

# WHAT WE HEARD REPORT

## OpenSky Redevelopment Application (LDA19-0327)

---

**PROJECT ADDRESS:** 10203 121 Street NW, 12026 & 12032 102 Avenue NW

**PROJECT DESCRIPTION:** Rezoning from (DC1) Direct Development Control Provision to (DC2) Site Specific Development Control Provision Zone to allow for the development of a residential tower approximately 16 storeys in height.

**PROJECT WEBSITE:** [www.edmonton.ca/oliver](http://www.edmonton.ca/oliver)

**EVENT TYPE:** Public Engagement Session

**MEETING DATE:** Wednesday October 16, 2019

**NUMBER OF ATTENDEES:** 15

---

### ABOUT THIS REPORT

The information in this report includes feedback gathered during the October 16th, 2019, public engagement session. This report is shared with all attendees who provided their email 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 these comments will be summarized in a report to Council.

---

### MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Participants were invited to share their feedback on a “Graffiti wall” by offering general feedback as well as by answering the following questions:

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

Planning Coordination  
CITY PLANNING



3 feedback forms were received. The comments & questions we received are summarized by main themes below.

The number of times a comment was received by participants are recorded in brackets following that comment.

---

## WHAT WE HEARD

### Building Layout and Design:

- Height, massing, and density fits the neighbourhood context and surrounding context of 121 Street (x5)
- 121 Street needs added density in order to activate the area and sustain business in the Oliver Exchange (x3)
- Happy with the townhouses on 102 Ave alongside the existing residential character of the avenue (x3)
- Podium height promotes human scale interface and mitigates visual impacts of the tower (x3)
- Activation of the lane and street are great (x3)
- 16 storeys is unreasonable in a residential neighbourhood and within the surrounding context including Paul Kane Park, Christ Church, and a house to the north (x2)
- Commercial uses complement the existing node and community hub created by the Oliver Exchange building (x2)
- 3.0 m setback is in line with good tower design and mitigates wind impacts of the public realm
- Floor plate size is acceptable and smaller than best practice for towers
- West elevation could use some more permeability/transparency
- Good to see 102 Ave will be upgrades and the trees preserved
- Would like to see greater attention to architectural detail
- Adds to the urban feel of Oliver without imposing
- This corner can become a real community node
- Thoughtful design for the community
- Good design and materials

**Amenities:**

- Happy with the bike infrastructure and the value of the adjacent bike lane (x4)
- Community garden amenity and rooftop amenities will provide residents with private space (x2)
- Would like to see the public art/mural be locally sourced
- Love the public art

**Other:**

- Build it! (x3)
  - Fantastic development (x2)
  - This whole process is a sham - the Mayor, Councillors, Administration, and Planning should be ashamed
  - The developer has engaged with the community and has listened to feedback
  - Looking forward to this project setting an example for others to come
  - Good to see 102 Ave will be upgraded and the trees preserved
  - The developer did not care about neighbourhood input
  - This will isolate the surrounding neighbours
  - The proposal is terrible and shocking
- 

**ANSWERS TO QUESTIONS**

How will construction impact the existing trees and the bike lane?

- Construction adjacent to boulevard trees is required to follow the [Corporate Tree Management Policy and Tree Preservation Procedure](#) which outlines the expectations for protecting street trees. This includes a requirement to develop a Tree Protection or Preservation Plan which is intended to ensure that trees are protected during and after construction commences, and ensure that if trees are damaged that they are replaced.
  - Construction is generally expected to be accommodated on private property, however; there are times when construction or hoarding of construction materials needs to be located off site. In these cases, the City requires an [On-Street Construction and Maintenance \(OSCAM\) permit](#). As part of the OSCAM permit process, a Traffic Accommodation Plan is required to protect the work and maintain traffic flows, including bicycles, around construction sites. Through this process, the City reviews applications and works with applicants to find solutions which minimize impacts to surrounding infrastructure.
-

If you have questions about this application please contact:  
Andrew Sherstone, Planner  
780-442-0699  
andrew.sherstone@edmonton.ca

Planning Coordination  
CITY PLANNING

