

WHAT WE HEARD REPORT

McKernan Rezoning Application (LDA18-0687)

PROJECT ADDRESS: 11339 - UNIVERSITY AVENUE NW,
11343 - UNIVERSITY AVENUE NW,
11347 - UNIVERSITY AVENUE NW,
11361 - UNIVERSITY AVENUE NW,
7915 - 114 STREET NW

PROJECT DESCRIPTION: Rezoning from (RF3) Small Scale Infill Development to (DC2) Direct Development Control Provision

EVENT TYPE: Public Engagement Session

MEETING DATE: April 2, 2019

NUMBER OF ATTENDEES: 17

NOTIFICATION RESPONDENTS: 3

ABOUT THIS REPORT

The information in this report includes responses to the application notification, sent to surrounding property owners on February 25, 2019 and feedback gathered during the April 2, 2019 Public Engagement Drop-in. If/when the proposed rezoning advances to a Public Hearing, this report will be included in the information provided to City Council.

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 team. Participants were invited to share their feedback on a “Graffiti Wall” by offering general feedback as well as by answering the following questions:

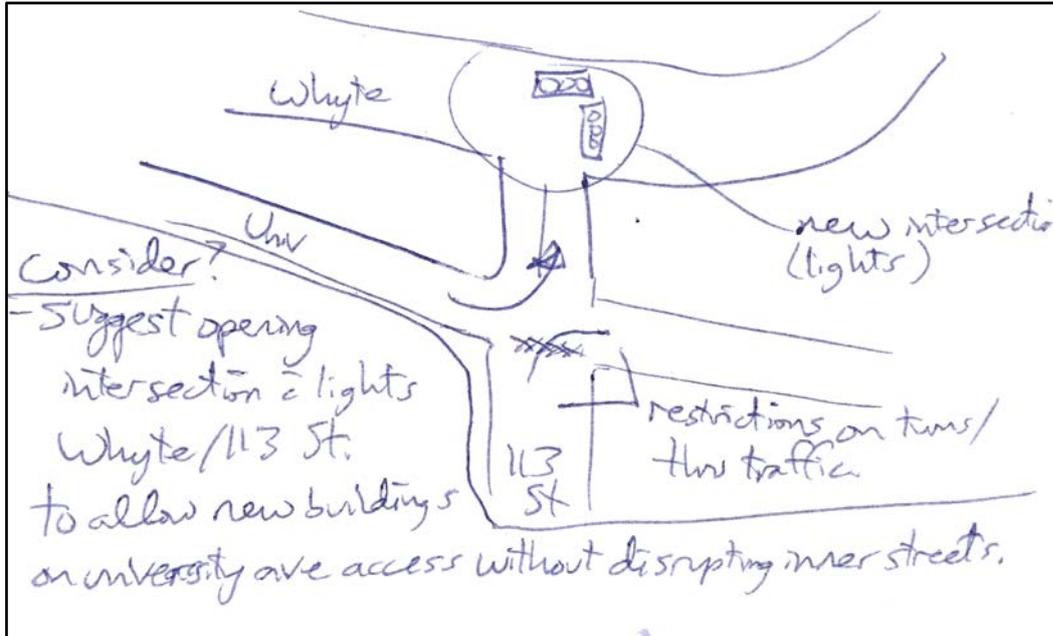
- What you like about this application?
- What do you not like about this application?

In addition to the comment on the “Graffiti wall”, we also received # forms with written comments. The comments we received are summarized by main themes below.

