

Pre-Application Consultation Summary

8310 & 8311 93 Avenue
Lot 31 Block 15 Plan 0325528
and Lot 22 Block 26 Plan
0423030



Prepared by:
Stantec Consulting Ltd. on
behalf of Regency
Developments

March 3, 2017

Contents

- 1.0 INTRODUCTION2**
- 2.0 PRE-APPLICATION CONSULTATION2**
 - 2.1 MEETING WITH HOLYROOD COMMUNITY LEAGUE 2
 - 2.2 LANDOWNER NOTIFICATION 2
 - 2.3 PUBLIC OPEN HOUSE #1 3
 - 2.4 INFORMATION FLYER..... 4
 - 2.5 PUBLIC OPEN HOUSE #2..... 5

- APPENDIX A – PRE-APPLICATION NOTIFICATION LETTER**
- APPENDIX B – PRE-APPLICATION NOTIFICATION AREA**
- APPENDIX C – INFORMATION FLYER**
- APPENDIX D – CANADA POST RESIDENT NOTIFICATION AREA**
- APPENDIX E – OPEN HOUSE #2 LANDOWNER NOTIFICATION AREA**

1.0 INTRODUCTION

Public consultation is an important part of any planning process. Consultation ensures that a wide and diverse number of viewpoints are considered when deciding how and when land will be developed. Simply, public participation produces better outcomes and, in turn, better communities.

Public involvement in the City of Edmonton is guided by City Policy C513 and supported by provincial legislation, requiring public notification of planning applications to provide opportunities for community members to provide input. This report provides a summary of the public consultation, input, and comments received from stakeholders prior to submission of the rezoning application for the site located at 8310 & 8311 93 Avenue within the Holyrood neighbourhood.

Consultation for the rezoning application consisted of four types of engagement prior to submission of the rezoning application. These methods included a meeting with the Holyrood Community League President and Civic Director, notification letter to affected landowners, two public open houses, and an informative flyer to adjacent residents.

2.0 PRE-APPLICATION CONSULTATION

2.1 MEETING WITH HOLYROOD COMMUNITY LEAGUE

Simon O'Byrne of Stantec Consulting and Raj Dhunna of Regency Developments met with the President and Civics Director from the Holyrood Community League on October 5, 2016 to introduce the project.

2.2 LANDOWNER NOTIFICATION

A pre-application notification letter (Appendix A) was sent to 1,785 affected landowners on October 26, 2016 to receive feedback on the proposed application. 29 of these notices were unable to be delivered and returned to Stantec. From this notice we received 12 responses from the affected landowners. Stantec responded to each comment provided, as well as explaining that the comments would be included in a report submitted with the application and inviting the respondent to continue to provide any further comments or questions. Below is a summary of the responses received and how the comments and questions were addressed.

Concern/Comment	Addressed
in favour, really likes the apartment development at the north end of the site and looks forward to having this development move forward	
Asked where the development stopped on the	information on what is mid and high

east - at the lane; requested definition of what mid-rise and high-rise will be for this site; asked who the architecture firm will be	rise is not available yet as the concept is not completed; architect is Der Architecture
Supports redevelopment, consider accessibility/mobility issues for seniors, does not support high rise development and retail development	
What is mid-rise and what is high rise? What is high rise for this site?	Mid-rise is 4-6 stories, high rise is anything above 6 stories. Will be defined with input from community and City, could potentially be around 20 stories but that isn't determined yet
What is mid-rise and what is high rise? What is high rise for this site?	Mid-rise is 4-6 stories, high rise is anything above 6 stories. Will be defined with input from community and City
What is high rise? Would prefer to see high rise and retail development located closer to traffic circle at the south of the site.	High-rise not defined yet, will be determined through consultation with City and community
Aggressively opposed to high rise development	
general inquiry on what we are doing	Provided an overview of the rezoning process and where we are in the process
What is the current ownership of the site? Proprietor of current units said they hadn't decided if they were selling yet	Nancy MacDonald talked to this resident in person at the open house

2.3 PUBLIC OPEN HOUSE #1

The first open house took place on November 9, 2016 from 5:00 pm to 8:00 pm at the South East Seniors Association cafeteria, located at 9350 82 Street NW, Edmonton.

