

OPEN HOUSE FEEDBACK SUMMARY

Proposed rezoning: (CSC) Shopping Centre Zone to (DC1) Direct Development Control Provision

Associated Addresses: 2331 – 66 Street NW

File #: LDA15-0649

Open House and Public Meeting Date: Thursday, May 5, 2016 from 6:00 to 8:30 p.m.

Number of attendees:

Signed in: 403

Did not sign in: 97

Total attendees: 500

Returned number of feedback forms: 187

All comments from the Open House public meeting are summarized anonymously below into broad topic categories. Comments are recorded verbatim as they were provided, or as they reflect several comments with the same theme. If you have any questions about this document or the rezoning application please contact the file planner Sean Lee at sean.lee@edmonton.ca or 780-496-6121.

TRANSPORTATION

- Many safety concerns of MW senior residents (who are out looking the future of the proposed layout this development in comparison to their future later years). They urge that this be considered and incorporated into the design of this new site proposal.
- Senior residents feel that the LRT station is too far away from the transit centre and would like the bus centre moved to where the transit precinct location. That's nuts making people walk the unfriendly distance between the two in the freezing winter.
- Senior residents suggest that the City of Edmonton and applicant have consideration the following type of situation, if occurred; If a senior resident in the area has an injury or occurrence in their residence or the surrounding area of the site (such as a sprained ankle), they would most likely take the city bus from outside their house straight to the LRT station (as long as the bus station and LRT station are close together). This system is more beneficial to the surrounding senior residents in the area during times of emergency.
- The increase in traffic flow raises concerns and how it will be maintained with the LRT in place.
- Residents have commented on how existing LRT routes have resulted in traffic backlogs and lengthy times for vehicles to get through an intersection.
- Parking concerns - There is already not enough parking for the Library building and if the proposed buildings become reality we will have almost none. There is no Park and Ride area built into this development. Where will the people park who drive into town to catch the LRT at Mill Woods? Already the streets in front of our complex are jammed with people who take transit from the mall. During the day, quite often, you cannot find a parking spot on the street at all.
- Residents strongly suggest that parking stalls around the transit precinct are necessary. If the buses are located beside the LRT, residents believe it will cut back on the amount of vehicles used in the area.
- Residents do not support the "Grey Nuns" naming of the LRT station, as it is nowhere located near the Grey Nuns Hospital. Residents want it to be named "Tawa" instead.
- Residents would like more accessibility features to be installed in both the LRT and Bus system to assist users with various disabilities e.g. hard of hearing.
- Concerns rose about the Hewes Way roadway. It is currently a narrow and busy roadway now and with the future redevelopment it will be inadequate.