WHAT WE HEARD

- Many thanks to City of Edmonton people - they listened, and answered questions patiently. Great job!
- Please extend & expand advertising such events. I learned about it by accident. Please inform us of such meetings well in advance. Also consider extending the radius of households informed about such meetings. Thanks.
- Not advertised to the community at large.
- Greatly concerned about the impact of increased traffic in the community south and west of the development, especially on the alley which is only wide enough for one car to pass at a time. 114 Street is frequently congested and people will be coming and going through the alley (and neighbourhood roads), especially if they want to head south. This will be exacerbated by further development along University Avenue in the future. Also concerned about [the] lack of room for large moving vans and delivery vehicles, as well as fire engines.
- Traffic concerns:
 - 1) Car/exit via back lane to 114 street may be difficult during rush hour. Incidentally, there are several rush hours on 114 street northbound before (almost) every lecture at the U of A.
 - 2) Car exit via back lane to 113 street will generate increased traffic into McKernan Community. Impact of that traffic should be studied up to 112 street.
 - 3) 112 street is one-way: northbound, north of 80th avenue. Southbound south of 80th avenue. This means that there is no left turn (north) at University Avenue & 112 street. This also means that there is no access to University Avenue via 112 Street from Whyte Avenue.
 - 4) Planned number of units and associated number of cars might create pressure to reopen 112 street in both directions between University Avenue and Whyte Avenue
 - 5) The traffic problem will be particularly acute in the winter months, esp. if projections about reduced use of cars by inhabitants of the proposed development turn out not to be true.
 - 6) Emergency car exit could become quickly congested.

- Need short term parking in front of the building on University Avenue service road for pick-up drop off, Uber and deliveries
- Busy traffic in alley
- Height - exceeds 6 stories. Elevations show 7.5 on the north side
- Overhang on north side is too low for commercial trucks. Will have to stop in lane.
- Suggestion to open the intersection of Whyte/113 Street with signal lights to allow new buildings on University Avenue access without disrupting inner streets.



- Proposal to open 113 to university - this was the case 20 years ago and short cutting through neighbourhood was horrendous. Do not invite commuters to short cut through neighbourhood.
- The building is fortress like and does not fit with McKernan, Belgravia or University buildings or architecture.
- Overhang will create echo and noise when vehicles idling underneath
- (Mostly) conforms to ARP! (really??)
- Greenway on University Avenue
- Potential for a cafe/shops (mixed use)
- Desirable location for renters

CONCERNS FROM DIRECT NEIGHBOURS

- Object to the proposed redevelopment and zoning changes.
- While I am completely accepting of the idea that there will be a development next door to me, the suggested development violates a number of City of Edmonton codes and would interfere with the enjoyment of my dwelling. It is for these reasons I must formally object to the development.
- A six storey building without any [Stepbacks] above the second floor will cause a loss of natural light to my property.
- The proposed development of 6 stories has no [stepbacks] from the east side of the property, which is the side of the property that borders 11335 University Ave, where I live. This is in contravention of City of Edmonton standards which state that after the second floor the following floors must be set back up to 2 meters to minimize neighbourhood disruption.
- The 6 storey development would interfere with the natural light and enjoyment of my dwelling and furthermore would interfere with my wife's practice of growing organic tomatoes, peppers, green onions and peas. As well, we are presently growing 2 pear trees in the backyard, and a six storey development without setbacks would likely cause those trees to die due to the blocking of sunlight.
- The lack of light and six storey wall next door will lead to a devaluation of the home I own.
- The building is too close to my property, it does not seem to be set back in any way from the property line, which is not keeping with how things have been done in the McKernan/Garneau neighbourhoods.
- The building itself seems too close to the property line and also does not follow City of Edmonton practices of main level setback from neighbouring properties.
- The building itself seems too close to the property line and also does not follow City of Edmonton practices of main level setback from neighbouring properties.
- The planned development shows a retaining wall that is on my property. We recently built a fence on the land and the fence was set back 6 inches from the property line. The

plans for the retaining wall show it going all the way to the fence on the 11335 University Ave property.

- The proposed retaining wall on the east side of the development for the underground parking garage appears to intrude onto the property of 11335 University Ave and may in fact be over the property line and onto the property of 11335 University Ave. I would need serious proof that this is not the case to rescind my objection on these grounds.
- The proposed underground parking garage on the development does not take into account the poor condition of the alley behind University Ave. It is a narrow, one way lane that has not been well maintained. It is unlikely it could sustain the volume of cars that would be present in a new 155 unit development.

If you have questions about this application, please contact:

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