A notification letter (Appendix A) was sent to 1,785 land owners within a custom buffer provided by the City (Appendix B). Approximately 350 individuals attended the pre-notification open house. After signing in, participants were invited to view presentation boards which displayed information on the site context, rezoning process, precedent images of similar developments, and a general site concept.

Attendees were also invited to ask questions of the project team members regarding the proposed development and provide comments verbally. Comment boards were provided, with Post-It notes, for attendees to provide public comments on the information provided. Attendees were also given a comment form to be completed at the event or sent in after; 127 comment forms were filled out.

Most common themes:

- Concerns regarding height/density
- Traffic impacts on community (with LRT)
- Parking impacts on community (with LRT)
- Redevelopment is good for this site
- Prefer small scale/local/independent businesses
- Provide affordable housing
- Provide Seniors Housing
- Provide Family Oriented Units
- Concerns with sun shadow impacts and privacy for adjacent residences

2.4 INFORMATION FLYER

An informative flyer (Appendix C) was sent to 2,863 adjacent residents via Canada Post, covering 5 mail routes (Appendix D). The flyer aimed to address some of the questions introduced at the first open house, and included information about the developer and site ownership, the vision for retail and commercial uses, intended parking provisions, amenity spaces, general intent for residential units, concerns of current tenants, and next steps. The flyer also provided contact information for Stantec for residents to ask questions and provide comments. 4 responses were received from the community.

Concern/Comment	Addressed
What is the height? Concerned about height and shadows	Informed resident that a sun shadow study will be completed as part of the application to see what the shadowing impacts will be. We will be out in mid to late January with more information
Would like to see 3-4 bedroom condos	Informed resident that the units have not been determined, but all feedback on desired units will be taken in to consideration by the developer when they determine the unit mix
Support redevelopment as long as height impact is limited. Would like to see more commercial opportunities such as restaurants and day care facilities. Also would like to see seniors	

accommodations. Concerned with traffic impacts related to LRT, consider traffic management requirements. Would like wider sidewalks and bike paths to accommodate more users - perhaps with enhanced treatment for visual interest. Consider universal accessibility around and through site

When will the project start and will there be more than 3 months notice to vacate?

Informed resident that we are currently in rezoning process, project start is not for 2 or more years. Details regarding current tenants will be determined at more detailed stage

2.5 PUBLIC OPEN HOUSE #2

The second open house took place on January 19, 2017 from 5:00 pm to 8:00 pm, again at the South East Seniors Association cafeteria located at 9350 82 Street NW, Edmonton.

An open house notification letter (Appendix E) was sent to 2,863 adjacent residents via Canada Post Neighbourhood Mail, covering 5 mail routes (Appendix D). The notification letter was also sent to 205 land owners within a 122 m buffer provided by the City, 3 of which were not delivered. Approximately 125 individuals attended the second open house. After signing in, participants were invited to view presentation boards which displayed two separate development concepts, including information on heights, site plans, separation distance to adjacent buildings, and amenity spaces (Please refer to Appendix F). Option A received 36 supportive comments, and Option B received 11 supportive comments.

Attendees were also invited to ask questions of the project team members regarding the proposed development and provide comments verbally. Comment boards were provided, with Post-It notes, for attendees to provide public comments on the information provided. Attendees were also given a comment form to be completed at the event or sent in after; 57 comment forms were filled out.

General themes provided in the comments included:

- Concerns regarding height/density
- Traffic concerns, particularly shortcutting through the community (with LRT)
- Additional shadow studies
- Prefer all/majority underground parking

APPENDIX A – PRE-APPLICATION NOTIFICATION LETTER



Stantec Consulting Ltd.
10160 112 Street, Edmonton AB T5K 2L6

October 26, 2016

Dear Property Owner / Resident,

Reference: Rezoning of 8310 & 8311 93 Avenue : Holyrood

This letter is to inform you of, and to solicit your feedback on, an upcoming rezoning and plan amendment application. Stantec, on behalf of our client, Regency Developments, is proposing to rezone the above noted property from the existing Site Specific Development Control Provision (DC2.409) to a new Site Specific Development Control Provision (DC2). The affected lands are shown in the attached context map.

