

## OPEN HOUSE FEEDBACK SUMMARY

**Proposed rezoning:** (CSC) Shopping Centre Zone to (DC1) Direct Development Control Provision

**Associated Addresses:** 2331 – 66 Street NW

**File #:** LDA15-0649

**Open House and Public Meeting Date:** Thursday, March 16, 2017 from 4:30 to 8:30 p.m.

**Number of attendees:**

**Signed in:** 311

**Did not sign in:** 96

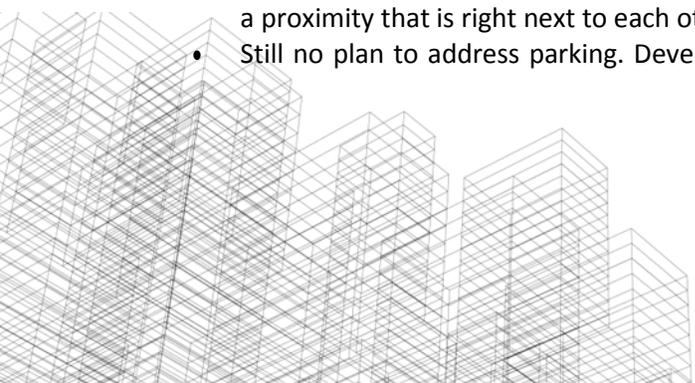
**Total attendees:** 407

**Returned number of feedback forms:** 196

All comments from the Open House public meeting are summarized anonymously below into broad topic categories. Comments are recorded verbatim as they were provided, or as they reflect several comments with the same theme. If you have any questions about this document or the rezoning application please contact the file planner Sean Lee at [sean.lee@edmonton.ca](mailto:sean.lee@edmonton.ca) or 780-496-6121.

### TRANSPORTATION

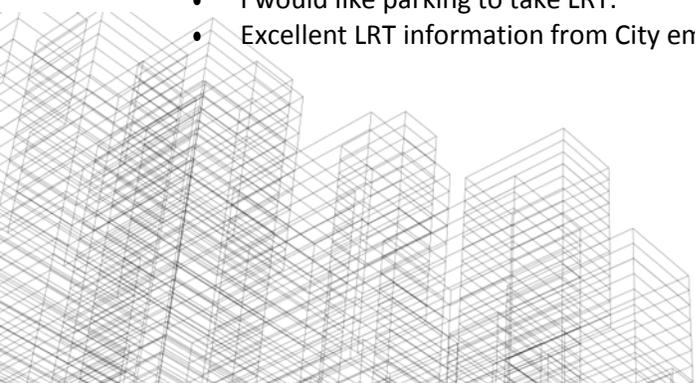
- We will need to widen 66 St. where it goes to one lane south of 23<sup>rd</sup> Ave. Adding density to the Mill Woods Towne Centre site will make the bottleneck worse.
- Parking changes? Residents in surrounding area? Should not affect surrounding area parking + traffic!!!
- LRT – Heated? Stops? Or heated corridor bus to LRT covered corridor? They should be heated corridor or heated LRT stops- either or- but one of 2 is a MUST.
- Barrier-free design = No why not city is clueless!! Wheel chairs, seniors, others w. disabilities SHOULD NOT have to walk between LRT + bus in uncovered walkway. Edmonton HAS WINTER – surprise! Cold winters. Snow ice etc even with city cleaning + maintenance. A uncovered element free walk way is NOT an accommodation for disabled, seniors, etc. You may be young and healthy now one day this may change – as it changes for others – please put accommodation of covered walk or better yet move new bus stop next to new LRT stop similar to South Gate mall. = accessibility for all please!
- There must be a park and ride on site.
- If you are approving all of these condos, they should have enough parking. The city rule of 1 stall per unit is unrealistic and should be changed. The city rule of 1 visitor parking stall per unit should be revised. It is inadequate + unrealistic.
- LRT + Bus Transit Station – should be together as South Gate Bus + Transit Centre are – this proposed design of separate bus/LRT – is NOT accessibility – NOR is it Barrier Free. Disabled + seniors live in Edmonton + DO use transit DATS is encouraging its use Bus/LRT instead of its services – if your design is poor (as it currently is) the current disabled + seniors will suffer, edmonton has a aging population – so they too will suffer (if they don't file a human rights complaint on the city first) move 2 “D” buildings south + new bus transit station north (in front of “D” in diagram buildings to put LRT + bus in a proximity that is right next to each other.
- Still no plan to address parking. Developer say additional parking would be on the street. Streets do



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not appear to be designed to accommodate that much traffic. 1 stall per unit does not appear to be enough.

