

WHAT WE HEARD REPORT

Strathcona Rezoning (LDA18-0647)

PROJECT ADDRESS: 9009 & 9013 99 Street NW, 9854 & 9860 90 Avenue NW

PROJECT DESCRIPTION: This application proposes to rezone the site from (RA8) Medium Rise Apartment Zone to (DC2) Site Specific Development Control Provision to accommodate a mid-rise residential development with ground level commercial fronting onto 99 Street.

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

SUMMARY OF NOTIFICATION/ENGAGEMENT

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
DC2 pre-application notification (sent from applicant)	August 27, 2018	290 notices sent 8 responses received by applicant
Advance Notification (sent from City)	Mailed November 23, 2018	213 recipients; 1 response
APPLICATION REVISED FROM 6 STOREYS WITH RESIDENTIAL AT GROUND LEVEL FACING 99 STREET TO 8 STOREYS WITH COMMERCIAL AT GROUND LEVEL FACING 99 STREET		
Email sent to Community League, Community League sent out information on mailing list and webpage	October 29, 2019	27 responses
Public Engagement Session Notification	Mailed December 16, 2019	215 recipients
Public Engagement Session Drop-in (City-led)	January 15, 2020	34 attended; feedback summarized below

ABOUT THIS REPORT

The information in this report includes feedback gathered during and immediately following the January 15, 2020 public 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 January 15, 2020. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing this report will be included in the information provided to City Council. Feedback received prior to this event is not included in this report, and will be summarized separately for City Council.

MEETING FORMAT

The meeting format was a drop-in engagement session where attendees were able to view display boards with project information and ask questions of City staff, the applicants, architects and owner.

Written feedback forms were made available for attendees to provide comprehensive feedback relating to the application. 25 forms with feedback were received. Additionally, 4 emails related to the engagement session were received immediately after the engagement session and are also summarized in the report.

The comments & questions that were received are summarized by main themes below. The frequency of similar comments made by participants are recorded in brackets following that comment.

WHAT WE HEARD

Traffic

- Concerned with increased traffic in neighbourhood (5)
- Concerned with increased traffic/commercial waste pickup in back alley - suggest to make it one-way (4)
- Concerned with future congestion on the pedestrian crosswalk at 99 Street and 90 Ave
 - this is a dangerous intersection because pedestrians running across 99 Street for southbound buses and long wait time at light especially at rush hour (2)
- ETS buses are often full when going downtown through this area, concerned that they won't be able to support increase in commuters

Parking

- Parking issues on 89, 90 and 91 Avenues, would like to see mitigation like resident only parking signs (people are seen using the neighbourhood as a park and ride) (7)
- Parking for commercial/visitor and residential units doesn't seem adequate, parking study should be completed (3)
- Entrance to parkade and surface parking is adjacent to side yard of properties to the north and east, would like to see screening to protect privacy

Building Design

- 8 storeys is not compatible with Single family housing. 6 storeys is already too much, but at least the height should not be increased on the east side of 99 Street (8)
- Concern for shadowing on surrounding properties especially property to north and east, will affect growing conditions (7)
- Concern for privacy of surrounding properties especially property to north and east - provide privacy screens (5)
- Much needed project - design will integrate well into neighbourhood (4)
- Proposed design is good and provides walkability and interaction along 99 Street as a main street (3)
- Increased density is a no-brainer/support for this as a climate friendly building (3)
- Concerned with unnecessary lighting/light pollution (2)
- Would like to see more 'green building' aspects (i.e. solar panels)
- Provide screening from residential entrance to east (main windows of neighbouring property face the alley)

- Happy with concrete construction for sound blocking
- Commercial podium has no 'heritage' value
- Clear glazing should be required
- Isolates property to north

Uses

- Provide large suites to accommodate families (more than enough 1-bedroom suites in the neighbourhood) (7)
- Happy to see small scale main floor commercial (5)
- Would like to see a cafe, something that would replace Wild Earth/provide practical retail for neighbours (i.e. cafe, bakery, cheese shop and not Cannabis or Liquor stores) (2)
- No commercial should be allowed (2)
- Limitations should be placed on commercial uses

City Policies

- No more changes to the zoning and Area Redevelopment Plan and Guidelines (3)
- Concern for the whole of 99 Street and the redevelopment of vacant sites, and maintaining walkability
- Proposal has no connection to the Strathcona ARP

Site

- Concerned that trees and shrubs are removed from streetscape/additional landscaping should be provided along 99 Street (3)
- Developer should be responsible to upgrade the laneway
- Setback from 99 Street is good
- North Setback too small

Other

- Concerned that development removes heritage character/historic homes (4)
- Frustrated with constant pressure on the neighbourhood and overwhelmed trying to defend quality of life here (3)
- Sewer issues - back-ups currently happen, concerned with higher density development (2)
- Bateman started setting a precedent, and this development will further set the precedent for the undeveloped land along 99 Street (2)
- In favour of higher density, but at what cost (2)
- Only benefits the developer and the increased tax revenue for the City of Edmonton
- Most of community asked for Bateman to be capped at 10 Storeys, this is only 8
- Development will hopefully be a conduit for further development in the area
- Generally happy with Beljan and their quality of development in Edmonton
- Urban density is supposed to help curtail urban sprawl, not working
- Concerned with noise generation from development
- Would like an open public meeting with Councillor
- Concerned with construction noise

ANSWERS TO SPECIFIC QUESTIONS WRITTEN ON FEEDBACK FORMS

1. Clarification on the Affordable Housing Policy

[Policy C582, Developer Sponsored Affordable Housing](#), requires that the owner provides the City with the opportunity to purchase 5% of any proposed residential dwellings at 85% of the market price or receive an equivalent cash in lieu contribution. These dwellings or cash contributions are added to the affordable housing repertoire for the affordable housing strategy throughout the city.

2. Will the development be rentals or condos?

The zoning bylaw does not regulate whether or not the development will be condo or rental.

3. Is it possible to put controls on the commercial businesses?

The proposed DC2 provision currently includes restrictions that any commercial development must be on the ground-level and oriented to 99 Street. Some specific regulations for commercial uses are included: Personal Service Shops shall not include Body Rub Centres, and the maximum Public Space for Bars and Neighbourhood Pubs, Restaurants and Specialty Food Services shall be limited to 120 m² of Public Space.

4. Are residential parking permits possible?

Residential parking programs are determined by the Parking Services department. These programs are reviewed based on specific criteria including the requirement that an area be a minimum of 10 square blocks and near a major medical/learning institute, sports facility, or residential near LRT or commercial area. This area does not meet the criteria for a residential parking program. (More info: https://www.edmonton.ca/transportation/driving_carpooling/residential-parking.aspx). If there is interest in requesting a review to consider adding time-limits to on-street parking (i.e. maximum 2 hour parking), residents may contact Parking Services by calling 311.

This application currently proposes to provide parking in accordance with the Zoning Bylaw, with the opportunity for variances at the development permit stage if a parking study is provided and determined satisfactory. This may take the form of some shared parking between on-site residential visitor and non-residential uses may also be considered with the submission of an approved Parking Management Plan.

5. Possible to have a meeting with the Councillor directly?

Unfortunately Councillor Henderson was not able to attend the meeting, however Gerry Janzen from his office attended the meeting to help gather feedback from the community. This report will be provided to the Councillor for his review, and City staff will be conducting a briefing to provide additional background on the proposal. If there are additional concerns, or you wish to contact Councillor Ben Henderson's office directly, you may do so by emailing ben.henderson@edmonton.ca.

If you have questions about this application please contact:

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