The proposed zoning will allow for the development of mid-rise and high-rise buildings, including a mix of residential and commercial uses. The new development, which would replace multiple aging low-rise multifamily buildings, would provide new housing stock and retail opportunities to the neighbourhood. Buildings will be designed to promote activity and visual interest at street-level, including retail along 93 Avenue NW and portions of 85 Street. Parking will be accommodated on-site within underground parking facilities, accessible from the rear lane.

If you have any comments or questions, please contact the undersigned. All comments, opinions and concerns will be documented and submitted to the City of Edmonton as part of the future application.

We will also be hosting a public open house on **November 9, 2016**, at **the South East Edmonton Seniors Association (SEESA) in the cafeteria**. Please drop in any time between **5pm and 8pm** to learn more about the proposed application and the process, and to provide your feedback.

Please note, at this time no official application has been made to the City of Edmonton for this rezoning. The purpose of this open house is to open dialogue with the community about their vision for this land use opportunity as well as hear feedback and ideas from residents. Regency Developments is committed to open communication to foster discussions that will shape successful outcome for all stakeholders.

Address: **9350 82 Street NW**

Regards,

Stantec Consulting Ltd.

A handwritten signature in black ink, appearing to read "Anna Moir".

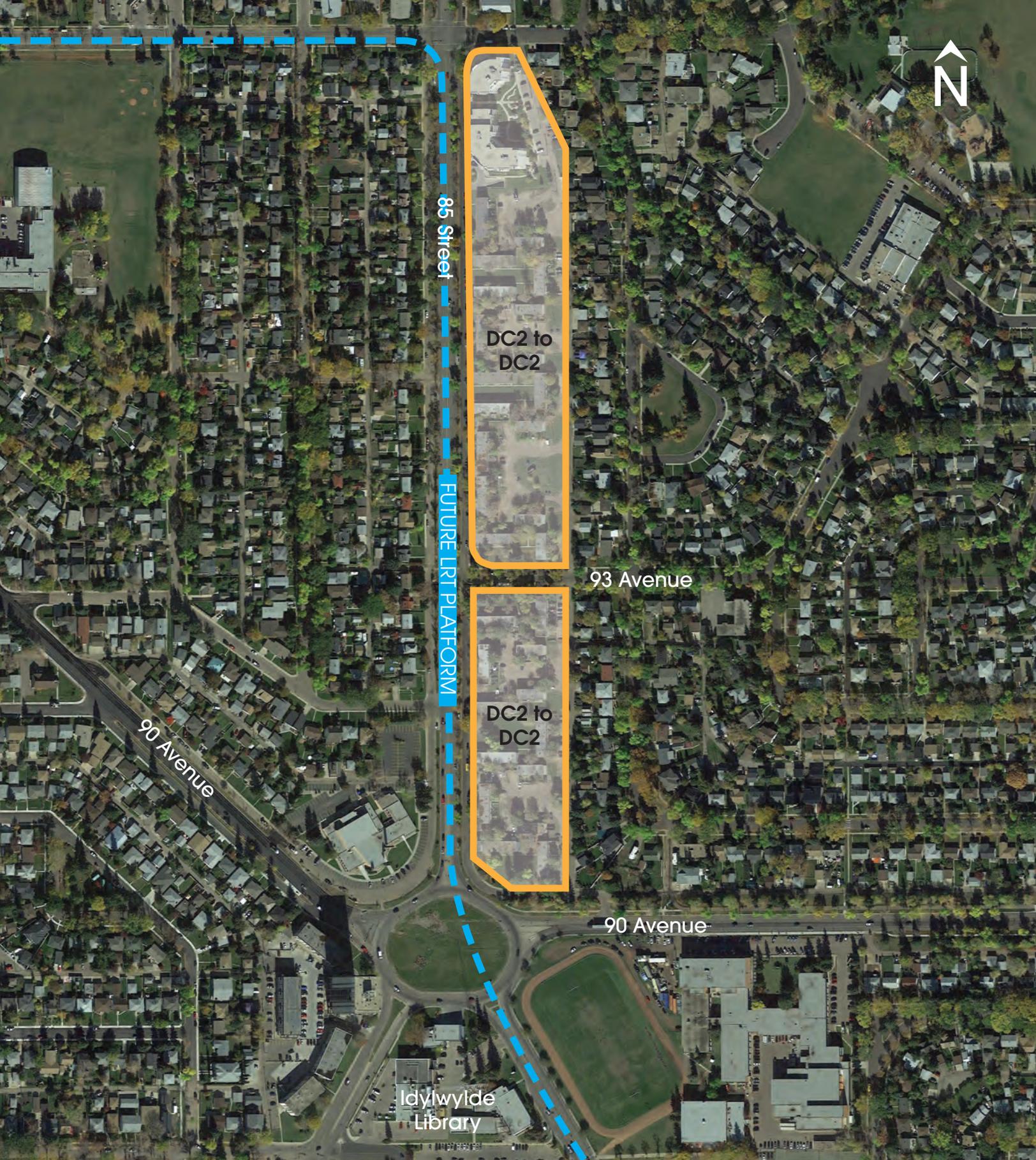
Anna Moir, BA

Planner

Phone: 780-917-7412

anna.moir@stantec.com

Design with community in mind



Holyrood Rezoning: Context Map

APPENDIX B – PRE-APPLICATION NOTIFICATION AREA

Labels Job #233604702-002

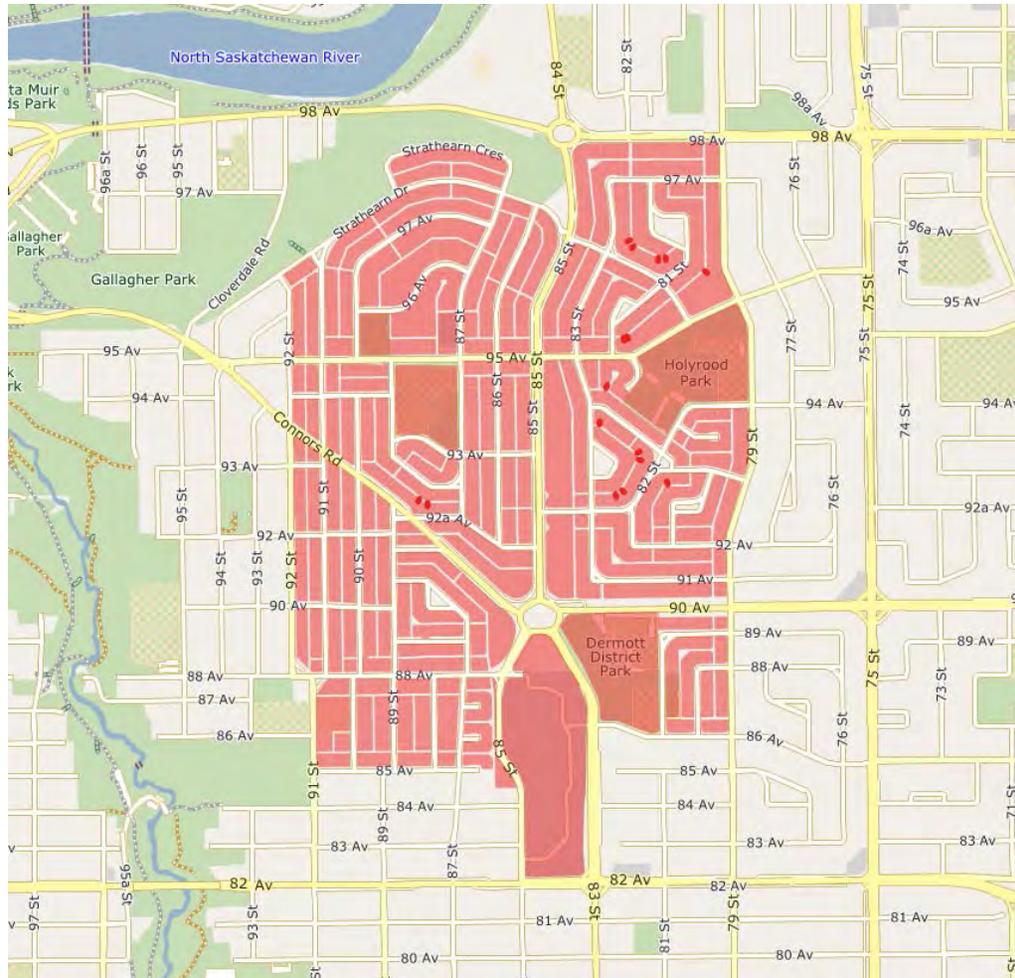
Notified Owners' Map