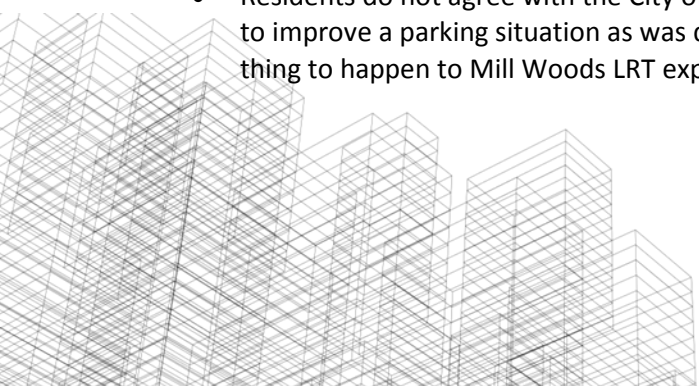
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- High concerns expressed from business owners across the street from the existing ETS bus station on Hewes Way. They state they currently have serious problems with the ETS riders parking their vehicles on their private property, leaving them and then taking the bus. They want the ETS bus station moved to the proposed LRT station. Make more parking stalls in the place of the existing bus station. There needs to be ample parking for LRT commuters as well as local businesses.
- Residents state that they support the LRT idea; however it is still not clear to the residents where the transit centre will be located exactly.
- Residents are happy that the LRT station is very near to their houses, but they do not want the LRT in their actual residential areas.
- Residents would like to know where the buses will be dropping people so they can walk over to catch the LRT. If the drop off zone is not close to the trains, people will not walk far. This is best for MWTC seniors that operate walkers and scooters. As well as, parents that are with kids and heavy groceries. This is a family oriented neighborhood. Be mindful.
- Residents are upset that the proposed development will increase already existing, as well as future, parking, traffic, density concerns on 23 Avenue from 66 Street to Hewes Way and surrounding roadways.
- MWTC community is furious that there is no Park & Ride and parkade for all the vehicles being provided. Many concerns have been raised by residents.
 - Senior residents want to know if there will be a van transport service from Grey Nuns Hospital to this LRT station. They want this taken into serious consideration. There must be a Park & Ride in close proximity to the LRT Station. This is a health and safety issue for elders.
 - Residents feel that not planning for a park & ride does not encourage transit use. It encourages street parking. The reality is that Edmonton is a Winter City. By focusing development with such an emphasis on bike and pedestrian traffic, that "it is poor development as evidenced by the sad state of the Century Park site".
 - "Park & Ride is required". It is disrespectful to the existing residents and businesses if there is no Park & Ride. Not having a Park & Ride for Mill Woods commuters is a BIG mistake.
 - "All the new development to the South and East will just ignore the City's transit-oriented vision if you don't provide park and ride."
 - Residents do not want the Park & Ride to become a poor planning situation by putting the cart before the horse, in comparison to the Century Park's Park & Ride. If there is no Park & Ride service area will not encourage usage of the LRT.
 - "There MUST be Park & Ride for the LRT. Must. Must. Must. And it must be available during the daytime, not just at 6:30 AM."
- Concerns regarding overflow traffic coming into the surrounding neighborhood streets. Vehicles being parked and left by LRT and bus riders. Residents expect this concern be addressed and prioritized.
- Residents concerned about the lack of on-site parking for vehicles. Please have parking consideration for the zoning of business and residents in the area. Ensure parking around apartment buildings.
- Residents state that there is not enough parking for the hospital and commercial business staff alone. Currently, businesses are being issued parking tickets to staff in the area.
- Concerns raised on the subject of how the city can provide sufficient parking for LRT uses.
- Residents would like security services in place at LRT transit station.
- Safety concerns rose, regarding no protection for library and senior facility users.



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- While many residents are excited for the benefits associated with intensification and the LRT expansion, they are also worried about an increase and risk of higher crime rates in the area. Since Mill Woods is predominantly a family neighborhood, residents would like to know if the City will increase police surveillance in their neighborhood with the increase in population.
- Residents want free parking at the LRT station. In order for the LRT station to be a success, there will need to be free parking.
- Concerns rose regarding one (1) travel lane and one (1) parking lane along 28 Avenue. Residents say that this is poor planning. Residents are upset that it will go from two (2) lanes, then to one (1) when the other is contracted for construction purposes, then to two (2) and then one (1) once again. What effect will this have on property values? What effect will this have on 50th street?
- Residents would like 4 lanes to be provided on the 28 avenue from 97st to 34st to accommodate increase in population.
- Residents want the two existing parking lots (that are heavily used by people visiting at the condos and people working at the Grey Nuns hospital) to be removed.
- Concerns that the walkway from the condos and the Allan Gray will be interrupted by a busy roadway.
- Residents urge that serious consideration be taken into the fact that the walkways are heavily used by seniors living in the condos (senior residents walking with walkers, scooters and visitors taking residents for an outing to the lake). The walkway is also used by people walking with children from the daycare facility in the Allen Gray during exercise time and outings to the lake.
- Concerns for the proposed access routes. They are outdoors and this is a Winter City. Safety concerns raised, regarding the icy narrow roadways and sidewalks.
- Concerns for wheelchair access to and from the LRT station and whether the LRT itself will provide many grabbing support handles for wheelchair users.
- Current parking does not have parking spots for the handicapped or seniors, this problem should be address in the proposed development.
- Resident have commented that they would like to have a parkade built.
- Residents would prefer for the LRT and Bus Stop be combined.
- Residents are concerned about the loss of already limited commercial Parking space at the mall and library/senior center.
- Residents are concerned that the 2.5 m provided for angle parking is not reasonable.
- Residents and business owners want the existing transit station moved to the location of the new LRT station. Commuters will not walk from the present transit station to the new LRT station. Many residents also suggested that shuttle buses should be organized to bring commuters to the LRT hub.
- Residents would like a parking and traffic study to be done prior to the development compassing a larger area of road networks (91st to 50 st East-West, 34th Avenue to Ellerslie Street North-South).
- Residents feel the traffic development & analysis requires a better plan for managing vehicular volumes.
- Residents feel there needs to be sufficient parking for 2 vehicles per suite, plus 10-20% visitor parking.
- Residents are worried about longer wait times for turn lanes on 66st and possible gridlock on the 28 Ave.
- Residents do not agree with the City of Edmonton's procedure of increasing parking fees as an attempt to improve a parking situation as was done at Century Park LRT Park & Ride. They do not want the same thing to happen to Mill Woods LRT expansion if a park and ride is included.