- Where will all the people park that come to use the LRT. No parking seems to be available for transit users.
- I'm ok with doing park 'n' ride, but we must not turn in to sprawling surface level lots like at Century Park.
- Please remember to include parking for handicapped people at the transit centre/park n' ride.
- Please also build heated shelters.
- More peace/police officers on LRT routes and stations to increase safety. Put police call boxes in neighbourhoods also. (All over the city.)
- Park and Ride is an issue and I felt that it was an after thought.
- The LRT stop at 34<sup>th</sup> Ave and 66 Street is going to be an issue for Parasite Parking.
- Has the City thought of using an LRT shuttle bus in communities during Peak hours.
- My concern is that there needs to be a free Park n' Ride similar to Century Park for infrequent users. I would be more likely to drive to the mall, park, and take the LRT downtown or to the university area than to take a bus from my house in Kiniski Gardens, to the LRT, and back again. Especially if I am coming back from an event at the Winspear/Citadel or a football game late at night or on cold winter days.
- My concerns about parking spaces could not be addressed. As everything is just superficial planning at this stage. Parking at all areas is of great concern we have a big city, province & country and people will always have their cars.
- I am concerned about parking in the various sections and especially around the transit site. I feel there needs to be adequate parking for park and ride but also for students and downtown employees.
- Transportation will need to be addressed on 66<sup>th</sup> St south of 23<sup>rd</sup> ave.
- A faster transit route from Millwoods to Century Park would also help. Not just to make it easier to get between train stations, but also to get people to the airport bus (route 747) more efficiently.
- Parking is already a problem for us near the mall and with these extra thousands of home owners that issue will worsen! Please don't force us to live in a parking restriction area by allowing this to be developed as we were shown tonite!
- I'm concerned with the traffic that all the highrises will bring. I do understand that the LRT will help with traffic, however all the residents won't all take the LRT or transit. And would like them to make sure there is parking for the people who need or want to take the LRT.
- Why is there no parking for bus passengers? No Park and Ride? Why is the transit centre not right beside LRT? Not 1 or 2 minute walk.
- People using the Seniors Centre require parking fairly close. There does not seem to be any provision for parking for users of the Library and Seniors Centre. Having good walking provisions for young people is very worthwhile however it is not useable by Seniors. Please consider parking for the Seniors. We require parking.
- Parking!! Make sure you create; give ample choice for parking. Otherwise, the "residential" areas will see and experience the lack of given space. 31 Ave (west of 66) is "already" living proof.
- Shouldn't the LRT/bus terminal be (normally) close together ie. Southgate terminal.
- I would like parking to take LRT.
- Excellent LRT information from City employee. Thank you.