October 26, 2016

1784 Recipients (1785 including Councillor)

Custom buffer

Holyrood Neighbourhood



APPENDIX C – INFORMATION FLYER



Rezoning: Holyrood 8310 & 8311 93 Avenue

Dear Resident,

Thank you for your interest in the Holyrood Gardens redevelopment project and for your involvement in this community. The purpose of this letter is to introduce Regency Developments, as the new owner of the site located along the east side of 85 Street from 90 Avenue to 95 Avenue, and to respond to various questions that arose at our first public open house, which was held on the evening of November 9, 2016.

About Regency Developments

Regency Developments purchased Holyrood Gardens from the previous owner, Westcorp, in March 2016. Regency Developments is locally owned and operated and has been involved in residential development in Edmonton since 1990. The past decade has seen Regency Developments develop over 1,500 brand new condominium units, all of which have been infill developments throughout Edmonton established neighbourhoods. These projects include Edmonton's tallest tower, the Pearl Tower which is located in Oliver, and Madison on Whyte, located near Holyrood at 87 Street and 82 Avenue (next to the Value Village). We heard many inquiries regarding the other developments within the area and would like to clarify that Regency Developments is not involved in the other redevelopment projects such as Bonnie Doon Shopping Centre and the Strathearn Heights multi-family development. We invite you to learn more by visiting www.regencydevelopments.ca where you can find an exciting video about their projects.

Retail & Commercial Uses

We anticipate that the proposed commercial uses will be located within the buildings situated at the intersection of 85 Street and 93 Avenue. This location will provide the highest level of foot traffic given its proximity to the future LRT station, to the future residential buildings and to the existing Holyrood community.

