

WHAT WE HEARD REPORT

Carlton Rezoning Application - AG to RF5 (LDA18-0224)

PROJECT ADDRESS: 16284 and 16268 139 Street NW

PROJECT DESCRIPTION: Rezoning from (AG) Agricultural Zone to (RF5) Row Housing Zone to allow for the development of lot to medium density housing.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
Notification	June 11, 2018	6 responses
Public Engagement Drop-in	October 3, 2018	22 attendees + Councillor Esslinger

ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered during and after the October 3, 2018 Public Engagement Drop-in. 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 October 3, 2018. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning and plan amendment advances to Public Hearing, this report will be included in the information provided to City Council.

MEETING FORMAT

The public engagement meeting format was an open house where attendees were able to view display boards with project information and ask questions of City Staff and the applicant. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback as well as answering the question:

- What are your thoughts on the proposal?

In addition to the comments on the “Graffiti wall”, we also received 1 form with written comments and 1 email with follow-up comments. The comments & questions we received are summarized by main themes below.

WHAT WE HEARD

The concerns heard were:

- **Traffic/Parking** - For several residents, it was felt that an increase in density will result in an increased difficulty in finding on-street parking and an increase in traffic in the neighbourhood.
- **Crime**- There was a concern that redevelopment of the AG zoned properties will increase general crime, vandalism, trespassing and theft due to a higher population.
- **Wildlife** - There was concern that the current presence of dangerous wildlife in the community (coyotes) will be exacerbated with more development.
- **Zoning** - Several residents expressed that the zoning should remain as is. It was felt that there is no benefit to the community with an increase in density.
- **Treestand Removal** - The concerns included loss of privacy, greenspace and the ability to mitigate impact of the future development. The majority of concern was expressed by neighbours abutting the North property line.

Other comments heard were:

- Support for the rezoning of the property
- Here for more information
- Looking to upzone other AG zoned lots in this area

Feedback about open house:

- The school lobby was not the best place to have a discussion about the proposal.

QUESTIONS WE HEARD (with answers from the File Planner)

- Will any of the existing tree stand be kept?
 - Though the site is forested, it is not defined as a ‘woodlot’ that requires preservation in accordance with Section 2.4 of the Carlton NSP.
 - The lot is privately owned and able to be redeveloped. The statutory plans (ASP and NSP) designated this land as residential. The applicant is not required to keep the trees.
- What will happen to the trees on the City ROW north of the subject lot?

- The existing trees are not affected by the proposal. Any change will be dependent on future development proposals in the area.
 - What is the expected impact on vehicular traffic and parking on the area?
 - This is under review. Initial indications are that existing roads have capacity to accommodate anticipated traffic - the increase in traffic is expected to be minimal.
 - How will this affect parking in the area?
 - All new developments will go through a review to ensure that adequate parking is provided on each site. The Zoning Bylaw requires a minimum amount of parking for each development and this will be enforced for future applications.
 - What is being done to protect the privacy of adjacent land owners?
 - A solid screen Fence, 1.83m in Height, installed along all property lines, except the front lot line. This a requirement of the Zoning Bylaw and would provide privacy between the amenity area of the proposed homes and the existing homes.
 - The maximum Height for RF5 housing is 10m. This is the same maximum height as surrounding developments (RF4, RSL). The privacy impact will be similar to the adjacent low-density zones.
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If you have questions about this application please contact:

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