

WHAT WE HEARD REPORT

St. John's School Site Open House

LDA17-0181

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

PROJECT DESCRIPTION: Open house to present the proposal for the exchange of the St. John's School site for an equivalent area of Oliver Park

PROJECT WEBSITE www.edmonton.ca/stjohnsschoolsite

EVENT TYPE: Open House

MEETING DATE: Wednesday, January 31, 2018

NUMBER OF ATTENDEES: 52

ABOUT THIS REPORT

The information in this report includes feedback gathered during the January 31, 2018 open house. 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:

- What do you like about the possible land swap?
- What are your concerns with a potential land swap?
- What are your top priorities for a new park space?

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31 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

General

- Opportunity to have Community League located near Community Garden (5)
- Opportunity to preserve and expand community garden in Peace Garden Park (5)
- City should force developer to build something that fits in the neighbourhood (5)
- Concerned this would potentially impact the City's ability to develop recreation facilities by splitting up the block that Oliver Park is on (4)
- Concerned this sets a precedent for developing the rest of Oliver Park (4)
- Good for new development to be located next to LRT (4)
- High rise development should be along 104 Avenue (4)
- General support of land swap (4)
- Concerns for increased parking and traffic if St. John's Site is developed (3)
- Pool and rink need rehabilitation (3)
- Would like developer to build Oliver Community League a new hall on the new park (2)
- Proposal would mean 104 Avenue was in shade and not the community garden (2)
- Like proposal with commercial units and townhomes on the ground floor (2)
- New community centre or playground could be built on new park site (2)
- Safety concerns with adding high density development near bike lane (2)
- General non-support of land swap (2)
- Benefits to the community for swapping land are not clear (2)
- Concerns with rezonings being approved in Oliver, demolitions of buildings occurring, and no construction ever commencing leaving vacant lots
- Need for density in Edmonton to combat urban sprawl
- Original proposal for the St. John's site was poor
- Support proposal provided there is no loss of green space in Oliver
- Need for green space with trees and grass in Oliver
- Support land swap if affordable housing is included in new development
- Like design of proposed building
- Need for "Community Needs Assessment" to understand residents needs and wants for the St. John's site

- Should not be giving up a portion of the Oliver Park without having a plan in place for what will happen to the rest of the site
- Development should include family oriented units
- Concerns regarding construction damage
- Plans in area are not consistent with one another and should be updated
- Concerned about removal of playground with no plans to replace it
- Concerned about property value loss to those living near Oliver Park
- Concerned about process for a land sale of a public property and lack of tendering process
- Appears the developer is benefiting greatly from swap and not sure why the City is entertaining this proposal
- Developer should consider a child care centre or daycare in their proposal
- Concerned this will set a precedent for swapping land for City owned parks

Concerns with a park at St. John's School Site

- Concerns about who will pay to make the st. John's site into a park
- Swap makes sense if park is done properly
- Oliver Park is for everyone while the Community Garden is for 150 people - losing public park to expand garden is not a benefit to the community

Concerns with development of Oliver Park Site

- Proposed development is too large for Oliver Park and out of character for Oliver (2)
- Site unable to accommodate traffic and parking (2)
- Development on Oliver Park will damage the remaining park space there
- Not enough community contributions to make this worthwhile
- Proposal for 23 storey tower not consistent with 104 Avenue plan
- Removal of trail connecting corner of 104 Avenue and 118 Street and Oliver Pool
- Site too close to Oliver School
- Concerns with visitors using Oliver Arena and Oliver Pool parking lot

WHAT ARE YOUR TOP PRIORITIES FOR A NEW PARK SPACE?

General Comments:

- High density development is better located on Jasper Avenue or 104 Avenue/an LRT route (12)
- Would create a safe centrally located park away from busy roads (5)
- Protects and provides expansion opportunity for Peace Garden Park (4)
- Opportunity to have Community League located near Community Garden (4)
- General support of land swap (4)
- General non-support of land swap (3)
- Prefer park located on bike route/reduce traffic increase along bike route (3)

- Concerned about fragmentation of Oliver Park site and loss of potential development (2)
- Swap protects current medium density in central Oliver
- Land swap would resolve issues with original St. John's proposal
- Develop original St. John's School site
- Concerns with rezonings being approved, demolitions of buildings occurring, and no construction ever commencing.

Consultation:

- Meeting shows a bias towards the land swap
- Materials provides lots of information in an unbiased manner
- I liked that you asked us what we thought about it and understand our concerns

WHAT ARE YOUR CONCERNS WITH A POTENTIAL LAND SWAP?

General Comments:

- Fragmentation of large park and loss of future opportunities for Oliver Park (9)
- Concerns development will not benefit community (4)
- Developments should stick to plans (3)
- Negative impacts on Oliver Pool and Arena during and after construction (3)
- Concerns that developer will sell land after swap and never build (3)
- Concerns this will set a precedent for trading parks (3)
- Land value of property on 104 Avenue is higher than St. John's site (2)
- Concerns with parking and access on 118 Street (2)
- No concerns (2)
- Concerns new development will overwhelm remainder of Oliver Park
- Loss of privacy for Oliver Pool
- Development too close to Oliver School
- Concerns regarding when a building will actually start construction
- City should upgrade current parks rather than swap land
- Concerns with impacts to nearby residents of Oliver Park
- Location of building on 104 Avenue would negatively impact current and future park use
- Community league cannot afford underground parking on St. John's site

Proposed Building Comments:

- Proposed building too large
- Preference for townhomes and family oriented units in new development
- Prefer higher density on main road and park on quiet street

WHAT ARE YOUR TOP PRIORITIES FOR A NEW PARK SPACE?

Specific Priorities:

- Playground (9)
- Community Hall (8)

- Additional Community Garden Plots (4)
 - Trees (3)
 - Natural Space/Green Space (2)
 - Splash Park (1)
 - Park space away from major roads (1)
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If you have questions about this application please contact:

Andrew Sherstone, Planner

780-442-0699

andrew.sherstone@edmonton.ca

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