoor park space be monitored to keep homeless people away?
 - The open spaces will have easements for public access and will not discriminate towards anyone, homeless or otherwise. Apart from standard policing of this area, additional monitoring and security is at the discretion of the landowner.
- You are proposing retail, health services, etc. which are already there and having a rough time existing. Why will that change?
 - This is not a land use consideration that be addressed through the review of this rezoning application.
- Where are the focus groups for the commuters?
 - The public engagement component of this rezoning application is geared towards anyone who would like to learn about the proposal and provide their feedback to the City. It is not geared towards specific groups, rather it seeks feedback from a broad range of residents representing a diversity of backgrounds so that this feedback can be summarized for Council's consideration, should this application proceed to a Public Hearing.
- Regarding the special street- why is it necessary to have vehicular traffic on this roadway that runs between two secondary roads?
 - The proposed road network within the site is still under review by City staff and includes on-site vehicular circulation, as well as proposed access to buildings.

- What happens to our new library?
 - The library is not part of this rezoning application and will remain as is.
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If you have questions about this application please contact:

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Planning Coordination
CITY PLANNING

