

WHAT WE HEARD REPORT

Ellerslie Rezoning Application - RR and DC2 to US (LDA19-0026/28)

PROJECT ADDRESS: 430 - 66 Street SW, 330 - 66 Street SW, 331 - 71 Street SW

PROJECT DESCRIPTION: Rezoning from (RR) Rural Residential Zone to (US) Urban Services Zone to allow for the development of Urban Services Uses.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
Notification	February, 2019	231 responses
Public Engagement Drop-in	March 6, 2019	316 attendees + Councillor Banga

ABOUT THIS REPORT

The information in this report includes responses to the application notification and feedback gathered during and after the March 6, 2019 Public Engagement Drop-in. This report will be posted online and available to the public. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning and plan amendment advances to Public Hearing, this report will be included in the information provided to City Council.

In total, 316 citizens attended the event and provided a response on the sign-in sheet. Of those attendees 225 provided written responses. Additionally, 6 responses were received via voicemail or email.

Number of positive responses: 218

Number of negative responses: 13

In general, the event was very well attended and we received a high number of responses. While the event was advertised via postcard to the Ellerslie neighbourhood, there was also a strong word-of-mouth campaign which resulted in a large attendance. All attendees were encouraged to provide their email address and municipal address or postal code.

Number of attendees from inside Ellerslie: 50

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Number of attendees from outside Ellerslie: 231

No postal code provided: 35

MEETING FORMAT

The public engagement meeting format was an open house where attendees were able to view display boards with project information and ask questions of City Staff and the applicant. Participants were invited to share their written feedback. The comments & questions we received are summarized by main themes below.

WHAT WE HEARD

The concerns heard were:

- **Traffic/Parking** - For many residents, it was felt that an increase in development will further negatively impact congestion on 66 street. These residents expressed concern that the roadway is currently too constrained and that a road-widening should occur prior to any further development.
- **Pedestrian Safety** - There was a concern that the increase in vehicular traffic would impact the safety of the area for pedestrians. This was of particular concern of the students in the adjacent school sites.
- **Zoning** - Several residents expressed that the zoning should remain as is. Other respondents felt that there could be a better land use in place such as medium density residential.
- **Development Potential** - One resident was concerned that ignoring the rest of the properties in the special study area would leave them behind and not allow for full development of the larger Wernerville area.

Overall, the number of positive responses firmly outweighed the negative responses. Nearly all positive responses were contributing to a uniform message that the proposed zoning and plan amendments would benefit the community and the city at large.

QUESTIONS WE HEARD (with answers from the File Planner)

- What is the Wernerville County Residential Special Study Area and why does it exist?

- The Special Study Area is a place-holder designation in the ASP that dictates further study is needed prior to redevelopment. At the time that the original Plan was approved, it was thought that this area would be developed to an urban standard in the future but the technical studies to support this were not prepared because of the fragmented land ownership. At this time, there still have not been any technical studies or plans prepared for this larger area.
 - Typically in a Special Study Area development is not allowed to proceed until these studies have been completed and a land use plan at the NSP level has been created to guide and direct the future development of the lands in a comprehensive and efficient manner. Though since quite a large amount of time has elapsed since the creation of the ASP, the applicants are proposing an alternative process.
- How will the Plan Amendments affect the Wernerville Country Residential Special Study Area?
 - The plan amendments are intended to bring the Special Area into the planning framework at the neighbourhood level. The designation of 'special study area' will remain and in general, the land uses are anticipated to remain unless further action is taken by the local property owners.
 - The special study area is proposed to be introduced into the Ellerslie NSP as it is the most natural fit with regards to existing neighbourhood boundaries.
 - Is there a guarantee that a religious assembly will be built?
 - The US Zone is a "standard zone" within the Zoning Bylaw. Therefore, there is no guarantee at this time that a religious assembly will be built. The full list of uses in the (US) Urban Services Zone are being proposed.
 - How will the lots be provided sewer and sanitary services?
 - The lots are proposed to have services from 66 Street. A Servicing Report was submitted to the City and is currently under review.
 - What is the expected impact on vehicular traffic and parking on the area?
 - The Transportation Review memo indicates that the three proposed developments have three different peak hours (Weekday evenings, Sunday mid-morning and Friday midday) and that peak site demands are anticipated to occur outside of city-wide/commuter peak hours.
 - The Transportation Review memo indicates that the proposed development is not anticipated to significantly impact traffic flows along 66 Street.
 - All new developments will go through a review to ensure that adequate parking is provided on each site. The Zoning Bylaw requires a minimum amount of parking for each development and this will be enforced for future applications.
 - However, at this time the technical documents provided by the applicant are still under review.
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If you have questions about this application please contact:
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