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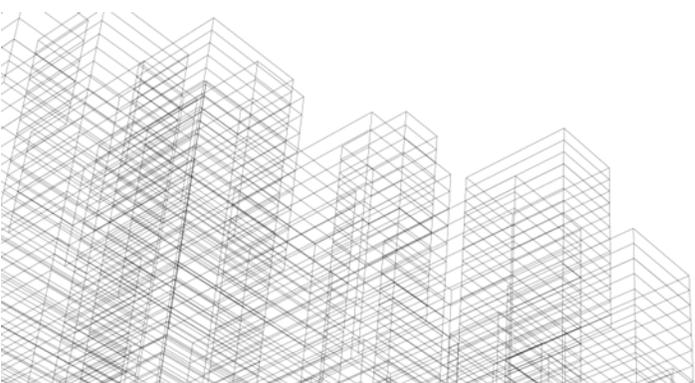
- Currently ETS uses the west side of the mall on 66 Street (between 23<sup>rd</sup> & 28<sup>th</sup> Ave) as a park & ride for Eskimos games. Will this still exist after the proposed developments go up? This question was not answered. The ETS official wasn't even aware the mall was a park & ride for Esk games, which was disappointing.
- Overall I'm in favour of proposals & relocation of transit centre to be closer to new LRT station. I share the same concerns for a lack of daily park & ride for the LRT riders. I think the lessons from Southgate & Century Park needs to be heeded, and some form of park & ride needs to exist for the new LRT line to succeed. I would urge city planners to stress to RioCan, they would be the beneficiaries of the new LRT line. Allowing vehicles to use excess & underused parking lot might breathe new life in a dying mall.
- The LRT is fundamental to the transportation need for the city. However it has to offer convenience that is not evident now. The biggest competitor is obviously the car. I work downtown which currently by car takes me 30 mins from leaving my house. Unless the bus service drastically improves (busses from/to MWTC) run every 30 mins I will continue to use my car. Another option is Park N Ride which I understand is not being provided hence the use my car.
- LRT – barrier free ETS- barrier free NO. Universal design | 15.1 of the Human Rights Act/UN Convention on People with Disabilities Not followed. Hard of hearing riders not incorporated into design. Hearing loops – Not incorporated into designs/Should be available as communication is a given right. 24/7. Please look at England Universal/Barrier Free Designs as these need to be incorporated into ALL LRT & ETS areas. This is a Human Rights Issue.
- Improve 66 St & 50 St widening.
- Park & Ride space – even if paid needed.
- Older folks – disabled need parking. Thanks.
- I can not see myself using the LRT since there is no proposed parking. I would not take a bus to the LRT & then take a ride that is a lot longer than driving & expensive.
- This site needs Park & Ride. Parking will be problematic. And cause more headache.
- I felt parking was not planned for properly. Albeit transit-centered, success is very much contingent upon ETS bus drivers that are people- and service-oriented- not just drive the bus and it needs to be going, who cares about you, the passengers. Trust me, I know. I have relied on ETS for over seven years solely. I just bought a van because I refuse to be at the mercy of the Routes 62 & 63 bus drivers. So I want to see plenty of Park and Ride at the new transit area so I can take the LRT please.
- Parking will not be a priority if left to the developers – it doesn't generate high enough income for them. We do not need another Century Park fiasco!!
- This is a private development w/ public need issues. Parking is not an issue that can be swept under the rug. With LRT/Grey Nuns & shopping as well as residents who cannot walk to take their kids to soccer/hockey/etc. there needs to be adequate parking. Land appropriation may be required.
- The transit is so bad in this city that it would take at least 30 to 40 minutes to get here. I can drive 10 min to South Common or the outlet mall.
- With limited parking the residents purchasing a condo is unrealistic as an investment property since it will be hard to rent.
- Park and ride. Public parking. Parking parking parking
- I do not approve of the no parking and losing the mall. I am older and live close but need parking to get here and I shop in the mall regularly. I do not want to have to take a bus when it is -40 while



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waiting for one. Edmonton's bus system is not the greatest. Keep the mall and have parking available for people using the LRT.

