

WHAT WE HEARD REPORT

The Clancey - Downtown Public Engagement (LDA19-0115)

PROJECT ADDRESS: 10420 - 103 AVENUE NW

PROJECT DESCRIPTION: Rezoning from (HA) Heritage Area Zone to (DC2) Site Specific Development Control Provision to allow for the development of a mixed-use high rise building.

PROJECT WEBSITE: <https://www.edmonton.ca/104-street-103-avenue>

EVENT TYPE: Public Engagement Session

MEETING DATE: Thursday, June 13, 2019

NUMBER OF ATTENDEES: 20

ABOUT THIS REPORT

The information in this report includes feedback gathered during and after the June 13, 2019 Public Engagement Session. This report is shared with everyone who provided their email address during the event on June 13, 2019. 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.

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, the applicant, architect and developer. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback by answering two questions;

- What do you like about this application?
- What did you dislike about this application?

We also received 6 forms with written comments, 1 email and 16 sticky notes. The comments we received are summarized by main themes below.

WHAT WE HEARD

The following information summarizes responses received from the written feedback and the main themes that emerged. The number of times a comment was received by participants are recorded in brackets following that comment.

Built Form, Materials, and Design

- Concerns regarding the proposed materials and lack of retention of the old warehouse district on 104 Street, including red brick and cornices (x5)
- Sun/shadow impacts to neighbouring buildings, especially east facing units in the Legacy (located to the west of this property), which will lose the sun in the morning, and receive reflection off the proposed building in the afternoon (x5)
- Would like a wind impact and professional sun/shadow study to be provided to the public
- The proposed building is too high, and disproportionate to neighbouring buildings
- Concerns that pedestrian realm was not considered in the proposed design
- Concerns regarding the privacy of east facing units in the Legacy building
- Concerned that the 3.0 metre stepback from the lane is insufficient
- Concerns about the lack of heritage retention along 104 Street
- A lower and slimmer building design would be preferable
- Concerned about the increased per floor density
- Concerns about microclimate impacts

Traffic and Parking

- Concerns about the traffic impacts with the increased density to the area (x4)
- Concerns about the potential impacts to pedestrian and driver safety due to the location of the parkade entry and loading area (x2)
- Concerns about the narrow alleyway that the proposed building will need to share with the Legacy building
- Concerns about potential road and sidewalk closures once construction begins
- Concerns about the limited parking provided by the proposed building

Other

- Concerns regarding the lack of floor plans and landscape plans (x3)
- Concerns about nightclubs and bars listed as permitted uses rather than discretionary uses
- Concerns regarding construction noise on top of the already noisy atmosphere that comes with Rogers Place

GRAFFITI WALL FEEDBACK

The following information are comments that were received on sticky notes at the engagement event.

What do you Like?

- The overall design, reasonable height, good podium/retail (x9)
- 3-bedroom options (x2)
- Happy to see development on this corner

What do you Dislike?

- Would like to see “nightclubs” taken out of the listed uses

RESPONSES TO QUESTIONS

- The sun shadow and wind studies are located on the [application website](#) for this application under the “Technical Reports Under Review” Section
 - Regarding the request for certain uses to be “discretionary”. As the proposal is for a Direct Control, there is no separation of permitted or discretionary uses, as every development permit in a Direct Control Zone is considered Class B, and will be treated similarly to how discretionary uses are treated in standard zones.
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If you have questions about this application please contact:

Heather Vander Hoek, Planner

780-423-7495

heather.vanderhoek@edmonton.ca

Planning Coordination
CITY PLANNING