Neighbourhood retail and commercial will provide resident's with convenient access to goods and

services that can meet their daily needs. For instance, Regency Developments hopes to secure a daycare provider along with an estimated 10 to 12 smaller commercial tenants, which may include businesses like delis or restaurants, medical professional offices, cafés, and bakeries.

The Site Specific Direct Control Provision (DC2) rezoning application we are proposing to submit provides us with the ability to outline the types of commercial uses that will be allowed and those that will be restricted in the new proposed development. For example, uses such as Nightclubs will not be permitted for this site.

Parking

We anticipate providing the majority of the required parking – over 1,000 stalls – in an underground parkade. We anticipate some surface parking will be provided as well, which will be for visitor parking and for the commercial tenants. Details on the number of parking stalls, their locations and the anticipated traffic impacts will be determined as part of the Transportation Impact Analysis, which will be submitted to the City with the rezoning application.

Site Amenities

Our proposed redevelopment will provide a variety of attractive, high quality and professionally designed green spaces and amenity areas. Our ideas for these spaces include, but are not limited to, programmable event space, children's play areas, and pet friendly spaces, with many of these spaces being publicly





accessible. We hope to take advantage of the building's rooftops to provide additional amenity areas for our future residents. We also understand that privacy is very important for adjacent residents and as such we will include design regulations that provide for screening and privacy mechanisms as necessary.

