

WHAT WE HEARD REPORT

Public Engagement Session Feedback Summary LDA19-0111 - West Jasper Place

PROJECT ADDRESS: 14915 - Stony Plain Road NW

PROJECT DESCRIPTION: Rezoning from (CB1) Low Intensity Business Zone to a (DC2) Site Specific Development Control Provision to allow for a high density mixed-use development adjacent to an LRT station.

PROJECT WEBSITE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/west-jasper-place-planning-applications.aspx

TYPE OF ENGAGEMENT	DATE	# OF ATTENDEES / FEEDBACK TYPE
Public Engagement Drop-in (City-led)	October 29, 2019	123 attendees 61 sticky notes with feedback 31 feedback forms 11 emails with feedback

ABOUT THIS REPORT

The information in this report includes feedback gathered during the October 29th, 2019 public engagement session. This report is shared with everyone who has emailed the file planner directly, and all attendees who provided their email address or mailing address during the event. 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 for their consideration.

MEETING FORMAT

The meeting format was a drop-in engagement session where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City staff, the applicant, and the developer. Participants were invited to share their feedback on a “Graffiti wall” by offering responses to the following questions:

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

A total of 61 sticky notes with feedback were received on the “Graffiti Wall”.

Additional written feedback forms were also made available for attendees to provide more comprehensive feedback relating to the application. 31 forms with feedback were received. Additionally, 11 emails related to the engagement session were received before and after the engagement session and are also summarized in the report.

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

WHAT WE HEARD

The concerns heard were:

Height (x56)

- The buildings are too tall for this area (x30)
- Neighboring properties will be shadowed by the tall buildings (x7)
- Buildings of this size belong downtown (x5)
 - The adjacent LRT station is a neighborhood station, not a downtown station (x4)
- These taller buildings will create wind tunneling (x2)
- None of the buildings should be taller than 45 metres (x2)
 - Buildings should be 45 metres in height for Sub Area A and B, 30 metres for Sub Area C and 15 metres in Sub Area D (x1)
- None of the buildings should be taller than 10 storeys (x1)

- Tighter controls on building height, relative to the long term phasing of the development (x1)
- Speculation that the proposed heights have been exaggerated, such that later iterations of the plan seem reasonable (x1)
- The proposed heights will have a negative impact on the area's walkability (x1)
- Smaller buildings are more family-oriented (x1)

Increased Parking & Traffic Congestion (x48)

- Traffic congestion for the area is already an issue which will only be made worse by the proposed development (x29)
- The additional vehicles are likely to spill over into the surrounding neighborhoods resulting in less on-street parking available for nearby residents. (x6)
- Not enough on-site parking is being provided by the proposed development. (x5)
- Residents are already bracing for additional traffic and parking congestion as a result of the incoming LRT line (x5)
- On-street parking is already at a premium during the winter as a result of visitors for Candy Cane Lane. (x1)
- If not developed carefully, the site will result in an undesired parking-and-ride situation with the LRT. (x1)
- During construction, surrounding roads should remain uninterrupted (x1)

Policy, Plans & Regulations (x28)

- This development does not comply with the Jasper Place Area Redevelopment Plan (ARP) (x15)
- The current zoning of CB1 is sufficient and should not change (x5)
- Reference should be made to previous decisions by Council with respect to following the direction of the ARP (x4)
- This development does not comply with the Transit Oriented Development (TOD) Guidelines (x4)

General (x18)

- Not enough information was made available to understand the impacts (x3)
- Homelessness and crime in the area is already a problem (x3)
- The build-out of the development at 25 years is too long (x2)
- The development will only serve the resident living there, it won't serve the broader community (x1)
- This will have a negative effect on redevelopment for the rest of Stony Plain Road (x1)
- Affordable housing, if pursued, should be limited (x1)
- Significant changes like this development hamper the ability for surrounding residents to "age-in-place" (x1)
- This development will push up rental rates for the area, pushing out existing businesses
- The proposed zoning seems questionable for business viability and types of tenants that will be attracted to this project (x1)
- Not enough market demand to build what's being proposed (x1)
- Not enough residents of the area were notified of this proposal (x1)
- If the demand doesn't come, the site will sit empty for years (x1)
- The residential units likely won't be affordable for those living in the area (x1)
- Negative impacts on MacKinnon Ravine (x1)

Built Form and Function (x17)