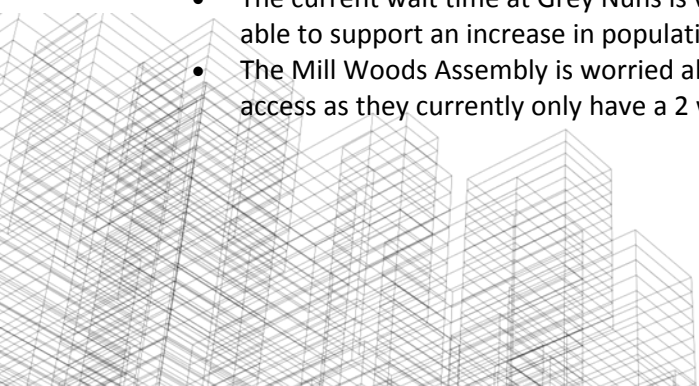


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- Limited parking is a major obstacle for many residents and they refuse to support the rezoning until their concerns are addressed.
- A concern for street cleaning and snow removal inadequacy needs to be addressed.
- Many residents that are worried that adequate parking is not provided in the plan there will be an overflow of parking into their neighborhoods.
- Although the developer says that congestion will be relieved by the new (very narrow) roads put into the site, we already have a lot of congestion by Hewes Way and on 28th avenue. With the opening of the LRT there and with adding approximately 6000 people, it will become unbearable.
- Residents would like a shuttle to be provided for LRT commuters who live in Beaumont alongside the park and ride in order to reduce the traffic congestion.
- Concerns for improved in/out access for pedestrians is an absolute MUST. There must be MARKED crosswalks with pedestrian-activated lights at all entrances to the development, and they must be placed closer to each other than currently exists. Even at the current lower-density population and use, there is significant jaywalking because people won't walk 4 long blocks north to cross the street and then return south another 4 long blocks. "Why should it take 15 minutes to cross a street?"
- Concerns for 28th Avenue: When it was redeveloped a few years ago, it was supposed to be pedestrian-friendly, but it really turned into a street of such odd road angles that drivers and pedestrians cannot safely tell where they should drive or walk, or see developing hazards. It is just a dangerous design. Please do not repeat these mistakes. Drivers and pedestrians must be able to see each other, make friendly eye contact, and anticipate each other's movements.

