

DC2 Pre-submission Notification and Community meetings

Over the past several months VOCO group and their consultants have made every effort to work with the Windsor Park Community League and the surrounding residents to ensure that the project is one that is complementary and beneficial to the neighbourhood while at the same time minimize any negative impact the project may have on the surrounding area

In an effort to accomplish this VOCO held two meetings with the community and community league representatives and one meeting with the Community League Planning Committee and the residents within 60M of the proposed development. After each of these meetings VOCO amended their plans to attempt to address or minimize the concerns expressed at those meetings.

The major changes to the project have been a reduction in the height and density proposed for the site. The project started as a six story proposal with 46 suites. It was reduced to a five story building with 45 suites and after the February meeting VOCO reduced the proposal to a four story 37 suite project. In addition a number of alterations and site improvements have been made to address the concerns expressed.

Pursuant to the submission requirements of the Direct Control District Regulations , which requires the circulation of the proposed rezoning to the residents within 60M, attached is a summary of the comments received. The summary (Appendix 1) contains the addresses of those notified, their comments and a brief summation of those comments. The comments contained numerous concerns of a varying nature. Several comments and concerns are things that are regulated through the Development and Building permits application. Other issues such as whether a building is rental or condominiumized is something that Municipal Planning Law cannot regulate Upon careful review of the comments it was determined that there were several themes of concern that ran through several of the comments. The following is a list of those relevant themes and how VOCO has or how they will be addressed:

- 1) Loss of neighbourhood commercial space and the uses which usually accompany the CNC zoning-** We understand that the loss of commercial space is a concern to the community however there are several facts which must be looked at . The subject shopping plaza is 50 years old and in a state of decline. The owners of the building have determined that it is not economically feasible to properly repair the building given the current lease rates. Furthermore the owner of the property explored with Colliers international the possibility of rebuilding the site(Appendix 2). Given the costs and the lease rates required they could not attract a sufficient number of tenants willing to pay the required rents. VOCO retained the services of Hudema Consulting Group Limited to prepare a Commercial Market Study for the subject site. Hudema Consulting group is a group of Strategic planners, Management Consultants and Real Estate Advisors. The report (See Appendix 3) concluded that, "the demand

for commercial services is very limited in the Windsor Park centered Neighbourhood. The population of about 1300 will support only about 10,000 to 15000 square feet of retail and service commercial in the area between 115th Street and 118th Streets. The large student population at Lister Hall and employment population at the University are not oriented to patronize the subject site. Other commercial services on Campus as well as on 112th Street (between 87th Ave and 82nd Ave) are better suited for these two populations. The student population is also limited seasonally and due to the fact that Lister Hall is a room and board residence operation. The Windsor Park neighbourhood is not expected to grow and therefore will not warrant further commercial in the area”.

It should be noted that there is an existing commercial development immediately east of the subject property which contains a small restaurant, a bank, a convenience retail store and a hair salon. Though this site may not contain some of the uses that the residents are concerned about it is of a size that can be supported by the existing population. In addition it allows for those uses which the residents are concerned about, i.e. Drug Stores to occupy a bay in this building should it become vacant.

- 2) **Increased traffic in the surrounding roadways and lanes-** Traffic associated with the building is will not be such that the abutting roadways and lanes will exceed there designed capacity. Furthermore the traffic associated with the residential development may in fact be less than that which could be associated with a commercial site (if commercial redevelopment was feasible). The rezoning application will be circulated to the Transportation department and any road/ laneway improvement, if required, will be completed by the developer.
- 3) **Preference for the site to remain CNC-**The preference for the site to remain commercial in light of the present economics is one that the owner of the building is not supportive of. It is our submission based on the Hudema study, that the existing commercial development and the commercial strip on 112th street are sufficient to meet the needs of the Windsor Park residents.
- 4) **The impact of sun shadowing on the surrounding properties due to the building height-** The In response to concerns regarding sun shadowing VOCCO has Tse Architects prepare a number of sun shadow studies. These studies looked at six, five and four storey apartment buildings. The building will cast shadows on a number of abutting residences. However it should be noted that a sun shadow study was prepared for Lister Hall the University of Alberta residence building which is right across the street from the propose development. It was determined that the sun shadow cast by Lister hall is much greater than the proposed building. Another worthy point is that there are a number of mature trees in the area which also cast shadows on surrounding development. Furthermore it should be noted that if the site was developed under the current CNC zoning that you could have a structure up to 37 feet 10 inches in height to the midpoint of the peak and eaves which could be

constructed 9.8 feet or 3 metres from the property line. The proposed structure is a flat roofed structure which is 43 feet 10 inches in height and 24.6 feet or 7.5 metres from the rear property line. It is our submission that the impact of the proposed building vs. the impact of a CNC type development is negligible. However in response to the concerns about sun shadowing the height of the building was reduced from 6 storeys to 5 storeys to 4 storeys.

