

WHAT WE HEARD REPORT

Online Public Engagement Feedback Summary LDA20-0378 - Windsor Park

PROJECT ADDRESS: 8709 - 118 Street NW

PROJECT DESCRIPTION: The proposed rezoning is from a Site Specific Development Control Provision (DC2) to a Site Specific Development Control Provision (DC2). The proposed DC2 Provision would allow for a mixed-use building with the following characteristics:

- A maximum height of 40 metres (approximately 13 storeys)
- A maximum of 160 residential units
- A maximum Floor Area Ratio of 6.4
- Ground level commercial uses along 87 Avenue NW
- Ground level commercial and residential uses facing 118 Street
- Underground and surface parking with access from the east-west lane

PROJECT WEBSITE: https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/8709-118-street-nw.aspx

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

ENGAGEMENT DATES: February 16 - March 9, 2021

- NUMBER OF VISITORS:**
- Engaged: 91
 - Informed: 165
 - Aware: 571

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

ABOUT THIS REPORT

The information in this report includes feedback gathered through online engagement via the Engaged Edmonton platform from February 16 - March 9, 2021. 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.

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.

ENGAGEMENT FORMAT

The Engaged Edmonton webpage included an overview of the proposed development, information on the development and rezoning process and contact information for the file planner. 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.

WHAT WE HEARD

Opposed: 63

Mixed: 23

Support: 5

Comments

General

- Residents of the neighborhood have already negotiated in good faith through the previous rezoning applications and there is no desire to do it again (12x)
- This building will likely be used for student housing, which the area already has enough of (5x)
- The developer is upzoning the land for increased profit at the expense of the neighborhood (5x)
- Surrounding housing will decrease in value if this is approved (as evidenced by the houses for sale along 118 Street) (5x)
- This is a bait and switch by the developer (3x)
- This site needs to be rescued because of its current condition (3x)
- The City does not listen and will approve the application regardless of concerns (3x)
- Windsor Park is already dense enough and experiences enough problems being so close to the University campus (3x)
- The shadow study is inadequate as it has missing information (2x)
- Older people do not want to live in a taller building, while younger people cannot afford it
- Apartment buildings will not attract families
- This building should allow pets
- During construction, there may be damage to the foundations of adjacent buildings
- The area already has vacancy for multi-unit buildings, so this proposal is unnecessary
- The owner of this site has failed to maintain it properly
- High density buildings should not be considered during a pandemic

Building Height

- 13 storeys is too tall/imposing (40x)
- The building will cast an unwanted shadow on surrounding properties (20x)
- This building should be no taller than 8 storeys (14x)
- This building should be no taller than the Bentley which is at a more human scale (10x)
- Buildings within the University-area should not be used when comparing this proposal to the rest of the area's height and scale (10x)
- This is not an appropriate location for this type of building (10x)
- The building should be 10 storeys or fewer (4x)
- The proposed height will create privacy issues from overlook (3x)
- The height of this building is fine (3x)
- There was no compelling reason given to go from 8 to 13 storeys (3x)
- Northern cities need as much sunlight as possible (2x)
- Taller buildings should be kept to the University campus area
- A better integration with the neighborhood would be 4 storeys (ex: Windermere neighborhood)
- Buildings over 5 storeys in height have a negative effect on the pedestrian realm
- The building will create increased windy conditions around the sidewalks
- A building like this should be much closer to an LRT station
- The shadow study indicates no real change between 8 storeys and 13 storeys

Building Design

- Support for commercial uses at ground level (25x)
- Desire for more family-oriented units than what is being proposed (17x)
- No setbacks from the street and avenue is concerning (7x)
- Support for the proposed family-oriented units (7x)
- Support for the design of the building (5x)
- Setbacks should be provided so that the site is contributing to a wider and more aesthetically pleasing public realm (3x)
- Suggestion for a cafe/restaurant/grocery store/post office in the building's commercial space (3x)

- The “L” shape of the building reduces impacts to adjacent landowners, particularly to the north and east (3x)
- A greater mix of unit sizes should be considered, suggested increase of a maximum studio unit allowance of 25% down to 10% (3x)
- Support for the landscaping plan (2x)
- Not supportive of a cannabis store
- After completion of the building, the landscaping should be installed in a timely manner
- Patios should be considered within the public realm
- The building would look better with larger windows
- The entire ground floor should be commercial, no residential
- Environmental components should be introduced such as solar panels and green roofs
- When designing the building, residents with mobility issues should be kept in mind
- The building should use a water containment system to reside water runoff concerns
- This proposal must consider community integration with its scale and design
- Concern that mechanical equipment will produce noise and disturb surrounding landowners

Parking/Traffic

- This will produce too much traffic adjacent to a school which becomes a safety issue for children and pedestrians who are crossing the street (17x)
- This building will produce unwanted parking and traffic congestion (15x)
- Without proper setbacks, this building will will create sightline issues for vehicles coming and going from 118 Street (8x)
- The adjacent lanes are narrow and may not be able to support the increased traffic (2x)
- Bike parking should be attractive, convenient and safe to help limit vehicle use (2x)
- Residents will not walk to the LRT stations
- All parking should be underground and not on the street
- Building occupancy should not exceed the underground parking spaces
- Support for surface parking in the rear for the commercial uses
- Bike parking should be available within the parkade for both residents and customers

- This application should consider closing the portion of lane north of this site to reduce traffic along 118 Street
- The proponent should be required to resurface the lanes as a condition of the permit

Broader Neighbourhood Impacts

- This level of density is too much across from a school (5x)
 - Risk of Windsor Park becoming like Garneau which is overcrowded (3x)
 - The Windsor Park school will be adversely impacted by this proposal as it is already at classroom capacity
 - This proposal may overload the neighborhood's utility capacity
-

Questions & Answers

1. It is not clear from the presentation if these are to be rental units or condos. Can you please clarify?
 - Zoning regulates how we use land and helps ensure what is built is compatible with the surrounding area. This includes what types of buildings are allowed on a site (eg. residential or commercial) and the basic size and shape of those buildings. Zoning does not regulate who can live or work in the buildings, how the buildings are operated, or the tenancy of a property (renting vs ownership). As a result, tenancy is not considered as part of the City's review of rezoning applications. That said, the landowner has indicated that they intend to pursue rental units.
2. Is it possible to require that a certain % of units are designated for low income rentals?
 - The proposed DC2 Provision provides the option for the City to purchase 5% of any proposed residential dwellings at 85% of the market price or receive an equivalent cash in lieu contribution for affordable housing purposes. This is a requirement of [City Policy C582 - Developer Sponsored Affordable Housing](#).

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.

If you have questions about this application please contact:

Stuart Carlyle, Planner

780-496-6068

stuart.carlyle@edmonton.ca