IMPACT ON ADJACENT PROPERTIES

- Concerns for the congestion and density increase in the neighborhood and surrounding area.
- Abutting neighboring properties to the site have expressed they do not want to stare out at 18 storey buildings from inside their houses.
- Residents raise concerns that existing MWTC infrastructure cannot sustain an increase in population (e.g. Drainage)
- Residents upset the development will negatively decrease the values of their properties.
- Many residents are concerned that a 12-18 story building will impact the low-rise profile of their neighborhood.
- Serious concerns regarding the "Century Park" fiasco in comparison. The developer who turned Heritage Mall area into mixed housing and retail did not finish the job and the residents and business owners are left with a mess. Overgrown weeds, derelict lots, and lost hope abound. This is eerily similar to that situation.
- Residents are concerned that the proposed development will cast shadows on their properties.
- Some residents are worried about the impacts the development will have on the wildlife (birds and hares) in the adjacent parkland.
- The mall's parking lot is currently used to contain parking spillover from the library/ seniors center which has inadequate parking spots, how will this be addressed when the mall is removed?
- The current wait time at Grey Nuns is very long; residents would like to know if the hospital would be able to support an increase in population.
- The Mill Woods Assembly is worried about the traffic impact the development will have on their site access as they currently only have a 2 way access on the 66 street which is regularly congested.

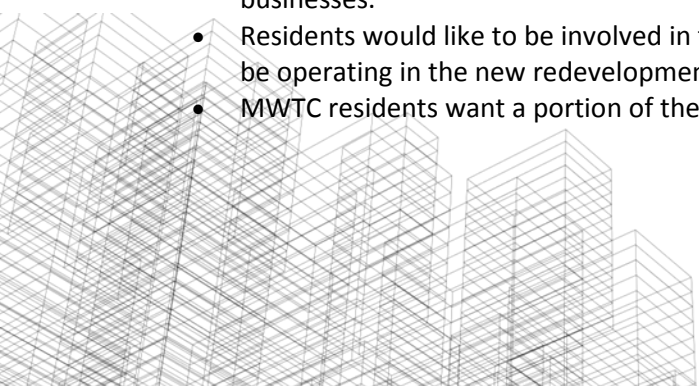


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- There is at least one picture on the website that residents think is supposed to show a friendly design of paving stone pathways in the winter:
 - However, what they see there instead is a winter hazard for anyone with impaired mobility. The insufficiently cleared path leaves only a very narrow walking area, the bricks form a tripping hazard, and there is ice and snow buildup which is dangerous to anyone, and a fall threat to people using canes or walkers. (See Page 65 of MILL WOODS STATION AREA REDEVELOPMENT PLAN: Office Consolidation November 2013.)
- Residents concerned with where will the elderly get their groceries, and do their daily walk and socializing safely indoors? And what will happen to the mall's existing services that are so necessary to the surrounding community?
- Residents do NOT feel the presented illustrations of pedestrian-friendly structures and walkability really seem friendly and walkable to them.
- Residents very concerned about putting up tall, unfriendly structures that would be a visual or physical barrier between the mall area and park areas or existing sidewalks.
- Policing/crime concerns: with higher-density living comes more stress and increased conflict, which may require more Police. Residents want to know how this will be handled, if, considering the Police force is not being funded enough as is.
 - How will the pedestrian areas be kept safe?
 - The LRT will make it easier for trouble to come to our community. How will this be handled? How will our businesses, workers, and residents be kept safe?
 - For example, a resident took their elderly, frail, and extremely ill mother to an appointment at a medical centre located near the Century Park LRT station. The building had no security presence. Patients in the building were accosted by some drunk and agitated people who had been riding the LRT to end-of-line for kicks, then entering buildings to panhandle very aggressively. If they had not been present to protect her, their mother could have been seriously injured by these louts.
- "Is there anywhere in the proposal where people could do all their daily or weekly grocery shopping inside under one roof without having to go outside between stores, where it is cool in summer, warm and dry in winter, well-lit, and safe?"

PROPOSED USE

- Senior residents, have expressed they need operating department stores in the mall during the long construction of the LRT station to keep them busy.
- Concerns for low-income affordable housing. Residents would like to know if there are plans for any in this proposed development.
- MWTC residents need commercial shopping to meet the neighborhoods basic needs, especially for the senior resident population.
- Residents would like the retail/ business format to be small scale and focus on attracting local businesses.
- Residents would like to be involved in the process of determining the business and retail stores that will be operating in the new redevelopment.
- MWTC residents want a portion of the existing shopping mall retail to be retained.



