

OPEN HOUSE FEEDBACK SUMMARY

WHAT WE HEARD REPORT

(Mill Woods Town Centre Rezoning Application) (LDA15-0649)

PROJECT ADDRESS: 2331 66 Street NW, Edmonton, AB T6K 4B5

PROJECT DESCRIPTION:

- Amendment to the Mill Woods Station Area Redevelopment Plan (ARP).
- Rezoning from (CSC) Shopping Centre Zone to (DC1) Direct Development Control Provision to allow for the development of high-density mixed use residential and commercial developments.

EVENT TYPE: Open House

MEETING DATE: Thursday May 5, 2016

NUMBER OF ATTENDEES: 500

ABOUT THIS REPORT

The information in this report includes feedback gathered during the May 5th, 2016 open house. Feedback notes were collected during the open house after the attendees had viewed all the stations and spoken to the planner in charge of each. This report is shared with all attendees who provided their email address during the event on May 5th, 2016. 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 and the applicant. Planners were made available to answer questions throughout the open house and the attendees were also encouraged and provided feedback. Attendees had the option of either handing in their feedback at the open house or sending it to the email and office address provided in the information pamphlet handed out. Below is the summary of all the comments we received and the main themes that emerged.

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Parking

- Concerned about inadequate parking. Residents are worried about competing for already limited parking spots at the senior center / library with LRT commuters from other neighbourhoods.
- Concerned about proposed curb side parking. Street parking is currently insufficient and many residents have deemed the 2.5m angled parking proposed with the new development to not be practical.
- Resident would like the city to consider and provide adequate parking for residents, businesses and visitors in the proposed development in order to prevent overflow into surrounding neighbourhoods.

Traffic

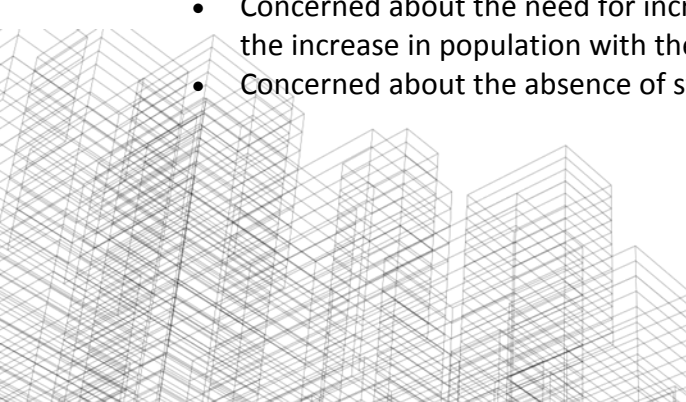
- The absence of any plan to include a park and ride facility at the LRT station is a big issue for residents and poses as a health and safety issue for elders.
- Concerned about traffic backlogs that have been caused by existing LRT stations and how the city plans to address this issue in Millwoods with an increased population.
- Concerned about the ability of the roads currently servicing Mill Woods Town Centre to perform efficiently with an increase in population.
- Concerned about the reduction of 28 Avenue from 2 to 1 lanes.

Connectivity

- Concerned about how far apart the Proposed LRT station from the transit station since majority of Mill Woods demography is senior citizens and households with children.
- Concerned about the walkway connecting the walkway from the condos to Allen Grey will be interrupted by a busy roadway.
- Provision of van service from Grey Nuns to LRT station.
- The proposed development should be accessible to seniors and people with disabilities.
- Residents would like a glass ceiling or breezeway to be provided at the pedestrian walkway as well as heated sidewalks.
- Green space connectivity should be ensured by providing trails and green space to the bike path currently behind the church. Future bicycle/cycling overpass could be included to increase pedestrian movement.
- Provision of a footbridge from the proposed development to Mill Woods Park.

Social & Economic

- Concerned about the need for increased police surveillance and medical and roads service for the increase in population with the LRT expansion.
- Concerned about the absence of stores during construction to entertain residents run errands.



OPEN HOUSE FEEDBACK SUMMARY

- Concerned for low income affordable housing, residents would like to know if there are plans for any in the proposed development.
- Residents would like the retail the proposed development to include local business, big box stores and to retain some retail from the existing mall.
- Many comments were received acknowledging the benefits of the developments to the community e.g. improved community involvement, increased walkability and livability etc.
- Concerned about the new social services e.g. schools that will be provided to meet the increase in population and how it will be funded.

Use of Property and Community

- Concerned about the impacts of congestion and density on the surrounding areas.
- Concerned about privacy issues from high rise building overlooking surrounding suburban neighbourhoods.
- Concerned that existing Mill Woods Town Center infrastructure cannot sustain an increase in population e.g drainage.
- Concerned about the impact of the development on the property value in surrounding neighborhoods.
- Concerned about development altering the skyline of Mill Woods.
- Concerned about the development casting a shadow on surrounding properties.
- Concerned about the impact of increased population on the quality of service at Grey Nuns.
- The Mill Woods Assembly is worried about the development's impacts on their site's access as they currently only have 66 Street which is regularly congested.
- Residents would like a community garden to be provided on the property.
- A mandated medical development should be provided at the proposed development to supplement the services provided at Grey Nuns.
- Residents would like indoor areas for family programming purposes included in the development.
- Residents would like to have more certainty on the type of retail that will be included in the development.
- Concerned about the environmental degradation of nearby parks as a result of overuse with the increase in population.

Design and Environment

- Concerned about the impact of the development on wildlife (birds and hares) in the adjacent parkland.
- Leasable office space and non grade level commercial space should be included in the proposed development.
- A child's play area should be included in the proposed development.
- Regulation should be put in place to ensure that community space in the development is not abused.
- Concerned about the preservation of natural history not being included in the design.

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- Resident would like certain historical importance of the building to be preserved i.e. plaque showing the dinosaur bones have been dug up on the property.
- Concerned about the amount of green space provided on the proposed development. Residents are upset about the absence of natural area visible.
- Residents would like the developers to understand that Edmonton is a winter city and the development should be planned accordingly to the environment i.e outdoor malls and sidewalk cafes are not reasonable.

Approval Process

- Many residents are hesitant of the rezoning application being approved and would like the City of Edmonton to reconsider it.
- Many residents are pleased with the rezoning application and thanked the City of Edmonton for taking this step towards making Mill Woods a better living area.
- Residents would like the developers to be more engaging at the next open house.
- Open house attendees would prefer a public meeting format with a microphone and a presentation speaker so they can hear other opinions and questions from other attendees during a Q&A and debate upon them with the group.
- Concerned about the developer not keeping open communication during the building process.
- Many attendees expressed difficulty understanding the planning terminology.
- Many attendees would like to be provided more information of the development's timeline i.e. specific dates.
- Many attendees would like to see a map of the existing space next to the proposed development during the open house in order to properly visualize how the space would change.
- Attendees would like more information to be provided on the handout sheets.

If you have questions about this application please contact:

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