

WHAT WE HEARD REPORT

Rezoning Public Engagement Session Feedback Summary LDA17-0181 - Oliver

PROJECT ADDRESS: 10231 - 120 Street NW
10326 - 118 Street NW

PROJECT DESCRIPTION: Proposed rezoning and land exchange of the former St. John's School site on 120 Street for an equal portion of the Oliver Park on 104 Avenue and 118 Street. This proposal would:

- Create a public park at the former St. John's School Site, and
- Allow for the development of a high rise residential tower on a portion of the existing Oliver Park.

PROJECT WEBSITE www.edmonton.ca/stjohnsschoolsite

EVENT TYPE: Open House

MEETING DATE: Tuesday, December 11, 2018

NUMBER OF ATTENDEES: 56

ABOUT THIS REPORT

The information in this report includes feedback gathered during the December 11, 2018, public engagement session. This report is shared with all attendees who provided their email address during the event. 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 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 information. Participants were encouraged to ask questions of City Staff, the applicant and the landowner. Participants were invited to share their feedback on a "Graffiti wall" by offering general feedback as well as by answering the following questions:

Planning Coordination
CITY PLANNING



- What do you like about this proposal?
- What do you not like about this proposal?

34 feedback forms were also received. The comments & questions we received are summarized by main themes below.

The number of times a comment was received by participants are recorded in brackets following that comment.

WHAT WE HEARD

The following information summarizes feedback form responses and the main themes that emerged.

Context in Neighbourhood

- Development and density should be supported in the neighbourhood especially on 104 Avenue. (x5)
- The proposal promotes density along an LRT route. (x4)
- The land swap protects the existing community garden, provides opportunities to expand the garden, and retains more green space for the neighbourhood. (x2)
- If the City closes the arena, we should swap for the northernmost portion of Oliver Park so the building completely fronts 104 Avenue. (x2)
- Oliver has the least amount of green space per person in the City and the land swap will not make up for this shortage. (x2)
- Development should be located on the St. John's School Site. (x2)
- The new proposal shades Oliver Square and 104 Avenue rather than residents, the community garden, and trees.
- The development should be moved back to the St. John's School Site and the community garden should be moved.
- Recreation space should also be located on the LRT corridor to serve the community better.
- There should not be a development that looks over the Oliver Pool.

Building Density and Height

- The building is too tall (x3)
- The development should conform to the 104 Street corridor plan with a maximum of 15 stories. (x2)

- The original application that negatively impacted the community garden was too large and the City should not trade park land to because the developer proposed such a large building.
- The proposed building will negatively affect those currently across from the building on 118 Street.
- There is already over development of condos and apartments in the area.
- Oliver Park was intended to provide space to offset increasing density.
- The sewer system needs to be upgraded to handle the proposal.
- Oliver has enough density already.

Land Use, Building Design & Aesthetics

- Community/communal space should be on the building roof. (x2)
- The family oriented townhomes are good to see in the building.
- The blank wall on the west side of the podium is poor design.
- The building is not attractive and should be redesigned
- The building should be built to a LEED standard.
- Like the design of the building.

Parking, Traffic and Transportation

- Concerns that businesses are being proposed when there will be no dedicated on-street parking. (x2)
- Concerns that traffic will become a problem after a train is running on 104 Avenue and lanes of traffic are lost.
- There is not enough parking for people visiting residents by the park already.
- The development needs to have adequate visitor bike parking.
- Concerns about traffic during LRT construction.
- Concerns about traffic during construction.
- Parking is already a problem in this area.

Future Park & Potential Programming

- Oliver has a high density of dogs, and a dog park is needed in our neighbourhood. (x3)
- Would like to have a new Community Hall, playground, dog park, a place for outdoor skating, or a simple green space at a minimum.
- Park should have a shared space for families with benches and BBQ pits.

Land Swap

- The land swap proposal does not offer an equitable trade. (x4)
- The Oliver Park block should be kept intact for public use. (x4)

- Advantages for having multiple public facilities on the same site which can share waste, parking, etc..
- Residents around St. John's School unfairly have more influence than those who live on 118 Street.
- Concerned that people will think facilities at the Oliver Park are for the new building.
- The land swap will make accessing the park for residents on 118 Street a challenge.
- A third party assessor should be retained to assess the value of the two lots.
- Concerned that this land swap sets a precedent.

Public Amenity Contributions

- The developer should provide funds to completely replace the playground. (x2)
- Developer should contribute to keeping the Oliver Pool open. (x2)
- The developer should pay for the full assessed value of all the trees and these should be replaced within the Oliver neighbourhood.
- The developer should not get credit for the sidewalk and trees in front of the development as these should be requirements.
- Support proposed investment back into the neighbourhood with new trees, contribution to the community league, etc.
- Developer and City profits should also be shown, not just public amenities.
- Not enough three bedroom units.

Other Comments

- General support of proposal (x8)
- The City should keep the Oliver pool in Oliver Park. (x4)
- Do not support the original rezoning application on the St. John's Site either (x3)
- The City should listen to residents rather the community league. (x3)
- General non-support of the proposal (x3)
- Felt there was a lot of misunderstanding among people at the meeting even after they read the info boards. (x2)
- Quality of life for residents living on the east side of 118 Street will be impacted with this proposal (x2)
- There should be a recreational plan for the community before swapping park land (x2)
- There is a misunderstanding that this is a choice between a 27 storey building on Oliver Park or a 12 storey building on the St. John's Site when the developer does not have that zoning.
- Thank you to City and Developer for listening to the community's concerns and coming up with the land swap.
- This does not meet the policies of the 104 Street Corridor Area Redevelopment Plan.
- Community should be more open minded to the land swap proposal.

