

WHAT WE HEARD REPORT

Rezoning Engage Edmonton Feedback Summary LDA20-0299 - UCRH Garneau

PROJECT ADDRESS: 8715 - 110 STREET NW

PROJECT DESCRIPTION: The application proposes to rezone 8715 - 110 Street NW from (RF3) Small Scale Infill Development Zone to (UCRH) Urban Character Row Housing Zone to allow for the development of up to three principal units of multi-unit or row housing and up to three secondary suites with a maximum height of 12 metres (approximately 2-3 storeys).

The stated intent of the applicant is to develop row housing oriented to public streets with greater attention to architectural detail in a manner that is characteristic of urban settings. Based on the size of the site, the current (RF3) Small Scale Infill Development Zone would already allow up to three principal units of multi-unit (apartment or row housing) and up to three secondary suites (in a row house built form). The proposed (UCRH) Urban Character Row Housing Zone would allow the same housing type, just in a larger building.

The proposed zoning would allow an increase in the current maximum height from 8.9 metres to 12.0 metres. The minimum distance from the building to the rear lot line would decrease from 16.11 metres to 12.08 metres. Under both the current and proposed zoning, a new development would be allowed a maximum of three principal units and three secondary suites, and the building could face either the Street or the Avenue.

A previous application for a development permit on the site was approved and subsequently appealed by nearby residents to the Subdivision and Development Permit Appeal Board. That application was for a specific development and was reviewed under the current RF3 zoning. The previous application and Subdivision and Development Permit Appeal Board decision have no bearing on the current application to change the

zoning of the site.

Administration has determined that a minor amendment to the Garneau Area Redevelopment Plan will be required in order to reflect the proposed zoning.

PROJECT WEBSITE: www.edmonton.ca/garneauplanningapplications

ENGAGEMENT FORMAT: Online Engagement Webpage - Engagement Edmonton
<https://engaged.edmonton.ca/ucrharneau>

ENGAGEMENT DATES: December 7 - December 21, 2020

NUMBER OF VISITORS:

- Aware: 104
- Informed: 23
- Engaged: 20

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

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Initial Advance Notice from the City (Rezoning)	October 28, 2020	Recipients: 132 Responses with concerns: 6
Garneau Planning Applications Webpage	December 2, 2020	N/A
Sign Posted on Site	November 5, 2020	N/A
Public Engagement Notice from the City (Online Engage Edmonton)	December 3, 2020	Recipients: 132
Public Engagement, City Hosted Event (online format, some responses were sent by email)	December 7, 2020 - December 21, 2020	Responses in support: 1 Responses with concerns: 25
Notice of Proposed ARP Amendment	February 3, 2021	Recipients: 132 Responses with concerns: 5



ABOUT THIS REPORT

Information in this report includes responses to the advanced notices, feedback gathered through the Engaged Edmonton platform between December 7 - December 21, 2020, and emails received throughout the application process. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton website, as well as with the applicant and the Ward Councillor.

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 if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with project, planning process, and contact information. Participants were encouraged to ask questions of City Staff and the applicant in an online “Share Your Thoughts” & “Ask Your Questions” format.

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.

WHAT WE HEARD

Support: 1

Opposed: 36

COMMENTS

Site/building Design

- Scale of proposed development is too large/is out of scale with the surrounding development (x13)
- Design should fit historical character of Garneau/historic houses should be preserved (x10)
- Building will create light, noise, and privacy issues (x7)
- Building should face 88 Avenue (x5)
- Will not provide adequate green space (x4)
- A three storey building is appropriate for the area
- Will shadow surrounding properties

Traffic and Parking

- Will impact traffic in the neighbourhood (x4)
- Will create parking issues

Use:

- Applicant's intent is not to provide family housing/only family housing should be allowed (x5)
- Area should remain single detached housing only/row housing is inappropriate (x4)
- Not needed because vacancy rates in the area are high (x2)
- Zoning change seems minor
- Concerned about secondary suites
- Concerned about garbage

Location:

- Would be more appropriate for a different location (such as 87 Avenue or west of 110 Street) (x11)
- Area is already high density (x5)
- East Campus student housing should not be extended into North Garneau (x3)
- Will isolate houses to the east
- Will affect surrounding property values
- Other vacant lots should be developed first

Construction:

- Concerned about cheap architectural/construction work that will not be built to last

City Plan and Garneau Area Redevelopment Plan (ARP):

- Garneau Area Redevelopment Plan should be respected/application does not conform to the plan (X12)
- Although the City Plan designates the area as a Major Hub, the plan should not support single lot rezonings/spot rezonings are not appropriate (x4)
- Direction of the City Plan should be implemented through comprehensive review of the Garneau Area Redevelopment Plan
- Garneau Area Redevelopment Plan allows for a maximum of four units
- Proposal needs to be for a DC2 zone to conform to the ARP
- Proposed amendment is a major change to the ARP

Process, Notification, Transparency:

- The proposed development was previously rejected by the Subdivision and Development Appeal Board (X3)
 - Engaged Edmonton page should include information about the Garneau Area Redevelopment Plan (x2)
 - Information about the Subdivision and Development Appeal Board's decision should be provided to City Council
 - Engaged Edmonton page should include information about the previous application
 - Site should be referred to as 10957-88 Avenue, not 8715-110 Street
 - Repeated development applications for the site create uncertainty
 - Proposal has not been described accurately by the applicant
 - Zoning should not be changed until the new Zoning Bylaw is adopted
 - Notifications and Engaged Edmonton page contain misleading information about the allowable built form
 - Development industry treats the community with disdain and does not communicate with residents
 - Lack of clarity around the rules to be followed in development
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Rezoning/Statutory Plan Information

Note: Zoning regulates what types of buildings are allowed on a site (eg. residential or commercial) and the basic size and shape of those buildings. It does not control who can live or work in the buildings or whether the property is rented or owned. The City's Development Services Branch reviews the rezoning application based on:

- *Approved policies, plans and guidelines;*
 - *Planning analysis (how the proposed zone fits into the neighbourhood);*
 - *Technical information (traffic impacts, water and sewer capacity, etc.); and*
 - *Public input (feedback from the public will be summarized in the final report to Council).*
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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 clicking 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.

FUTURE STEPS:

- When the applicant is ready to take the application to Council:
 - Notice of Public Hearing date will be sent to surrounding property owners
 - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at edmonton.ca/meetings or calling the Office of the City Clerk at 780-496-8178.
 - You may listen to the Public hearing on-line via edmonton.ca/meetings.
 - You can submit written comments to the City Clerk (city.clerk@edmonton.ca) or contact the Ward Councillor, Ben Henderson directly (ben.henderson@edmonton.ca).

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:

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