- Parking is a problem!!! If stores are placed at street level where will customers park??
- Walkway between transit & LRT is awful. Needs to be closer. We are aging population.
- Overall, I am in support of this re-development. My biggest concern is parking + park+ride, as well as traffic flow. Provided these concerns are addressed with sufficient planning, this project will be great for Mill Woods and Edmonton.
- We need a parking structure! This will not work with out one!
- My main concern is the lack of parking for the LRT & bus station!! I was extremely discouraged to hear that their is no park and ride planned into the development of this project. The lack of sufficient parking at Century Park on weekdays makes transit use very difficult. I would be very upset to hear there is going to be even less parking at this stop.
- Interested in parking and parking solutions, parking densification.
- I'm still puzzled on the route of 57 St, going north. Without large parking; how do I get to use the LRT.
- When LRT to West Edmonton mall and Airport will be open?
- The bus system sucks in this city.
- I have a concern regarding parking- Davies Station is halfway downtown for someone eg. On south end of Millwoods, there would still be traffic congestion at least up to that point, it doesn't make sense to drive to Davies Station all across Milwoods, and then transfer to LRT. I think it is extremely important, if the point of this development is to reduce traffic heading downtown/north, to have parking in the vicinity of the stations in Millwoods itself.
- Bussing people from residential areas around Millwoods to the LRT stations are a good idea, however as busses run infrequently, it is not practical. Organizing parking is a more practical way of enticing people to the stations. I think if there isn't adequate parking, people will continue to drive into downtown, and ridership will not be optimal.
- Also the LRT stops to seniors seem quite a distance to walk especially in winter.
- It would be so much more helpful if the route numbers printed on the transit terminal bus stops were MUCH LARGER. It is difficult to see what bus stops where from one end of the terminal to the other. A rider often has to walk right up close to the stop to finally see the route numbers (and the direction, for that matter).
- Also, it is suggested that when ETS comes to an info meeting such as this, they label the maps presented with the street numbers and names. A map that is supposed to show where LRT stations/bus terminals are going, with no street names for context, is next to useless. Thank you.
- Parking is the biggest issue! Most people hate public transit and refuse to use it. Rio-can and the City need to get in touch with the people that live here!



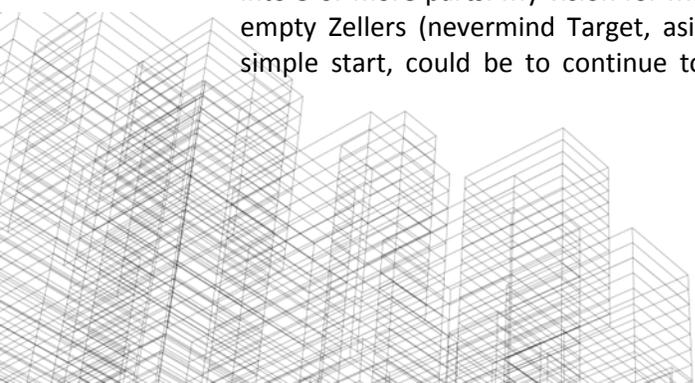
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## IMPACT ON ADJACENT PROPERTIES

- I think that this project is going to end up being a disaster for all of us living in the Mill Woods and surrounding areas.
- On street parking in neighbourhoods is my major concern.

## PROPOSED USE

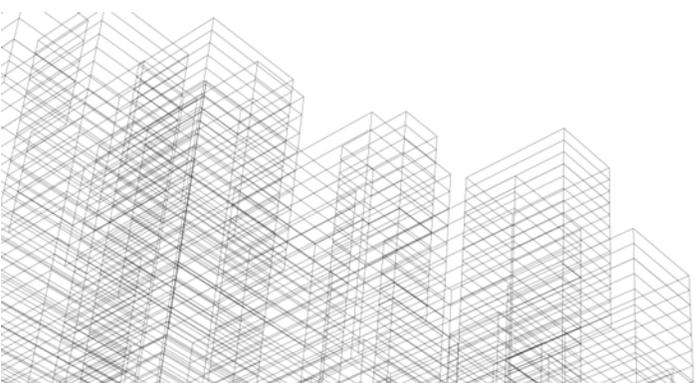
- This is a winter city. It should have an indoor mall.
- Lots of seniors in the area and seniors use the mall as a safe, social area to walk and gather. The mall is a community feature for seniors to gather.
- I liked a lot of the proposals for land development.
- I would like more green space (ie) park/rec area. I would like more info regarding commercial stores/medical centres?/grocery stores?/drug stores?/daycares? Thank you!
- I do not want this in my neighbourhood. I do not want to live Downtown with high rise buildings! This ruins millwoods and it's an ugly skyline. I don't want more traffic and people! The building on the corner of 28 ave and 66 street is horrible enough! I want to live in millwoods as is and that is why we choose to live here.
- I am very concerned with the removal of the Millwoods mall (in 10 years). Many seniors use the mall by walking.
- Would sure like some type of indoor shopping. Not just outdoor access to shop.
- I think the mall should stay it nice to walk around it in the winter when it is cold out. The other way going to make so busy around the area.
- Loss of open space don't like it. Loss of the mall.
- By taking away the Millbourne Mall you are depriving people of: - an aspect of Social life – be it a coffee, lunch or other. – An opportunity to Walk indoors FOR FREE in the 7 mos. Approx.. of inclement weather. – It is poor planning to do the above when we “brag” about being a Winter city. A few outdoor events for a night or weekend don't do nearly as much for people as the opportunity to have a place to walk DAILY indoors in the winter months. – Why is it that North Edmonton has several large malls & the South really only has Southgate? – Are City Councillors ever walking to get groceries & lug them on the bus/LRT? – South Common and 17<sup>th</sup> Street developments are atrociously Unwalkable & totally dependant on cars. – Having decent malls means 1-stop shopping for a family – I still miss Heritage! Look at the mess that the site still is!
- To me Edmonton is a Mall City, and I don't want Edmonton to be too Common; Mayfield Common/South Commons. Millwoods Town Centre has lots of potential, and it can have even more if they threw an Alberta Works into the old Library, as well as no less than 2 excellent spots to put a Green park over parking, which could be part of Park and Ride.
- Millwoods Town Centre is by no means the only idea, or the only focal point for where I see Edmonton to grow and prosper. This is a hazy still frame, of a 4K-3D Epic motion picture film broke into 3 or more parts. My vision for Millwoods town Centre. My main focus here is trying to fill the empty Zellers (nevermind Target, aside from upgrading the retail space) and the old Library. A simple start, could be to continue to provide a public service, but instead it would be Service



