

“WHAT WE HEARD” REPORT

Holyrood Gardens Regency Development Proposal LDA17-0132

PROJECT ADDRESS: 8310 & 8311 - 93 AVENUE NW

PROJECT DESCRIPTION: Rezoning from (DC2) Direct Development Control Provision to (DC2) Direct Development Control Provision to allow for a mixed use, high density, transit oriented development with up to 1,200 residential units.

EVENT TYPE: Open-House

MEETING DATE: July 12th, 2017

MEETING VENUE: South East Edmonton Senior Association, 9350 82 Street NW

NUMBER OF ATTENDEES: 315 (does not include media, City Staff, or applicants in attendance)

ABOUT THIS REPORT

The information in this report includes feedback gathered during the July 12th, 2017 open house. This report is shared with all attendees who provided their email address or mailing address during the event. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning advances to Public Hearing these comments will be summarized in the Report to Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project information and ask questions of City Staff, the applicant, and the Holyrood Development Committee (HDC). Planners were available to answer questions throughout the open house and the attendees were encouraged to provide feedback. Comments from attendees were recorded by City staff during the meeting, and feedback and comments forms were also collected. Below is a summary of all the comments we received and the main themes that emerged.

OPEN HOUSE FEEDBACK SUMMARY

WHAT WE HEARD FROM PARTICIPANTS OF THE OPEN HOUSE

General:

- A few participants saw this development as wholly positive and urged the building of it as soon as possible
- Almost all participants saw redeveloping the site as a positive, but had concerns about many aspects of the development
- Few participants were wholly against redeveloping the site

What opportunities does this project present?

Density:

- Site's proximity to the future Holyrood LRT station offers good opportunity for a successful transit oriented development
- Higher density means the development can be more energy efficient than low density residential

Design:

- Most eager to see the site revitalized
- Many excited for new accessible retail and community spaces in the development

What challenges does this project present?

Parking and Traffic:

- Major concerns around traffic from the development funnelling through the community and by the school as a means to shortcut the LRT crossings
- Mitigating park-and-ride and visitor parking concerns is needed to not overwhelm on-street parking for school pick-up and community facilities
- Alley between 85 St NW and 83 St NW considered to require more analysis and upgrade

Density and Scale/Height:

- Many wanted more info on how the increase in population would affect the neighborhood and community, as this is primarily a low density, single family home residential area
- Identified that development should have a decreased height to fit better within the context of the neighbourhood

- Concerns that the increased density will overburden existing amenities and infrastructure (especially drainage, parkspace, and alleyways)
- Some interest in seeing greater contribution from the developer with regards to infrastructure improvements in the area
- Residents adjacent to the proposed development are curious how shadowing will affect their property values

Neighborhood Character:

- Concerns about how current residents on the site will be accommodated, and that there should be low-income housing provided for current residents.
- Some participants voiced worries this development would attract a more transient population that may not contribute to the community
- Many participants of the open house thought that, generally, the development did not match the “feel” of the neighbourhood

QUESTIONS FROM FEEDBACK FORMS (WITH ANSWERS FROM FILE PLANNER)

Traffic and Parking:

- Will the Transportation Impact Assessment be available for the public to view, and if so, when?
 - The Transportation Impact Assessment is a highly technical document that is meant for technical review. It will not be published to the public once it is completed, however individuals may request to review the document in person with a transportation engineer.
- Will there be traffic management infrastructure or plans put in place to mitigate traffic impacts on the neighbourhood?
 - The city recently developed a new Community Traffic Management Plan in April 2017. This plan includes traffic mitigation strategies for the Holyrood Gardens neighbourhood.
- What are the plans for the alley between the development and 83rd St NW?
 - In May, 2017, City Council approved the Alley Renewal Strategy with planning, design, and location priority occurring between 2017 and 2018, with alley way rehabilitation beginning in 2019.

Density and Scale:

- Is there consideration to how the development and increased population will impact the taxes, infrastructure, services, and/or amenities in Holyrood?
 - A transportation impact assessment, urban design brief, sun shadow study, and other technical reports have been submitted by the applicant. These reports are

being reviewed by the City to determine how infrastructure and amenities in Holyrood will be impacted. However, there is no assessment of how neighboring parcels values or taxes will be impacted by the development.

Development Details:

- Will the development consist of rental units or will it be a condominium? Will there be Family Oriented Units included? Will there be senior-oriented units?
 - Tenure for housing is not established at the at the zoning stage. Only the land use is regulated. In this case the developer has proposed for Apartment Housing. The zoning will not dictate whether the Apartment Housing will be rented or privately owned. At this time, the proposed development does not include Family Oriented Dwellings, as defined by the zoning bylaw, or seniors oriented units.

Planning:

- What City policies are considered in the proposed development of Holyrood Gardens?
 - The city consults a variety of guidelines and policies to gather a broad understanding of the implications of the development. Specifically, the city compares this large infill development near a transit station to the Residential Infill Guidelines and the Transit Oriented Development Guidelines. The Direct Control zoning and Urban Design Brief are also being created through this process to regulate how the site will be developed.
- How is the city coordinating this development with LRT construction and other developments in the area?
 - The Holyrood Gardens application is reviewed by transportation as well as the City's LRT group to ensure the development will be compatible with the future Holyrood Valley Line LRT Station.
- Why is the Edmonton Design Committee not able to review this application?
 - The developer declined the City's request for the proposal to be reviewed by the Edmonton Development Committee (EDC).
- Is this the only process through which input is sought?
 - Input from the public was gathered through two pre-application open houses, and this open house on July 12, 2017. There may be another open house before the public hearing (date to be determined). In addition to the open houses, residents are welcome to submit feedback to the file planner, Sean Conway, which will be summarized and included in the report to council.
- Why was this meeting scheduled the same day/time as future Whyte Ave LRT Open House?
 - Due to time constraints and venue availability, it can be difficult to coordinate with the open houses of other departments within the City. One benefit of the open

house engagement style, is the timing flexibility it gives residents to come within the time frame that works for them, and to easily attend other engagements.

Additional:

- Where will the current residents of Holyrood Gardens go?
 - As per the City of Edmonton C582 Policy, the (DC2) Site Specific Development Control Provisions include a developer sponsored affordable housing clause that may give the City the option to purchase five percent of the total dwelling units at 85% of market value for the purpose of affordable housing.
 - Do these really get read?
 - The *What We Heard Report* will be summarized and included within the council report so that City Councillors will be informed of the communities opinion and comments toward the proposed development.
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If you have questions about this application please contact:

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Planning Coordination
CITY PLANNING