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- A community garden should be included in the proposed development.
- Residents would like certain big box stores i.e. grocery stores, to be included in the proposed development.
- Residents of the community would like to see a mandated medical development, either offices or outpatient services, to supplement services provided at the Grey Nuns Hospital. "Ideally a development similar to Meadowlark Centre Mall redevelopment is what the community needs".
- Medical development (doctor's offices, physical therapy, home care services) - These are very under developed at the present. This area needs these. "A healthy community equal healthy & vibrant communities."
- Many residents expressed a desire to lease office space in the new development and would like non grade level commercial space to be included in the development.
- Resident would like a child play area to be included in the development, as well as regulations put in place, to ensure the space is not abused (e.g. people remaining the property long after necessary).
- Residents would like to see affordable housing included in the development.
- Mill Woods Assembly is interested in partnering with the RioCan on the development of a high rise with commercial floor use at the corner of 23rd avenue and 66st NW.

DESIGN

- MWTC community raises many concerns about why the preservation of natural history is not included in this design. They are disappointed that there was no mention of how this development would respect the heritage of Mill Woods (as a part of Aboriginal Treaty 7 land). Historical use of the land should be represented in the design and architecture of the buildings.
- Resident will like the historical importance of the building to be preserved i.e. plaque showing dinosaur bones have been dug up on the property.
- It is important that we honour and remember our past community builders:
 - Retain the stand of historical spruce trees, with their stone cairn, near the present Starbucks shop. They are part of the original windbreak planted at the site of the old Mill Creek School (1896-1955). See here for the story: <http://citymuseumedmonton.ca/2015/07/21/the-spruce-of-mill-creek-school/>
 - Save the bronze statues inside the mall (Charles Woodward on his cutting horse, and the Pioneer Family).
- Residents demand the mall be kept or rebuilt as Mill Woods Town Centre is an integral part of the community.
- The images show shade trees, but in reality, small trees are always what gets planted and it will be 30 years before they provide shade. Something else needs to be done at development time to provide shade and shelter from wind.
- Residents like the idea to split up the mall with a green space park.
- Residents are requesting the developer maximize green space, instead of providing the minimal amount required.
- Residents would like to know if the Lakewood transit centre will be updated
- Concerns on the availability of green space with the increase in urbanization.
- Residents want a justification reason as to why the proposed green spaces have to be covered by buildings. Residents are upset that there is no natural area visibility.



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- Majority of feedback forms received comment that it is important for the developer to understand that Edmonton is a Winter City.
- Residents have a very high concentration of seniors living in walking distance of the mall. Presently, they enjoy going to the mall for coffee, visiting, shopping etc., but if there is no indoor space to shop in comfort during the winter, or the heat of summer, our seniors will be house-bound. As a winter city, we must think about the usual winter weather. When it is -20 with a wind and with ice on the sidewalks it is very dangerous for those with any mobility issues to be outdoors. Also, many seniors and others in wheelchairs use the mall as a social hub. Getting around in a wheelchair in the winter is extremely difficult, but adding the outdoor factor makes it prohibitive.
- Pretty sidewalks are only good maybe 4 months out of the year.
- Residents request a large glass skylight arch connecting the MWTC pedestrian walkway is encouraged for more shoppers to be outside. A glass ceiling or breezeway would protect mall goers from rain and snow while they run errands. Residents do not want an outdoor wall. They want to be covered and protected by the weather and cold. Heated sidewalks (like the ones in Norway) would prevent ice from forming on shop sidewalks so seniors do not trip and fall.
- Residents would like "Section E" to become a shopping mall with store's inside an actual building and covered (allowing a warm indoor area for family programming purposes). Mill Woods mall is family oriented and many residents of the area hope this continues into the future.
- Residents would like high apartments to be put at the north or east end of the property to prevent shadowing on other structures.
- Residents would like to know if universally accessibility will be incorporated into the design.
- Concerns raised if the design be age friendly
- Some residents would prefer for the tallest building to not be placed at the edge of the property in order to ensure they will not block light from the interior of the development.
- Many residents do not support the high rise building concept and outdoor street mall concept. Various nonsupport comments received.
- Residents express that they do not want and do not support the idea of having apartment complexes in the place of the mall.