- Not enough neighborhood amenities are being provided (e.g. playgrounds or greenspace). (x4)
- The development does not provide a sufficient transition to its surrounding context. (x3)
- The development could be more walkable and pedestrian-friendly. (x3)
- Commercial uses should front other edges, not only Stony Plain Road and the internal roads. (x1)
- Ground-level residential units fronting onto 149 Street are undesirable and likely won't be rented or sold. (x1)
- Not enough information has been provided with regards to how the development will interface with the LRT. (x1)
- The 3 m wide shared use path is not wide enough. (x1)
- The internal roadways don't seem necessary. (x1)
- The development is not community friendly (x1)
- Pawnshops should be prohibited from this development (x1)
- Bars & neighborhood pubs will result in more late night noise (x1)
- Unclear how the development will be phased through construction (x1)

Density (x12)

- 1000 units is too dense (x10)
- Open to redevelopment, but what's being proposed seems like an over-development (x1)
- The additional density will create issues for an area already lacking in amenities (x1)

Utilities and Services (x11)

- There are already infrastructure capacity issues including sewer, power and stormwater (x6)
- Emergency services may be overwhelmed by the increased population (x3)
- The neighborhood greenspaces will be overwhelmed by the increased population (x2)

The comments of support heard were:

General (x47)

- The proposed development is an improvement over the current site condition and will be a welcome improvement for the area. (x20)
- Stony Plain Road is in need of this type development and investment (x8)
- This development capitalizes on the LRT and will result in more business and housing opportunities for the area (x5)
- The development will have positive benefits beyond the West Jasper Place neighborhood (x3)
- Provides an opportunity for younger generations to live in the area (x1)

Built Form and Function (x25)

- Support for the mixed-use nature of the development. (x4)
- Support active retail including coffee shops and patio space. (x3)
- Support for the proposed streetscaping. (x3)
- Additional park/community space (x3)
- Support for the additional density (x3)
- The site integrates well with the community (x3)
- Taller buildings appropriately pushed away from the neighborhood (x3)
- Support for the connectivity of the bike lanes. (x1)
- The tower separation will reduce wind tunneling. (x1)

- The site design promotes walkability (x1)

Parking and Traffic (x4)

- The LRT will help offset the traffic and parking impacts created by this development (x1)
- Support for the underground parking. (x3)

Suggestions heard were:

Built Form and Function (x16)

- Existing uses that are currently operating on site should be maintained (x16):
 - Grocery store (x7)
 - Pharmacy (x4)
 - Senior services (x2)
 - Fitness space (x1)
 - Coffee shop (x1)
- Provide space for daycares and senior's housing (x1)

Parking and Mobility (x7)

- Consider angle parking (x1)
- Consider a parking program for the area (x1)
- Provide dedicated space for bikeshare and e-scooter docking (x1)
- Sidewalks should remain unobstructed at all times (x1)
- Bicycle lanes should be separate from pedestrian space (x1)
- No parkade access should be provided off of 149 Street (x1)
- Consider a better connection to MacKinnon Ravine, avoiding the 149th Street / Stony Plain Road intersection (x1)

General (x6)

- Keep the price points affordable (x3)
- Remove the speedbumps along 95 Avenue between 142 Street and 149 Street (x1)
- Construction on this project should abide by City Bylaws for noise (x1)
- The maximum commercial space of 150,000 m2 should be added to the DC2 zoning (x1)

Design and Features (x5)

- Consider features for the transit plaza such as benches, a canopy and a fountain (x2)
 - Space should be provided for passive activities (eg. chess / checkers tables) (x1)
 - Consider an “open air mall” and/or glasses over arcade for winter accessibility (x1)
 - Consider lots of landscaping including trees, flowers and shrubs (x1)
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ANSWERS TO QUESTIONS

1. How will the feedback from this event be used?

- Feedback collected from public engagement events are used for three main purposes:
 - to inform conversations with the applicant about making revisions to the application to address concerns raised;
 - to collect local insight and ensure that the City’s planning analysis considers all applicable factors; and
 - to inform Council on the feedback received so they have an understanding of the opinions of residents prior to making a decision on the application.

2. Will there be below-market housing?

- This is generally not something that is considered through zoning and is left up to the landowner to determine. However, the DC2 Provision is required to comply with City Policy C582 (Developer Sponsored Affordable Housing) which provides the option for the City to purchase 5% of any proposed residential dwellings at 85% of the market price or receive an equivalent cash in lieu contribution.

3. Will we be allowed to vote as a community?

- You are encouraged to reach out to your Community League to determine if they are taking a position on this rezoning application and how that position is determined.
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If you have questions about this application please contact:

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