Office of the Mayor and Office of the Councillors  
Care of the Office of the City Clerk  
2nd Floor, City Hall, 1 Sir Winston Churchill Square  
Edmonton, AB, T5J 2R7

I am writing to share my perspective on Bylaw 18178 - Holyrood Gardens which is being brought to a Public Hearing on November 17, 2017. I trust you will scrutinize all letters and information presented regarding this re-development proposal.

On October 26, 2017, the City Administration, Regency Developments and the Holyrood Development Committee met to share their experiences leading up to the first Public Hearing. All parties agreed this project was fraught with problems including: poor communication, disrespectful engagement, swift pace and lack of support for community volunteers. Foundational relationships were not built. All perspectives were not secured. As a result this project was not informed by the best available information. This evidence should be enough for City Council to send the project back for additional rework.

Densification and precedent-setting large site developments require good urban design principles and exceptional public engagement. This project departs from the intent of City guidelines, policies, and plans. There are numerous variances in the DC2 application. While the technical background on variances will be presented by the Holyrood Development Committee at the Public Hearing, as a resident of Holyrood, I am concerned about:

- Lack of a site vision/context plan developed with an educational and participatory planning process
- Transparency of financial analysis, community contribution and affordable housing
- Sustainability goals and integration with City strategies (e.g., Energy Transition, Winter Cities)
- Site permeability, mobility and safety for young/old and community access to facilities for bicycles
- Best practices & guidelines that recommend 2-7 storey development at neighbourhood stops
- Fulsome exploration of approaches to meet density targets without high rises
- Engagement on built form, green space, commercial activities, missing middle and height transitions
- Need for an independent peer review by urban design specialists

My letter to adds to 69 letters City Council received opposing the Holyrood Gardens rezoning application prior to the September 11, 2017 Public Hearing. Many residents of my community support redevelopment and densification, however many residents also feel the current proposal represents overdevelopment of the site. In order for Edmontonians to embrace infill and densification, it is critical to model exceptional urban design principles.

For these reasons, please return the proposal to the developer to ensure meaningful community engagement and exploration of new building forms for densification and traffic management. After community engagement, an independent review by the Edmonton Design Committee is necessary to create a well-informed urban design that ensures livability and integration with my community.

There is a better solution for Holyrood, one that is an inspirational model for future developments. Please support Holyrood by offering an opportunity to co-create this vision and be an advocate for high density transit oriented development development in the City of Edmonton.

Sincerely,

cc:
Linda Cochrane, City Manager  
Carolyn Campbell, Public Engagement