- The pool and arena closures are a separate discussion.
- Would prefer a formal question and answer portion.
- This is a reasonable compromise.
- Lack of trust in the developer.

GRAFFITI WALL COMMENTS

WHAT DO YOU LIKE ABOUT THIS PROPOSAL?

General Comments:

- General support of the proposal (x6)
- Density will be located closer to commercial development (x3)
- General support of the design of the building (x3)
- Like density being on LRT route (x3)
- Proposal makes more sense than development on the St. John's Site (x2)
- Opportunity to have density by shopping and transportation (x2)
- The land swap gives the neighbourhood more green space (x2)
- Like that proposal has townhome units facing 118 Street (x2)
- Like that proposal has family friendly/3 bedroom units (x2)
- Like the street level commercial facing 104 Avenue (x2)
- The land swap makes the most use of both sites (x2)
- Appreciate proposed community amenities (x2)
- Proposal is good only if there is a complete plan for the community
- Park space will be more useful on 120 Street than on Oliver Park
- Shadows Brewery District and not the community garden
- Community bus routes are important for Seniors
- Land swap makes more sense than before
- Good compromise for all those involved
- This part of Oliver Park is underutilized
- Nothing

Park Space:

- The land swap will protect the community garden/Peace Garden Park (x3)
- Opportunity for a dog park on the St. John's Site with the land swap (x2)
- Want to see future park as a shared space for families and animals (x2)

WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?

General Comments:

- General non-support of proposal (x5)
- Both sites should be parks (x4)

- Concerns with impacts to nearby residents of Oliver Park (x3)
- The two pieces of land are not the same value (x3)
- Concerned about property value loss to those living near Oliver Park (x2)
- New development should be on the St. John's School Site (x2)
- Impacts to the community garden are being overvalued (x2)
- Oliver Park provides green space that is used (x2)
- Council should buy the St. John's School Site (x2)
- Need more park space in Oliver (x2)
- Concern that if the swap is not approved, the builder will be permitted to construct a high rise on the St. John's site
- Concern that residents around 120 Street are being prioritized over those on 118 Street
- Need policies to prevent park spaces from shadow effects of new buildings
- Need to plan community's recreational needs before swapping park land
- Land swap should be made for a portion of the park in Queen Mary Park
- Concern that high density development will increase crime in the area
- Concern about damage to adjacent properties from construction
- Neither site is appropriate for high rise development
- City Council should not be able to sell City land
- Need more senior housing in Oliver
- Not enough details provided

Density & Parking:

- Already a surplus of condos in the neighbourhood (x3)
- General concerns about density (x3)
- Concern there is not enough parking provided to accommodate visitors (x2)
- Concerns that increased density will impact parking for other buildings along 118 Street
- Oliver is already the most dense neighbourhood in the City
- 118 Street is too narrow to support the proposed density

Park Space:

- Oliver needs more green space (x4)
- City should not consider giving away mature parkland (x3)
- 104 Avenue Corridor Plan shows this land and park space and should remain as park
- Residents will have to go further to visit green space if the land swap is approved
- The community garden/Peace Garden Park should be closed for a public park
- No details provided on remediation of St. John's Site
- Park space is important to reduce crime

Building Design:

- Building is too tall (x4)
- Building design does not fit in with the neighbourhood (x2)
- Building design is unappealing/ugly (x2)
- Building lacks innovative design for such a valuable property

Continuous City Block of Park:

- Concern breaking up the block of land will hinder future public development of the site (x4)
- The block of land should remain public (x2)
- Concern there is no long term plan for all of Oliver Park, Oliver Arena, and Oliver Pool.

Oliver Pool & Oliver Arena:

- City should keep the Oliver Pool Open (x3)
- City should refurbish the Oliver Pool and Oliver Arena instead of closing them (x2)
- Concern land swap will speed the closure of Oliver Arena and Oliver Pool (x2)

Public Amenities:

- Oliver Community League should get an equivalent lease on the Oliver School Site
- Replacement of trees should not be considered a community contribution
- Concerns that builder will not complete all the proposed amenities

RESPONSES TO QUESTIONS ON FEEDBACK FORMS AND THE GRAFFITI WALL

- Why is a 25 storey building being considered if the rest of 104 Avenue is only zoned for a max 15 storeys?
 - The zoning for 104 Avenue (Area 2) allows for up to 50 metres or approximately 16 storeys. These zones also provide height incentives which allow height up to 80 metres, or approximately 26 storeys, if a development provides affordable housing, public art and sustainable building design.
- Why was the “104 Avenue Corridor Plan” scrapped?
 - The 104 Avenue Corridor Area Redevelopment Plan was not scrapped, but approved by City Council on July 6, 2015. Implementation of this plan is intended to take place over a long period of time with public and private investments supporting the vision of the plan through projects such as the LRT and private developments.
- When does LRT construction on 104 Avenue start?

- Construction of the Valley Line West is expected to start in 2019 or 2020 and is expected to last for five years. Timelines for the construction of the 104 Avenue portion of the line are not determined at this time.
- Why has this land sale not gone through the proper tendering process?
 - The City is not surplus land for a public sale of that land. The development proposal does not represent the sale of City land, but the swap of an equal value of land with the intent of obtaining a better park site for the City.
 - More information on the sale of City owned land can be found online at edmonton.ca/landsales

If you have questions about this application please contact:

Andrew Sherstone, Planner

780-442-0699

andrew.sherstone@edmonton.ca