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Alberta, perhaps an Alberta Works office to help service the newer Southwest Districts of Edmonton as well as rural communities beyond, allowing for rural folk to have a place to go that isn't quite so intimidating as downtown. The Zellers could be many things; A temporary food court to allow for renovations of the current food court and shops that surround it; It could house a 2<sup>nd</sup> Giant Tiger for Edmonton providing healthy competition for Co-Op, while bringing customers that otherwise wouldn't visit this mall.

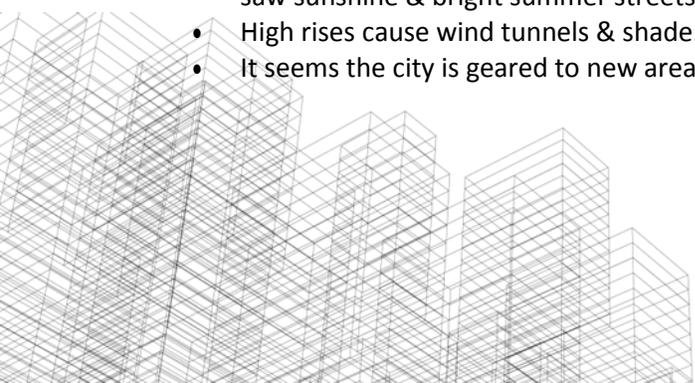
- How much & where will Low-income housing be located?
- And you take away grocery shopping. So I am to walk from Knottwood to get groceries.
- My opinion is the mall is fairly dated. I think it needs to be renovated But I don't think it should be torn down. It is a great space for student after work as well as seniors. The Shoppers/Co-op/foodcourt is a major part of the community. They should bring back a play park for kids. Fill in the old Zellers with literally Anything!!
- The highrises aren't bad (shops on bottom residential uptop. But my concern would be quality of residences, based on prior crime rates. My only other thought would be to upgrade Millwoods rec centre. If you can email me back thoughts on property value increase I would appreciate it!
- I have 2 main concerns- 1. We (my wife & I & others) are concerned about the end of the mall. We are seniors and like many others like to fellowship in a larger warm place in the winter. Not McDonalds or similar place, etc. We want a nice warm place in the winter to fellowship. I notice many others do also. This is a winter city. What's wrong with you people. 2. The Southside has one decent mall- Southgate. The Northside has at least 4 major malls= West Ed, Kingsway, Londonderry & City Centre Mall. So what do we do kill this mall – Nice work guys. Is this an attack against seniors or not?! I ask that you make some sort of larger area for such fellowship on Walking in the winter Thank You.
- The proposed redevelopment will go ahead, but my concern is that in the future where I live the traffic and parking on the streets will become more unsafe and problematic. At present this area serves as a daytime parking lot for the hospital staff. The streets are presently too narrow for the vehicles to pass safely in the winter. Parking bylaws are seldom enforced making the intersections difficult to navigate safely. Drivers park either too far from the curb or on the sidewalk. There have been instances where drivers have turned around in the middle of the street and have driven over the sidewalk and up onto the lawn to make a U turn. I would like to see this problem addressed prior to further redevelopment.