GENERAL

- Residents of the community beg the City of Edmonton to reconsider this rezoning application and do not pass this plan.
- Residents have strongly stated that they do not want to live in a place like what is proposed and there needs to be changes made so that it meets all of the MWTC resident's needs and wishes.
- Residents appreciate the concept of building to ensure "eyes on the street", but they don't get how this proposal would ensure that. It looks like it could create shadowed, forbidding tunnels where I would be reluctant to walk alone.
- Because RioCan has allowed the mall to die out by not renewing rental agreements (Fabricland) and by charging exorbitant increases in rent (to drive out existing stores??) the citizens of Mill Woods no longer can even buy a pair of socks without going to Southgate (70 blocks away), or to Walmart at Ellerslie (33 blocks, no Transit connection), or Walmart at 17 St (72 blocks). With the city's desire to have "walkability" in our neighborhoods, this does not make sense. The developer says that they will have



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street level retail, but cannot guarantee what will go in and are not interested in putting any guarantees in place.

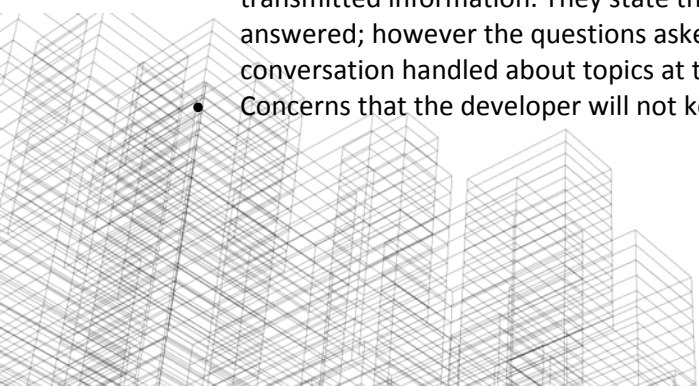
- Residents would prefer a new mall, not a removal of the mall.
- MWTC residents express non-support for taking away the shopping centre and replacing with apartment living. Comments have come in that they desperately need commercial shopping to support one huge community.
- Parents want a place for their kids to go walk to during the winter months. Something close to home.
- Residents want the green space kept. This was the reason why they moved here.
- Compliments received stating that the proposed development is attractive and will beautify the neighborhood.
- Residents love the improved use of landscaping and building design.
- The proposed development will increase the livability of the area.
- The proposed development will maximize land use and be a positive contribution to the community.
- The proposed development will add value to the neighborhood and increase the stock of better quality housing and commercial development in the area.
- Concerns that the development will change the atmosphere, increase the population, and over densify the neighborhood. Residents want to know how the implications of high density will be planned/problem solved.
- Many residents find the proposal insulting that it will not to provide parking. "To think that no one is going to drive their car to use the LRT is ridiculous".
- MWTC community have expressed they are not fans of "the high density living is best" trend and they do not appreciate having this forced upon their homes and community if approved without having a clear justification as to why when they have stressed their opposing input.
- Senior residents are upset and have expressed that they are old and need a fully functioning shopping centre close by that they can walk to.
- Residents were extremely happy to have Councilor Mike Nickel attend the Open House public meeting on Thursday, May 5, 2016.
- Residents are concerned that an outdoor mall is unreasonable for Mill Woods Elderly Population.
- Residents are concerned that the shopping concept with storefronts and sidewalk cafe's is not compatible with Edmonton's climate.
- Residents do not see Mill Woods as a high-rise community in general. That's not why they moved here originally.
- Concerns with the proposal as it seems really out of keeping with the spacious prairie/woodland feel of the existing community.
- Great concerns that this proposal is a flat out crowded and Toronto-wannabe concept dumped on top of the prairie landscape. "Let's be Edmonton-wannabes instead".
- Adding between 5000 and 6000 people to the area will result in congestion that really lowers the quality of life in the area. The two nearby parks (Mill Woods and the drainage lake park on the east of Hewes Way) will be over-used and will suffer as a result. Crime is already a big concern because of people hanging about in the parks, and that will only get worse.
- Residents would like to know if additional police, medical and road services will be provided to meet Mill Woods increase in population with the LRT expansion.
- Since the current schools are over capacity, residents of Mill Woods would like to know how the City of Edmonton will meet the educational needs of the new residents.

