



# WHAT WE HEARD REPORT

## Online Public Engagement Feedback Summary LDA20-0279 - Bateman Lands Mid-Rise

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**PROJECT ADDRESS:** 8904 - 99 Street NW

**PROJECT DESCRIPTION:** This proposal is for a new (DC2) Site Specific Development Control Provision that would allow for a mid-rise, mixed use building with the following characteristics:

- A maximum height of 34.0 m (approximately 8 - 10 storeys);
- A maximum floor area ratio of 6.0;
- Between 100 and 650 square metres of commercial space at ground level; and
- Up to 190 residential dwellings, including dwellings with street level access facing 89 Avenue NW and potentially 99 Street NW.

**ENGAGEMENT FORMAT:** Online engagement webpage - Engaged Edmonton:  
<https://engaged.edmonton.ca/batemanmidrise>

**ENGAGEMENT DATES:** November 30 - December 21, 2020

**NUMBER OF VISITORS:**

- Engaged: 11
- Informed: 45
- Aware: 390

See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.

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## **ABOUT THIS REPORT**

The information in this report includes feedback gathered through the online engagement web page on the Engaged Edmonton platform from November 30 - December 21, 2020. Because of public health issues related to COVID-19, the City wasn't able to host an in-person public engagement event to share information and collect feedback, as we normally would have done.

Input from Edmontonians will be used to inform conversations with the applicant about potential revisions to the proposal to address concerns or opportunities raised. Feedback will also be summarized in the report to City Council when the proposed rezoning goes to a future City Council Public Hearing for a decision.

This report is shared with all web page visitors who provided their email address. This summary will also be shared with the applicant and the Ward Councillor.

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## **ENGAGEMENT FORMAT**

The Engaged Edmonton webpage included a video, written text and documents available for download. Two tools were available for participants: one to ask questions and one to leave feedback.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

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## **WHAT WE HEARD**

Support: 2

Neutral/Mixed: 5

Opposed: 4

## Comments

### Uses

- Would like to see commercial uses on the main floor like there was before demolition of the old building, such as a grocery store, cafe, hair salon, wine bar, cafe/ bakery, laundry services. This is very important (x4).
- There needs to be more than 100 m<sup>2</sup> of commercial space (x3).
- Entire ground storey should be required to be commercial.
- Make sure there is a high number of family oriented units/currently not enough family housing planned (x3).
  - The lack of interest in the previous high-rise design (a lot of one-bedrooms, emphasis on bicycle use) indicates there would be more interest in 2 to 3 bedroom units for couples and small families.
  - There should be between 19 and 30 three-bedroom units and supporting family amenities such as storage and bike parking that can accommodate trailers, etc.

### Massing, Building & Site Design

- It's not as tall but it's now a very big box.
- Design of the building should suit the historic nature of the area.
- Height too tall/massing too much based on surrounding context. Should be 6-7 storeys.
- Needs design features that break up the facade and mitigate wind impacts
- Insufficient stepback of the building above the ground floor.
- Indoor amenity shared spaces should be included in order to improve neighbourliness making residents.
- The garage style doors for commercial facing 99th Street was a great feature added last time. Should be there again.
- Rooftop gardens from the previous proposal should be kept.
- There should be provision for trees/landscaping along 89 ave as well as 99 st.

### Transportation

- Get rid of parkade to bring unit prices down.
- Make sure there is adequate on-site parking to avoid increasing demand for on street parking.
- Not enough underground parking.
- There is currently inadequate street parking in this corner of old Strathcona.

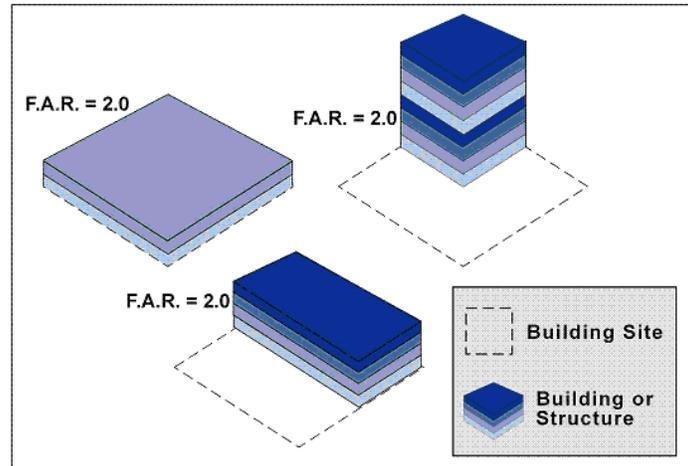
- Relying on 90th Avenue to exit to 99th Street is absurd.
- Sidewalk along 99th Street should be doubled in width along the whole stretch.

### General/Other

- Very reasonable/acceptable level of development (x2)
  - Making rezoning and further development as easy as possible has a lot of positive externalities.
  - What could go wrong this time?
  - I'm cautiously optimistic about this change.
  - The information provided by the developer about this application is misleading and City should hold them to a higher standard:
    - Number of storeys (7 shown, 8-10 described)
    - Setback ranges from 1-2 metres
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### **Questions & Answers**

1. Please add information on projected start and completion of this project pending Council approval.
  - From the applicant: We are looking at beginning construction in Fall 2021 and ending in Spring 2023.
2. The notice states a maximum floor area ratio of 6.0. What does this mean?
  - Floor Area Ratio (FAR) means the numerical value of the floor area of the building relative to the site upon which it is located. In this instance, the site area is 3,529.799 m<sup>2</sup>. With an FAR of 6.0, this means the building can have a total of 21,178.794 m<sup>2</sup> (3,529.799 x 6.0) of floor area.



3. There is currently very limited on street parking on 90 or 89ave. Where will visitors park?

#### **Open Option Parking**

- On June 23, 2020, City Council approved [Open Option Parking](#), which provides developers' flexibility to choose the amount of on-site parking that they feel is appropriate for their projects, including visitor parking.
- It's important to note that open option parking doesn't necessarily mean no parking. It is actually more likely to result in the "right amount" of parking as builders know their parking needs best and have an interest in ensuring they are meeting market demand for parking spaces, including for visitor spaces.
- The parking supply for this project will accordingly be determined at the development permit stage while having to stay below defined [maximums for when a site is within the boundaries of the Main Streets Overly](#).

#### **On-Street Parking Congestion**

- The City recognizes that residents living in vibrant, high-demand areas have concerns about on-street parking congestion. Some level of parking congestion is to be expected in these high demand areas and is an indicator of their success and popularity among Edmontonians.
- This pressure is not new. Even under the old rules, there were instances where parking for a new development was not sufficient or certain areas experienced a high rate of redevelopment that led to an increase in curbside parking pressure.
- The City will continue to work with neighbourhoods as we do now to apply

on-street parking management tools, such as paid parking and restricted parking, to manage on-street parking where needed in these instances.

- In alignment with the Open Option Parking project, the City has embarked on a parallel project to review and modernize the City's public parking management approach.
  - At the June 23, 2020 City Council Public Hearing, Administration was given direction to examine the impacts of how the opportunity of shared parking has affected communities in specific high-demand locations.
  - This shared parking work and the review and modernization of the City's public parking management approach will be presented to the Urban Planning Committee in the first quarter of 2021.
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## **Web Page Visitor Definitions**

### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### Informed

An informed visitor has taken the 'next step' from being aware and clicked on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

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If you have questions about this application please contact:

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