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## DESIGN

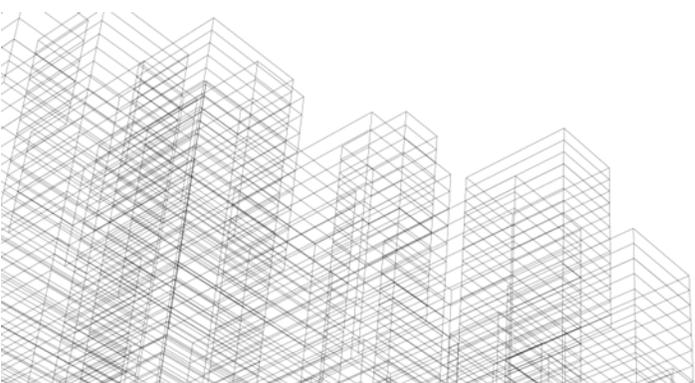
- Be realistic to fit within the neighbourhood. 18 stories will change the feel of the neighbourhood.
- BARRIER FREE Design is something the city of Edmonton seems to be clueless about. The City should also look at Universal Design for in + outdoor future endeavours. \*THINK AHEAD\* for the aging population + go above + beyond today – positive design + choices will save money in the short + long run. Please visit read + put into action [Accessibleuniversity.com](http://Accessibleuniversity.com)
- Seems to be a short sited plan by city council to say that they developed the area. Why is it only the councilor from this area that seems to see the issues. Maybe the rest of Council should have been here to here the Resistance the their short sited IDEA.
- I really like the mixed-use, walkable dense design proposed. Looking forward to seeing it come to fruition.
- I like that the area is being redeveloped and the land being used in a better manner.
- This development is designed to change the face of our community, and it is debatable if that change is for the better. I didn't buy in to a high rise community, which is what the development will make our area.
- I like the look that they are trying to bring to millwoods, but would like there to be more green space.
- Approval of "high storey residential buildings "hopefully" has not been given \*especially based on where – the buildings will be constructed... will be an eye sore.
- Enjoyed discussion with architect. Like the plan. Thank you.
- Is the mall being torn down? It took 3 people and half an hour to make sense of the displays, but I finally got an affirmative no. Again, the skyviews make sense to architects & construction people, but is confusing to average person.
- What evidence this is Winter City? How are seniors going to access groceries? How is this family friendly?
- Density is too high. Needs to be a mix housing. Does not match the skyline of surrounding neighbourhoods. How about a quality of life (noise reduction on 66 Street and 50 Street (ie studies show increase adverse health effects ie dementia).
- From the plans looks like a fine place to live but I'll never come here nor buy any property. I don't feel like the property will hold its value as the stores that are expected to be here will not thrive since you will not be able to access it unless you use transit.
- This area will not provide anything for anyone else except the residents that live here. Any one that is taking the LRT will only be transferring to another bus to get to their destination and won't be exploring the shops.
- For seniors winters will be problematic as there isn't an abundance of covered walkways.
- I feel like the disaster that Century Park turned out to be that this is an investment and location that will not be frequented. Good thing there are other parts of the city to explore. This development as it stands will not add value to the neighbourhood.
- Why not finish Century Park & City Centre airport eyesore first. Where is every one coming 2 live in these place's and jobs. This gone 2 lower my taxe's lots of empty places in millwood already.
- I see huge problems in high density housing. We do not live in ASIA. We have 9 months of winter. I only saw sunshine & bright summer streets.
- High rises cause wind tunnels & shade. We lack sunshine as it is.
- It seems the city is geared to new areas being developed without much thought if any for seniors getting



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around especially when it comes to exercising. The mall is well used for this, myself included. Many people have voiced their concerns with regards to this, walking outdoors to go from one store to the next.

