

WHAT WE HEARD REPORT

Rezoning Engage Edmonton Feedback Summary LDA18-0427 - Highlands

PROJECT ADDRESS: 5335 - 112 Avenue NW

PROJECT DESCRIPTION: The application proposes to rezone the site from the (RF1) Single Detached Residential Zone to a (DC2) Site Specific Development Control Provision to allow for limited neighbourhood convenience commercial and personal service uses within the existing building. The proposal includes:

- commercial land use opportunities such as General Retail Stores, Child Care Services and Restaurants; and
- opportunities for future residential redevelopment of the site should the existing building be demolished.

An associated application has been made to update the Highlands Neighborhood Planning Study to amend two land use maps to reflect the proposed zoning.

PROJECT WEBSITE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/highlands-planning-applications.aspx

ENGAGEMENT FORMAT: Online Engagement Webpage - Engagement Edmonton
<https://engaged.edmonton.ca/highlandscommercial>

ENGAGEMENT DATES: November 30, 2020 - December 21, 2020

NUMBER OF VISITORS:

- Aware: 277
- Informed: 54
- Engaged: 35

* See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Initial Advance Notice from the City (Rezoning to CNC)	August 29, 2018	Recipients: 34 Responses in support: 1 Responses with concerns: 3 Requests for additional information: 1
Highlands Planning Applications Webpage	August 20, 2018	N/A
Sign Posted on Site (CNC Rezoning)	September 6, 2018	N/A
Public Hearing (CNC Rezoning)	March 11, 2019	Application referred back to consider further options including direct control zoning and to return to a future Public Hearing.
Public Engagement, City Hosted Event	April 9, 2019 6 - 8 pm	35 Attendees
Second Advance Notice from the City (DC2 Rezoning)	April 30, 2020	Recipients: 34 Responses with concerns: 5
Public Engagement Notice from the City (Online Engaged Edmonton)	November 25, 2020	Recipients: 34
Public Engagement, City Event (Online Engaged Edmonton)	November 30, 2020 - December 21, 2020	Responses opposed: 16 Responses in support: 13 Responses in neutral position: 2

ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between November 30, 2020 - December 21, 2020. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton website, as well as with the applicant and the Ward Councillor.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be

summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

It should be noted that while 49 responses were provided to the website as part of this engagement session, 14 of these responses were duplicated entries from the same user. These 14 duplicate submissions were not included in the summary of feedback found below.

These duplicated comments have not been removed from the website for the project and are still available to be reviewed at engaged.edmonton.ca/highlandscommercial.

ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with project, planning process, and contact information. Participants were encouraged to ask questions of City Staff and the applicant in an online “Share Your Thoughts” & “Ask Your Questions” - format.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

WHAT WE HEARD

OVERALL SUMMARY OF 35 COMMENTS RECEIVED		
Opposed: 16	Support: 13	Neutral: 2

SUMMARY OF COMMENTS

A full transcript of comments can be found at engaged.edmonton.ca/highlandscommercial

General:

- General support of the proposal (x10)
- General non-support of the proposal (x8)
- Need more amenities in Highlands such as local commercial uses/coffee shops/grocery stores (x6)
- Building is unattractive/an eyesore (x4)
- Location of property is inappropriate for commercial development as it is located in the middle of a residential street (x3)
- The property owner did not do due diligence when buying this property and now want to change zoning at the expense of the neighbourhood (x2)
- This building cannot be maintained unless they trespass on the neighbours property (x2)
- Property should be redeveloped, but as a residential building (x2)
- Concerns regarding safety (x2)
- The owner of this property does live in this neighbourhood and does not care about potential negative impacts to the neighbourhood
- Current land owner makes loud noises in the night/very early morning and concerned this will become worse if zoned for commercial uses
- Purchased home with the understanding that the RF1 zoning meant this site would be redeveloped as a house not a commercial use
- The City should take into account previous bylaw infractions by property owners when making decisions on rezonings
- Maintaining this property as RF1 will increase housing in established neighbourhoods
- Application goes against the Highlands Neighborhood Planning Study
- Concern that this application will set a precedent for Highlands

Parking and Traffic:

- General concerns regarding traffic and parking (x14)
- Damage has been caused to a neighbour's garage from trucks accessing the property (x2)
- City should consider putting angled parking at this location to slow down traffic and provide more parking

Uses:

- Businesses at this location should maintain and support the good qualities of the neighbourhood (x2)

- Commercial uses at this location would be convenient for people who live here (x2)
- Need more clarity on potential commercial uses (x2)
- Proposed uses are undesirable (x2)
- Restaurants and pubs are already located 10 blocks west of the site which is walking distance from the site
- Convenience stores are already located on 118 Avenue which is walking distance from the site
- Concerns regarding a potential bar/pub located next to a childcare facility and church
- Do not need more liquor stores in low income neighbourhoods
- Proposed uses are too broad and general

Operations:

- This is a problem property and should not be allowed to be rezoned (x4)
- Concerns regarding odour and waste (x3)
- This is a problem property and should be rezoned to allow for development
- Concerns regarding operating hours of potential businesses
- Concerns regarding noise

Process, Notification, Transparency:

- Community comments from the April 9, 2019 engagement event do not accurately reflect what was said at that meeting as it was primarily not in support of rezoning (x3)
- Concerns that the City and Council does not listen to its residents when they dont want something (x3)
- Concerns regarding lack of responses from City Staff and Councillor
- Received the notice in the mail after the event started

Web Page Visitor Definitions

Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

Informed

An informed visitor has taken the 'next step' from being aware and clicking on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

FUTURE STEPS:

- When the applicant is ready to take the application to Council:
 - Notice of Public Hearing date will be sent to surrounding property owners
 - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - You may listen to the Public hearing on-line via edmonton.ca/meetings.
 - You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor, Tony Caterina directly (tony.caterina@edmonton.ca).

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

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