

WHAT WE HEARD REPORT

Charlesworth Rezoning and Plan Amendments (LDA17-0352)

PROJECT ADDRESS: 5125 - 4 Avenue SW, 5240 - Ellerslie Road SW

PROJECT DESCRIPTION:

- Amendment to the Charlesworth Neighbourhood Structure Plan (NSP) and the Southeast Area Structure Plan (ASP)
- Rezoning from (NA) Natural Areas Protection Zone and (DC1) Direct Development Control Provision to (PU) Public Utility Zone and DC1 to allow for the development of a future Fire Station and make changes to design and development regulations in the existing Community Commercial Centre DC1 zone.

TYPE OF ENGAGEMENT	DATE	RESPONSES/ # OF ATTENDEES
Notification of Application	Mailed July 27, 2017	2 phone calls and 16 emails
Notification of Open House	Mailed November 22, 2017	1 phone call and 1 email
Open House	December 13, 2017	16 attended

ABOUT THIS REPORT

This report includes a summary of:

- Calls and emails received in response to the notification letter
- Feedback gathered at the open house on December 13 (written comments and feedback forms)

Who will receive this report?

- Everyone who has emailed the file planner directly
- All attendees who provided their email address at the open house
- The applicant and consultants
- The Ward Councillor

If/when the proposed rezoning and plan amendments advances to Public Hearing this report will be included in the information provided to City Council.

Planning Coordination
CITY PLANNING



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, and the applicant. Participants were invited to share their feedback on poster boards by offering general feedback on what they like and do not like about the application as well as what participants would like council to know before making a decision. We also received 4 forms with written comments. The comments & questions we received are summarized by main themes below.

FEEDBACK SUMMARY

The most common concerns heard were:

- **Removal of the Tree Stand:** Residents expressed concern over the potential loss of a natural area in the neighbourhood. Residents moved into the neighbourhood because of the attractiveness the natural space only to have this application remove it. Questions arose regarding if the tree stand is not sustainable why can't the area be transformed into another form of park space.
- **Location of Proposed Fire Station:** Having a fire station located in such a close proximity to a residential area will result in increased noise and traffic impacting the surrounding community. Other locations in the area away from residential housing would be better suited for a fire station.
- **Increase in Traffic:** Roads around the large commercial site are already busy and congested. Further development will only add to the congestion problem. The increase in traffic to the commercial site may be a risk to the safety of area residents.
- **Noise:** Sirens from fire trucks leaving the fire station at all hours of the day will disturb surrounding residents.

No comments of support were received.

WHAT WE HEARD

Removal of the Tree Stand

- If the tree stand is not sustainable it should be turned into a pocket park so residents in the multifamily sites could utilize it.

- It's our duty to take care of the trees and preserve it for future generations as well as reduce our carbon footprint. I am strongly against cutting down the trees.
- Instead of removing the tree stand, I would rather like it to be further enhanced and cleaned up by removing any fallen trees and other undesirable vegetation as well as taking other sustainable measures.
- One of the reasons we moved to Charlesworth was the attractiveness of walking trails and the natural areas. The trees are a great wind break, block traffic noise, provide a visually appealing scene, and help maintain a bird population in the area. I would hate to see us lose this tree stand if it's not necessary.
- Could the natural area be sustainable as park space, general green space or an eco friendly area.

Location of Proposed Fire Station

- No fire station inside residential areas
- The fire station should be built on some other portion of the commercial area.
- The Hills at Charlesworth is within a very short distance. Is there an opportunity to have the fire station there. It is close and would allow for safe response times and also have time to be placed on a site that is safer from emissions and noise than the potential location.
- Fire Station could be built on the city green space on the east side of 50 Street by the Rugby Park
- Could be built on the southeast corner of 50 Street and Ellerslie Road across from the rugby park. Less noise, same access to major roads, less congestion.
- Could combine the Fire Station and Emergency Services station on planned site on 66 Street.
- Why can't the fire station be built to the east along 50 Street.

Increase in Traffic

- 4 Avenue is too busy with limited visibility as it is. Without widening, this is a safety hazard.
- Traffic will increase and the current areas are already busy and prone to accidents and potential accidents. Items to improve traffic flow are not addressed. How will the residents of the area be protected from the increased traffic flow.
- Traffic flow and congestion are already major concerns. More multi sites to be built around it. People driving through the community to access the commercial
- 52 Street needs a crosswalk or set of lights. It is not visible when pulling out onto 4 Avenue. Children are running across the street to catch the Yellow Bus.

Noise

- The increased noise and emissions from the trucks are not suitable with their proximity to homes. They cause a safety hazard for people in the area.

- After coming back from work everyone needs a peaceful sleep and quiet place to be. If a fire hall comes into place we would hear sirens 24 hours a day which is the last thing everyone would want. We really oppose this, we bought this house to raise a family within a quiet environment.
-

ANSWERS TO QUESTIONS

What other options/locations have been looked at for the development of the Fire Station?

- Fire Rescue looked at a number of potential locations for a Fire Station in the Charlesworth area. The top three locations that were identified were:
 - Decoteau area (South of Ellerslie Road and East of 50 Street SW) - this location is currently unserviced and not currently ready for development
 - Emergency Response Station site identified in the Southeast ASP (South of 25 Avenue SW and East of 66 Street SW) - this site is located in a congested area, is largely undeveloped with the site currently not ready for development of a fire station
 - Charlesworth Site (5125 - 4 Avenue SW) - Good access to major roadways, services are located nearby, and land is owned by the City of Edmonton
- A site for the proposed fire station must be identified and acquired before funding for design and construction can be applied for from City Council.

How did the City determine that a fire hall and not another use such as park/green space was the best use for the space given the tree stand was not viable?

- The number of people residing in Charlesworth and neighbouring areas has reached a threshold in which Fire Rescue Service is required for the area. Fire Rescue identified this location as an ideal site for a potential Fire Station due to its easy access to major roadways (Anthony Henday Drive, Ellerslie Road, 50 Street SW), location on the boundary of a residential portion of the neighbourhood, and existing city ownership eliminating land purchasing costs. It was determined that this site would best serve the Fire Rescue Servicing needs of the Charlesworth community.
- As the site was originally designated as a natural area there is no money budgeted for the development of a manicured park space, playground etc. As this site has already been dedicated as Municipal Reserve and owned by the City, the City would be responsible for any costs associated with further development of the site. There is no opportunity to pass these costs onto private industry as is usually the practice when developing residential areas.

Why is land for Fire Stations not identified earlier in the planning process?

- The need for a Fire Station in a community is often difficult to determine before development in a community has occurred. The order and location in which development occurs within a Neighbourhood Structure Plan area is determined by private developers and not the City. As a result where future fire stations are required as well as when the number of residents in an area require a fire station be built can be difficult to determine until after a community is built out.

Has Cameron Developments been approached to assist with the development/sustainability of the natural space?

- Cameron Developments has expressed interest in working with the Charlesworth Community and the City to enhance existing open space in Charlesworth to better serve residents.

With the loss of the natural area how much open space remains available for the residents of Charlesworth? How does this compare to other neighbourhoods?

- Compared to surrounding neighbourhoods such as Ellerslie to the west, this portion of Charlesworth has approximately 6 hectares of parks and open space per 1000 residents, while Ellerslie has approximately 2 hectares of open space per 1000 residents.

If you have questions about this application please contact:

Sean Conway, Planner

780-496-5809

Sean.Conway@edmonton.ca