- I know malls are privately owned and it is not their concern to stay open just for mall walkers. Is their an answer, I don't quite know, however I feel seniors are being left out in the cold. I know the land has to be used wisely and this is good, however I feel I must voice these concerns. Hopefully this is read.



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## GENERAL

- We are very excited about the prospect of revitalization + redevelopment in the area! We look forward to receiving more information about the changes to our neighbourhood. Our concerns revolve around communication between the developer and the city to ensure that infrastructure and services (HOSPITAL, schools, roads, etc.) support the growing population to the area. The information that we received at this open house did not address these concerns.
- The development presenters need to be accessible and not be talking to one another. They also need to be open and not just try to convince me of their viewpoint.
- Thank you for having this session.
- PS – Thank you for the hearing loop but infrared loops are poor in quality – please consult CHHA Edmonton’s ----- he is an expert in this area.
- City transit posters are difficult to read. a) Use plain English b) shorten paragraphs to point form.
- Well-run event, well organized, clear and good flow in the space. I found the speakers ability to handle questions from almost every angle impressive.
- I can imagine it gets a little exhausting getting peppered with questions. One problem (not easy to solve) is as a group forms around one speaker maintains sequential order to answer questions to not reward cutting in line. I was impressed with the clarity of answers, effectively communicated to all the people I heard. Great space, great Bravo!
- I understand that this is an open house but it was hard to follow the process. The information boards were quite small- what about large print? I would recommend a slide show that would be running all the time so people could sit and read/view the information in a relaxed environment.
- Policing? Bylaw officers- will they be increasing them?
- There should have been a spokesperson at the door telling people how the plans for development is set up or reviewing a slide show would have been helpful. An arrow marking the flow of maps in step by step direction.
- There was an impression of disconnection between the stations for discussion. When our concerns were voiced we were told that “oh that concern is addressed over there.” But in a project like this all the concerns are interconnected. Building density affects parking, parking affects transit, transit affects density, and so on.
- Should have had a Barrier Free/Accessibility Board/Dept at the meeting-
- Awesome event. Very knowledgeable people to answer our questions.
- Councillor Nickel was rude and dismissive when my friend and I approached him with a question. Remember your manners, please, Councillor!
- How long is all this going to take ie Years?
- Very well presented.
- Very fragmented with each department knowing only their area of responsibility but not how and why the whole makes sense. I also got the feeling that everything was reactive and not very strategic from a long-term perspective. I often heard “Ask them, don’t know” or “This decision was before my time...I can’t answer why...”
- Councillor Nickel was honest and asking real questions. What about the rest of council. I didn’t see any other councilors. This is Not a Millwoods issue or priority. It is or should be a city of Edmonton initiative. More councilors should have been present to answer question.



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- It's nice and best after a long time to hear about this? We are excited to hear the encouraging idea for which we had been waiting a very long period time. I hope and pray this will start soon. As for the redevelopment is very good and high excitement for all us here especially in Millwood area. I wish you all the best and good luck and hoping to hear this very soon! Keep it up always! Good luck!

### PROCESS

- Need to know the next steps. How can we be heard- will this feedback be listened to and followed up? Is there going to be a follow-up from this Open House? When? I'm hoping there will be a time & place for our feedback to be heard.
- Will the voice of the citizen be heard?
- 2 questions I had from the May 2016 meeting were partially answered.
- I know these words don't matter and we have no choice but to have this shoved down our throats and live with it. Now we have to travel outside of millwoods to shop instead of getting retailers into this space and not sky rise buildings! I hate it! But my words and feelings towards this don't matter and never have! This meeting is for show not about what the people want. If so it would be a vote. I am sure my feedback will go in the garbage.
- I'm very disappointed in the City making these decisions before asking the residents. My solution is to move.
- I feel the City of Edmonton management and City Council has been listening to what we want in Millwoods. Thank you!!!
- It seems to me this whole development is being pushed by the developer and the city is not in charge – an example being the LRT alignment to 28 Ave, relocation of the transit centre- not very progressive in my mind.