Residential Uses

Regency Development's vision is to have a development that has the affordability of condominiums in mind and a development that caters to a wide range of individuals. As such we envision a complete community that accommodates diverse residents, where one building could be dedicated to seniors, where several buildings are child- and family-friendly, and others that are pet-friendly.

A number of units will be designed to be family-oriented with two or more bedrooms, that are on the ground level or have direct access to the ground level and that have direct access to an outdoor amenity area. The exact number of family-oriented units has not yet been determined, but the number of units will take into consideration the capacity of existing local schools.

Current Tenants

We have heard concerns about and from the current tenants who currently reside at Holyrood Gardens. Regency Developments has redeveloped several sites of this nature in recent years. They put forth their best efforts to work with tenants during any transition and do their best to help relocate tenants by taking advantage of their networks in the housing industry and by providing tenants the opportunity to become residents in the new buildings. As part of Edmonton's housing policies, every new development offers a

portion of the total units at a reduced cost to the City of Edmonton and other agencies for affordable housing opportunities. The number and mix of units in this development will be determined in collaboration with the City of Edmonton.

What's Next?

Our next step is to prepare a rezoning application to be submitted to the City of Edmonton City Planning Department. With consideration given to all the feedback received from the community, we will create a development concept that will be used for the rezoning process. By submitting the rezoning application, we commence the official rezoning process with the City. As a part of this process we will be completing several technical studies, including but not limited to drainage capacity, sun shadow impacts and traffic and parking impacts. We remain committed to keeping you engaged as we move forward in this process, providing updates on the rezoning application details and additional opportunities for engagement.

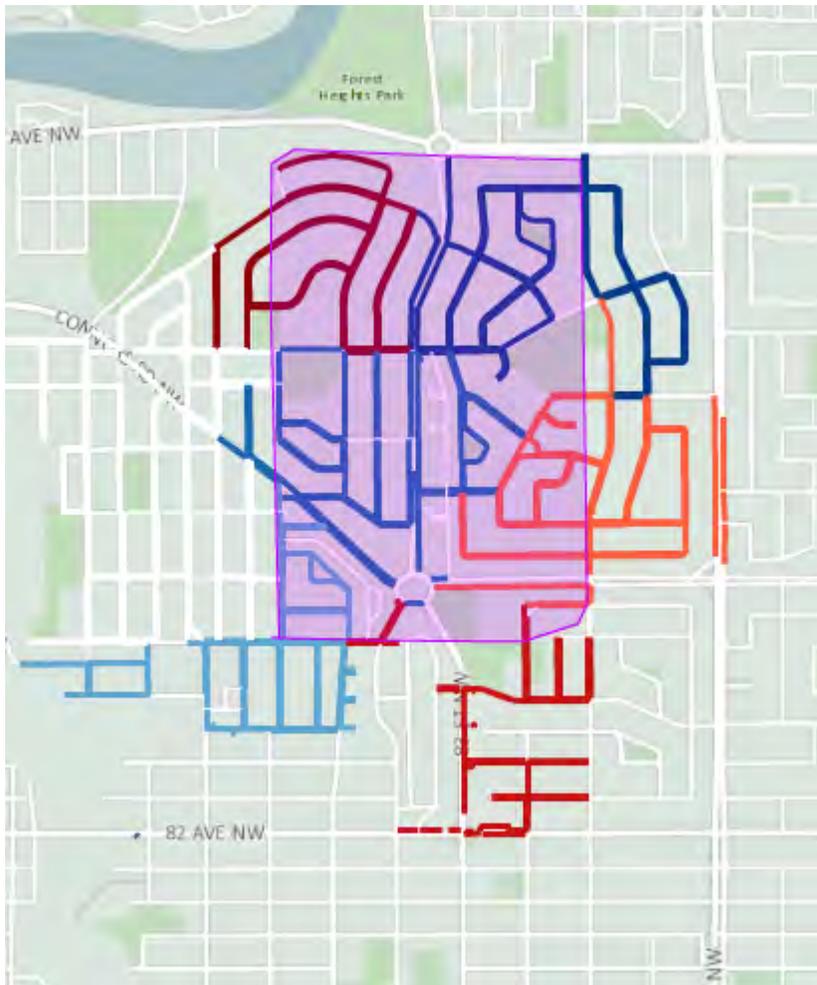
If you have any questions or comments, please feel free to contact me.

