

WHAT WE HEARD REPORT

Peli Manor Open House

LDA16-0064

PROJECT ADDRESS: 10906 - 69 Avenue NW

PROJECT DESCRIPTION:

Amendment to the Groat Estates Implementation Plan

Rezoning from RA7 to DC2 Site Specific Development Control Provision to enable an increase in the maximum allowable density from 125 to 175 residential units per hectare

Effective increase in the number of units from 20 under current zoning to 28 units under the proposed DC2

EVENT TYPE: Open House

MEETING DATE: Tuesday, November 7, 2017

NUMBER OF ATTENDEES: 37

ABOUT THIS REPORT

The information in this report includes feedback gathered during the November 7, 2017 open house. This report is shared with all attendees who provided their email address during the event on November 7, 2017. This summary will also be shared with the applicant and the Ward Councillor. If/when the proposed rezoning application advances to Public Hearing, these comments will be summarized in a report to Council.

MEETING FORMAT

The meeting format was a station-based open house where attendees were able to view display boards with project and application information. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Participants were invited to share their feedback on a Peli Manor by offering general feedback, as well as by answering the following questions:

- What opportunities does this application present?
- What challenges does this application present?
- What would you like Council to know about this application?

12 feedback forms were submitted and their comments are summarized by main themes below.

WHAT WE HEARD

General

- Concerned that DC2's give too much power and flexibility to developers, removing the predictability that zoning is designed to provide
- Concerned that the zoning will not require enough affordable units

- Concerned that notification was poorly conducted - no city notification was received, rather information was given through community league emails
- Would have preferred a presentation format with a focus on the content of the DC2 and how the proposed zoning differs from the existing
- Would have liked to see a draft of the proposed zoning
- Public consultation should be extended to the full community, not just the 60m notification buffer for DC2 projects
- Ensure that the 109 Street ARP is followed
- Concerned about noise and privacy issues (arising due to construction and increased density?) General anxiety regarding the quality of the development and mistrust that impacts to surrounding properties, infrastructure and landscaping will be minimized or repaired

Building Construction, Land Uses, Layout and Design:

- Please provide provisions for the established grade and a maximum height above grade for the parking garage
- Please specify setback requirements from the west property line to the parkade
- Please define landscaping requirements, including soil depth on top of the parkade
- Concerned that the massing of the building does not adequately address neighbouring properties
- Desire for greater setbacks on the west portion of the proposed structure ● Will community amenities be provided? If so, in what forms?
- Happy that concerns regarding wheelchair access have been addressed
- In favour of greater density, but skeptical of design standards
- Please protect existing trees
- Seeks to have a commitment written into the DC that protects the foundations of neighbouring properties to the west
- The addition of the green space on the southwest corner is a welcome addition, please increase the amount of greenspace
- Concerned that a 1m side setback is inadequate for impact reduction and plants
- Concern that the slope of the land will cause the parkade to impede residents' access to the green space
- Lack of fencing around the green space could cause safety concerns for residents
- Concerned that foundations will not be screened along 69 Avenue
- No loading access for moving at the front on 109 Street
- Concerned that the tree boulevard does not appear on the current elevations and will not be required - landscape plan should be required

WHAT OPPORTUNITIES DOES THIS APPLICATION PRESENT?

- Hopeful that the requirements for a tree boulevard along 109 Street will be included in the DC2 provisions, as these would be a positive addition to the site's design
- Opportunity to calculate grade while considering impacts to neighbouring properties
- Opportunity to provide family oriented units
- Opportunity to increase density along 109 Street
- Opportunity to encourage TOD (transit oriented development)
- Opportunity to provide more bicycle parking

WHAT CHALLENGES DOES THIS APPLICATION PRESENT?

- Concerned that the site's specific environmental/ soil conditions will not be incorporated into the zoning provisions for stormwater management on site, especially with the neighbourhood's history of flooding and sewer backups
- Concerned about heavy equipment and vehicles destroying right of way infrastructure, especially along 69 Avenue
- Seeks to confirm that drainage will go to 109 Street

WHAT YOU WANT YOUR COUNCIL TO KNOW

With a development this size a neighbourhood notification should have been sent to invite everyone to the open house and public hearing

ANSWERS TO QUESTIONS

How does the city ensure that developers uphold their responsibilities regarding compensation or repairs for property and infrastructure damage (ie. damages to foundations wall cracks, overall property damage etc.) occurring during excavation and construction?

The site will be required to be inspected by Transportation Services prior to the start of construction, and once again when construction is complete. Repair to any damage to the abutting lane, roadway, sidewalk and boulevard resulting from construction is required to the satisfaction of Transportation Services.

The portion of the east-west lane directly to the north of the property will be required to be paved to a commercial standard to the satisfaction of Transportation Services.

Are the plans shown to the City the same plans that were shown at the open house and those being shared with the Parkallen Community League?

The plans shown at the open house are the same as those submitted to the City as part of the rezoning application.

Plans shared with the Parkallen Community League were done by the applicant as part of independent consultation. As the City was not privy to those meetings, it cannot comment on the content of those plans or changes made to the plans resulting from that consultation.

Will units be affordable for young families?

The housing market determines the affordability of real estate. The City does not regulate the real estate sales or rentals market.

The owner is required provide the option to the City to purchase 5% of the proposed number of residential dwellings in accordance with City Policy C582 - Developer Sponsored Affordable Housing.

If you have questions about this application please contact:

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