

## WHAT WE HEARD REPORT

### Rezoning Engage Edmonton Feedback Summary LDA20-0306 - Westmount

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<b>PROJECT ADDRESS:</b>	10911 - 124 Street NW and 12320 - 109 Avenue NW
<b>PROJECT DESCRIPTION:</b>	The application proposes to rezone the site from the current (DC2.904) Site Specific Development Control Provision which was originally approved in 2015, to a new (DC2) Site Specific Development Control Provision to allow for a mixed-use apartment building with a maximum height of 23 metres (approximately 6 storeys) and a Floor Area Ratio of 3.7.
<b>PROJECT WEBSITE:</b>	<a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/westmount-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/westmount-planning-applications.aspx</a>
<b>ENGAGEMENT FORMAT:</b>	Online Engagement Webpage - Engagement Edmonton <a href="https://engaged.edmonton.ca/124StreetPyrmontDC2">engaged.edmonton.ca/124StreetPyrmontDC2</a>
<b>ENGAGEMENT DATES:</b>	February 22, 2021 - March 15, 2021
<b>NUMBER OF VISITORS:</b>	<ul style="list-style-type: none"><li>● Aware: 446</li><li>● Informed: 122</li><li>● Engaged: 48</li></ul>

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

TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Advance Notice from the City	November 6, 2020	Recipients: 212 Responses with concerns: 8
Westmount Planning Applications Webpage	November 16, 2021	N/A
Public Engagement Notice from the City (Online Engaged Edmonton)	February 11, 2021	Recipients: 210
Second Public Engagement Notice from the City to correct error on first notice and extend engagement period	February 24, 2021	Recipients: 210
Public Engagement, City Event (Online Engaged Edmonton)	February 22, 2021 - March 15, 2021	Responses opposed: 19 Responses in support: 35 Responses in neutral position: 2

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### ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between February 22, 2020 - March 15, 2021. 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. 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.

A full transcript of comments is available for review at [engaged.edmonton.ca/124StreetPyrmontDC2](https://engaged.edmonton.ca/124StreetPyrmontDC2).

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## ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with information about the proposed development, the rezoning and planning process, and contact information for the file planner.

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

OVERALL SUMMARY OF 47 COMMENTS RECEIVED		
Opposed: 19	Support: 35	Neutral: 2

## SUMMARY OF COMMENTS

A full transcript of comments can be found at [engaged.edmonton.ca/124StreetPyrmontDC2](https://engaged.edmonton.ca/124StreetPyrmontDC2).

### General:

- General support of the proposal (x15)
- General non-support of the proposal (x10)
- Like proposed building design/style (x10)
- Proposal will bring more people to support businesses on 124 Street (x3)
- Proposal supports the pedestrian nature of 124 Street (x3)
- Proposal should have more three bedroom units (x2)
- Concerns regarding tax increases in area (x2)
- Patios and rooftop amenity areas should be oriented towards 124 Street to minimize overlook on adjacent properties
- Developments should not be allowed to alter the character of 124 Street this close to the Westmount Heritage Area
- Concerns the increase in dwelling numbers will promote single bedroom units rather than family units

- Concerns regarding City money spent on “brick” crosswalks and a decibel metre on 124 Street
- Concern regarding lack of responses from City Staff to email sent before this engagement event
- Housing is a human right and all citizens deserve the opportunity to be housed
- General concerns with projects moving forward in this economic climate
- Would like to see rooftop features such as a green roof or solar panels
- Concern with loss of privacy for adjacent homes across the lane
- Concerns regarding increase in noise due to increased density
- There is currently a surplus of condominium units in the City
- Regulations should require electric vehicle charging stations
- Would like adjacent lane upgraded as part of this proposal
- Concerns regarding the proposed reduction in setbacks
- Support for additional density on 124 Street
- Concerns that the design is not definite
- Concerns regarding crime in the area
- Dislike the proposed design/style

**Height, Massing & Density:**

- Height and mass are appropriate for the location (x9)
- Concerns with proposed increase in residential density on this site (x7)
- Concerns regarding height and mass (x6)
- Concerns regarding site coverage and lack of greenspace for residents (x3)
- Concerns regarding sun-shadow impacts on adjacent properties (x2)
- Proposed increase in Floor Area Ratio is not acceptable (x2)
- Proposed number of units is too high (x2)
- Preference for 4 storey developments on 124 Street

**Infrastructure, Parking and Traffic:**

- Concerns that sewer infrastructure in the neighborhood will not support this development (x7)
- Concerns with parking and traffic (x7)
- Concerns regarding the impacts to on street parking (x5)
- Concerns construction will damage city infrastructure and neighbouring properties water pipes
- Concerns regarding costs to upgrade street infrastructure to accommodate traffic changes
- Concern that proposal mentions bike parking requirements but not vehicle requirements

**Uses:**

- Support for a mixed use building at this site (x6)
  - Commercial development should be limited to the 124 Street frontage (x5)
  - Preference for the 2nd floor to be non-retail businesses rather than residential units
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**ANSWERS TO SPECIFIC QUESTIONS**

- “What is being done to address increased parking needed?” and “How many parking spaces will be provided in the underground parkade?”
  - City Council approved [Open Option Parking](#) in 2020, which removed parking minimums from the Zoning Bylaw, and instead allows developers, homeowners and businesses to decide how much on-site parking to provide based on their particular operations, activities or lifestyle. In accordance with this, Planning Coordination is not asking the developer to provide a specific amount of parking with the development. The applicant has indicated that some vehicle parking will be provided underground, accessible from the rear lane. Secure indoor bicycle parking is also proposed to be provided in excess of Zoning Bylaw requirements.

The City is currently developing a Public Parking Action Plan to modernize on-street parking management and ensure it is aligned with the City's strategic direction and Open Option Parking. This report is anticipated to go before Urban Planning Committee in late Q1 2021.

Specific to this area and application, Parking Services was consulted and noted that there is an opportunity to review the existing parking regulations on 109 Avenue. The south side of the avenue has time restrictions to encourage turnover in support of the commercial activity in the area. Introducing a similar change on the north side of 109 Avenue can be implemented should the proposed application and development move ahead.

- “Will the residential units be condominium or rental?”
  - The City does not consider tenure of residential units as part of the technical review of an application. It is left up to the owner of the property to determine the best use of their site and how to market their development.

- “How does this height (23 m) compare to the height of the condo complex at the north end of the block?”
    - The height of the St. Lawrence Court buildings at 109A Avenue and 124 Street are approximately 20 metres in height.
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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.

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## 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](http://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](http://edmonton.ca/meetings).
    - You can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)) or contact the Ward Councillor, Scott McKeen directly ([scott.mckeen@edmonton.ca](mailto:scott.mckeen@edmonton.ca)).
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**IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:**

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