- 5) **Loss of privacy of the surrounding properties due to the height of the building and the accompanying balconies-** As mentioned previously the height of the building has been reduced from six storeys to four. In addition one balcony was recessed and two were deleted from the north elevation on the fourth floor of the building. The balconies on the second and third floor will be shielded by landscaping (existing and new trees).
- 6) **Pedestrian safety around the proposed development –** The addition of the proposed development will result in additional traffic in and around the site. However as mentioned earlier the additional traffic associated with the development will not result in the unsafe functioning of the surrounding roads, sidewalks and lanes. It should be noted that if the site were to be redeveloped as a commercial development traffic could be greater than with the residential development proposed. There were several concerns about the safety of the lane for pedestrian traffic. I must reiterate that the purpose of paved laneways is first and foremost for the movement of vehicles not pedestrians
- 7) **Heating Ventilation and air conditioning noise-** A number of concerns were raised about noise associated with the ventilation system for the underground parkade. As a result of these concerns the ventilation system for the underground parking was relocated to the west side of the site adjacent to the lane. In addition an insulated building will be constructed to house the ventilation system and reduce any associated noise. Furthermore every effort will be made during the preparation of the detailed drawings to minimize any noises associated with heating and air conditioning units.
- 8) **Loading and unloading spaces-** The loading and unloading space has been located such that it is in the north west corner of the site. This location is such that it is as far removed from the existing residents as possible.
- 9) **Garbage storage and collection-** In order to address the residents concerns about the garbage storage and collection the enclosure will be screened in accordance with the requirements of the land use bylaw. It is our submission that the additional truck traffic associated with garbage pick up will be in the nature of one to two pick ups per week. It is also our submission that the garbage and traffic associated with garbage pickup if the site was redeveloped as commercial could be much greater than that which would occur with a residential development.

10) Vehicular parking in and around the proposed development- The proposed development proposes the development of 57 underground parking stalls to meet the needs of the residents. Concerns were expressed that the residents of the building would be entitled to on street parking passes for themselves and visitors. Discussions with the city Transportation department have determined that the residents of this building will not be eligible for on street parking passes. Based on the aforementioned it is our position that the proposed structure will not negatively impact parking in and around the site.

11) Compliance with the Mature Neighbourhood Overlay- Concerns were expressed that the proposal does not comply with the Mature Neighbourhood overlay. The purpose of the mature neighbourhood overlay is to ensure low density residential redevelopment which occurs on properties within mature neighbourhoods fits in with the neighbourhood. The Windsor park neighbourhood is a mature neighbourhood however the location of the proposed development is not within the residential core of the neighbourhood but instead of the fringe of the neighbourhood. The proposal is not fronting on a roadway which has a number of residential dwellings whose character will be affected due to the placement of the development proposed. To ensure that the building does fit in with the surrounding development we have incorporated a number of the regulations contained in the Medium Density overlay into the project. The purpose of preparing a Direct Control district is so that we can have the flexibility to develop a set of development regulations that will ensure that any special situations, needs or design elements can be incorporated in the zoning. In addition the Direct Control District allows for additional input from the community to ensure a successful project

**12) Rental Vs Owner occupied and the implications on the neighbourhood
Diminishment of the quality of life in the neighbourhood** --Though this is an issue which cannot be regulated by Municipal zoning bylaws were are aware of the concerns of the residents. As such we are proposing a high quality condominium development with larger units. Based on the quality of the development and the size of the units the sales price is such that the economics of purchasing the units and then renting them out will be difficult. However we do realize that this could be a possibility as it is with any dwelling unit in the Windsor Park Area

13) Lack of justification for residential development- Several comments were received regarding the apparent lack of justification for the need for what is being proposed. Though VOCO has not prepared a study they have done some preliminary marketing of the project and to date they have approximately twenty reservations. Based on the initial pre marketing it appears evident that there is a market for condominiums in this area. Furthermore VOCO has already developed a residential development in the area which was very successful. In summary

VOCO did not see the need to justify the market for the proposal based on the sales to date.