STANTEC CONSULTING LTD.

Anna Moir, BA
Planner
Phone: 780-917-7412
anna.moir@stantec.com



APPENDIX D – CANADA POST RESIDENT NOTIFICATION AREA



Mailing Routes Covered:

- LC0320
- LC0319
- LC0325
- LC0323
- LC0329

Houses: 1,586

Apartments: 1,277

Total: 2,863

APPENDIX E – OPEN HOUSE #2 NOTIFICATION LETTER



Rezoning: Holyrood 8310 & 8311 93 Avenue

Dear Resident,

On behalf of Regency Developments, Stantec invites you to our second open house to learn more about this project in the Holyrood neighbourhood. On **January 19, 2017 at 9350 82 Street (SEESA) in the cafeteria, please drop in any time between 5:00 pm and 8:00 pm** to have a look at the conceptual design and provide your comments. Our team will be available to answer questions and provide more information on where we are at in the rezoning process.

Previous Engagement

Our first open house in November drew over 300 attendees, and we gathered a lot of community feedback from the event. We heard concerns regarding height, type of commercial uses, traffic and parking impacts, and the type of units such as affordable housing, family-oriented units, and seniors housing. We will use this feedback as we continue to refine the development concept. A flyer was provided to surrounding residents in late November, providing information about Regency Developments, answering some of the common questions from the open house, and outlining the next steps in the process.

Project Information

Regency Developments is looking to rezone 8310 & 8311 93 Avenue, which is the land directly east of 85 Street between 90 Avenue and 95 Avenue. Currently the site is known as Holyrood Gardens. With the Valley Line LRT now under construction, and the growing attraction of mature neighbourhoods in proximity to Edmonton's downtown, this site is an ideal opportunity to provide residential density that supports transit infrastructure and provides more diverse housing opportunities within this established community.

If you have any questions please feel free to contact me.

STANTEC CONSULTING LTD.



Anna Moir
Planner

Phone: 780-917-7412

anna.moir@stantec.com



APPENDIX F – OPEN HOUSE #2 DISPLAY BOARDS

SITE PLAN | OPTION A



FEATURES

- 1200 RESIDENTIAL UNITS

- 10 TO 22 STOREYS

- BIKE PATHS

- JOGGING TRAILS

- SENIORS PARK

- CHILDREN'S PLAY AREA

- SKATING RINK

- AMPHITHEATRE

- 50% OPEN GREEN SPACE

- ROOF GARDENS



COMMUNITY AMENITIES | OPTION A



SENIORS' PARK



SKATING RINK



AMPHITHEATRE



BIKE TRAILS



CHILDREN'S PLAY AREA



JOGGING TRAILS



SITE PLAN | OPTION B



FEATURES

- 1200 RESIDENTIAL UNITS
- MIX OF WOOD & CONCRETE CONSTRUCTION
- BIKE PATHS
- JOGGING TRAILS
- SENIORS PARK
- CHILDREN'S PLAY AREA
- SKATING RINK
- AMPHITHEATRE
- 39% OPEN GREEN SPACE



Please note, the information in these drawings/images are conceptual and preliminary. They are intended to demonstrate "ideas" and the Developer reserves the right to make modifications, deletions or changes to sizes, specifications, materials, & colors. They are intended to guide the process and will be used as such during the evolution of the more detailed concepts and plans for the redevelopment of these sites. Details may vary as the planning applications are developed.

COMMUNITY AMENITIES | OPTION B



SENIORS' PARK



SKATING RINK



AMPHITHEATRE



BIKE TRAILS



CHILDREN'S PLAY AREA



JOGGING TRAILS