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- Mill Woods residents have expressed that this is on the same path as the Century Park development, which is a nightmare after it was developed.
- Comments received stating that a resident wants to start a petition against this proposal.
- Residents would like the City of Edmonton to ensure green space connectivity by including trails and green space to the bike paths currently behind the church. This trail can also be used during winter for country skiing. Future bicycle /cycling overpass could be included to increase pedestrian movement.
- Bike rack should be made available at the LRT station.
- Residents want bike trails and walking that are extended in the core of Mill Woods with the rest of the Mill Creek Ravine trail system. Mill Woods is an aging population and walkability should be a focus with the great concentration of senior citizens surrounding.
- Various comments received from open house residents and attendees that they felt their conversations and point of views were fully heard and understood by Councilor Mike Nickel and other City of Edmonton representatives, but they were NOT heard or taken into consideration by the RioCan representatives. The RioCan representatives simply tried to sell their ideas, which have caused the MWTC residents to feel they are now undervalued and bullied. This result has turned residents off from the proposal and they do NOT feel that RioCan should pretend to actually care what people in this neighborhood have to say.
- A footbridge should be provided from the proposed developments to Mill Woods Park.
- Many resident are very excited about this project and believe that the increase of housing unit density near transit stations will create a sense of community since more common amenities will be shared by residents.
- MWTC community high concerns for Heritage Mall / Century Park fiasco (also City Centre Airport fiasco) in comparison. Residents stress that the City should require absolute guarantees that any development will be completed as agreed to -- in form and on time. Negotiating in good faith with the developer is fine, but it's not enough upon which to build an agreement. "Don't dig a giant hole in our community and then abandon it."

PROCESS

- Comments received stating the open house was very informative and organized well. Residents say that it made them happy when they attended. Comments received stating that the development planning is beautiful. Residents thank the City of Edmonton for taking this step towards creating a better living area for the surrounding.
- Many comments received that the "City of Edmonton staff" were more engaging at the public meeting open house than the "Consultants" and "Developers". Residents upset that the Consultants were not as open and were somewhat defensive.
- Open house attendees are requesting a general public meeting format with a microphone and presentation speaker instead so they can hear the other opinions and questions from other attendees during a Q&A and debate upon them with the group. Residents do not feel their messages were heard.
- Open house attendees are requesting more information on handout sheets compared to vocal transmitted information. They state that the questions asked to the staff at the open house were answered; however the questions asked were very repetitive. There was not enough of a broader conversation handled about topics at the meeting.
- Concerns that the developer will not keep open communication during build process.



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- Residents want consistent up-to-date notices.
- Many residents expressed that they had difficulty understanding planning terms e.g. grade separation.
- Since the open house was overcrowded, some residents found it difficult to hear information and talk to the available planners.
- Many residents would like to be provided more information of the developments timeline i.e. specific dates.
- Residents would have preferred to have a map of the existing space placed next to the proposed development during the open house in order to properly visualize how the space would change.
- Some residents consider the project to be a “premature Idea” and would rather see the developer's actual plan than the concept that was presented.
- Many residents support the proposal and consider it to be a innovative use of the existing space and a great way to promote intensification. There are also happy to see the walkable community's concept being applied in their neighborhood.
- Some resident considered the open house to be a legal formality and the City has already made its decisions behind the scene with the developer.
- Some residents would like for information letter to refer a website will all the meeting information on it for residents who are unable to attend the event.

