



Tower 106  
LDA18-0733



# WHAT WE HEARD REPORT

## Online Public Engagement Feedback Summary LDA18-0733 - Tower 106

**PROJECT ADDRESS:** 10123 & 10145 - 106 Street NW

**PROJECT DESCRIPTION:** Proposed rezoning from the [Urban Warehouse Zone \(UW\)](#) to a [Site Specific Development Control Provision \(DC2\)](#) to allow for the development of a residential tower with the following key characteristics:

- A maximum height of 155 metres (approximately 45 storeys);
- A maximum floor area ratio (FAR) of 13.5;
- Up to 550 residential dwellings; and
- 500 square metres of commercial space at ground level.

An accompanying application has been made to amend three maps in the Edmonton Zoning Bylaw associated with the Downtown Special Area to reflect the above proposed changes.

This application conforms to the [Capital City Downtown Plan](#).

**ENGAGEMENT FORMAT:** Online engagement webpage - Engaged Edmonton: <https://engaged.edmonton.ca/tower106>

**ENGAGEMENT DATES:** May 3 - 17, 2021

**NUMBER OF VISITORS:**

- Engaged: 18
- Informed: 38
- Aware: 183

\*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 the online engagement web page on the Engaged Edmonton platform from May 3 - 17, 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 done.

Input from Edmontonians will be used to help ensure our review of the application is as complete as possible and 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 engagement session was an online format where attendees were able to view a website containing an overview of the proposed development, information on the rezoning and planning 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.

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## **WHAT WE HEARD**

Support: 9

Neutral/Mixed/Questions Only: 6

Opposed: 3

## Comments

### General/Other

- Great project, will contribute positively to downtown (x3).
- High quality project. This area needs more development (x2).
- Really excited for this development.
- Will decrease crime nearby.
- Lots of residential and commercial vacancies. Don't need more of either right now.
- Construction noise and impact will be a nuisance.
- Should be turned to park space instead.
- Instead of new buildings, there should be conversion of vacant commercial space to residential first.
- Broader area, including this site, should be a "Culture Park".
- More amenities for people need to be built here, not more buildings.
- Should have urban food production in this area instead.
- No indigenous involvement in this plan.
- A tall building would be better south of Jasper Avenue.
- Don't need more renters in this area that don't care about the area.

### Scale/Density

- Much needed density and retail to this area (x5).
- Should be shorter to reduce shadow impact.
- Urban densification in support of The City Plan a good thing.
- Way too tall.

### Uses

- Good to see family oriented dwellings. Should be more and with more amenities for children (x2).
- Mix of residential and commercial uses is good.
- Don't see why families would want to live here with a lack of education, recreation and community groups nearby.
- Commercial retail would be a good location across from the future park.
- Luxury suites are ok, but need a mix of units for all socio-economic categories.

### Shadow and Wind Impacts

- Shadows that could negatively impact nearby current and future parks (x5).

- Commercial articulation at ground level is poor and will lead to a wind tunnel. Should be extra planting and canopies to mitigate.
- Will create large shadows on nearby buildings.
- Tower should be narrower/slimmer to reduce shadow impact.
- Tower should have more tapering to the north to reduce shadow impact.
- Shadows are minimal/no different than other tall buildings nearby.

#### Transportation

- There should be more bike storage and short term bike parking for commercial uses considering proximity to the downtown bike grid.
- Don't want a surface parking lot to be allowed for 5 years. This should be a shorter time frame before actual redevelopment.
- Concerned about traffic generation.

#### Building Design

- A little chunky.
- Should have more brick on the podium to reflect the warehouse history of the area.
- Good to see a transparent interface at ground level.
- Design is bland, but better than a lot of nearby buildings.
- Beautiful design.

#### Ground Level Interface/Public Realm

- Prioritize a well designed and active podium/main floor considering park nearby (x2).
- Avoid the use of hostile architecture in the public realm (benches, etc.).
- Make sure landscaping uses a variety of species and adequately sized planters.
- Include sheltered patios and wind protection at street level.

## Questions & Answers

1. With 3 builds around the proposed parks, is there any consideration to not having all of them be 40+ stories? With all of the builds around that park, sun becomes an issue, and having high rises surrounding all the corners seems... uninviting.
    - Thank you for the question. As with the other recent applications, the City does review a Sun Shadow Study to understand the cumulative impact of all the potential new towers. This information factors into Administration's recommendation to City Council and the details are also provided to City Council for their consideration prior to making a decision. The Sun Shadow Study for this proposal is available on the [application webpage](#) within the Urban Design Brief.
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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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### Next Steps

When the applicant is ready to take the application to Council:

- Notice of Public Hearing date will be sent to surrounding property owners and applicable nearby Community Leagues and Business Associations.

- 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 questions about this application please contact:

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