



**November 28, 2018 Open House
Consultation Summary**

Jasper Gates Shopping Centre

February 6, 2019

Prepared for:

RioCan

Prepared by:

Stantec Consulting Ltd.

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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 15047A Stony Plain Road NW.

Community consultation for the rezoning application for the Jasper Gates area included a stakeholder meeting and a community open house.

1.1 ABOUT THE PROJECT

Jasper Gates Shopping Centre (Jasper Gates) is located at 15047A Stony Plain Road NW and is approximately 4.15 ha. The site is currently zoned (CB1) Low Intensity Business Zone. Surrounding land uses are primarily low and medium density residential with the exception of the existing commercial along Stony Plain Road.

A future LRT station will be on Stony Plain Road west of 149 Street (directly north of the site). RioCan is seeking to establish a new mixed-use node with high density residential buildings and commercial development. The intent is to create a community hub that will allow people to live, work, shop and play. RioCan intends to accommodate approximately the same amount of commercial currently existing on site and will phase the redevelopment to allow for existing uses to transition to the new project where appropriate (i.e. Safeway). There will be the introduction of additional residential to create a vibrant and thriving place. The public realm and open spaces will provide amenities and help create a sense of place. Strong connections to the surrounding neighbourhood and through the site will be important to ensure the redevelopment is an integral part of the community.

A rezoning application will be required to facilitate the redevelopment. A site-specific development control provision (DC2) will likely be proposed. This is a customized zoning tool meant to accommodate development proposals that do not fit within standard zones of the Zoning Bylaw.

RioCan, with cooperation from all land owners, plans to advance a rezoning application.

1.2 COMMUNITY OPEN HOUSE

A community open house was held on November 28, 2018 at The Orange Hub. Meeting invitations were sent to surrounding property owners and residents in the surrounding communities. Community League stakeholders and Stony Plain Road and Area Business Association were encouraged to share invitation through their community websites or Facebook pages. Approximately 5600 notices were mailed.



PRE-APPLICATION CONSULTATION SUMMARY: JASPER GATES

In total, 83 people signed in at the front door event although attendance was likely higher as not everyone signed in as requested. There were 20 feedback forms collected. More feedback forms may be received as participants were able to complete the forms at home and send in their comments.

1.2.1 What We Did

The meeting was organized as an informal drop in session. A welcome table was set up at the door for participants to sign in. Boards were positioned around the perimeter of the room and an opportunities map presented on a table in the centre. Project team members from RioCan, Stantec Consulting Ltd. and Bunt & Associates were present to provide information, answer questions and collect feedback. A City of Edmonton Senior Planner was present to provide information about the planning process. Councillor Knack attended a portion of the event.

The event provided different methods for collecting feedback from participants. Comment boards were interspersed with information boards to allow participants to react to concepts for the site as they learned about them. The opportunities map was a method to collect general feedback about the site and surrounding area. Finally, feedback forms were distributed which could be completed either at the event or at home and sent back to the project team.

1.2.2 What We Heard

Feedback forms from participants were collected and reviewed to establish key themes. The following section outlines the ideas that emerged from the analysis organized by the major themes.

Residential

- Consider housing options for specific groups such as seniors living and affordable housing.
- There was interest in new apartment housing being introduced into the area and mixed use (i.e. residential above commercial uses on the ground floor).
- Consider the use of high-quality materials;
- Consider incorporating sustainability elements into the design.
- Consider street facing entrances and/or townhouses.
- Concerns were expressed over the current density of the neighbourhood and more residential development contributing to existing problems associated with density (i.e., including traffic).

Retail

- There was a strong response from participants to maintain current businesses (specifically, the grocery store, bank and drug store) both during construction and forming part of the redevelopment.
- Consider providing spaces for professional services.



PRE-APPLICATION CONSULTATION SUMMARY: JASPER GATES

- Consider creating opportunities for a coffee shop or café which should include an outdoor seating area.
- Consider more dining options.



Open Space

- Concerns were expressed over creating a safe space with ample lighting to increase security.
- Consider incorporating public art features, especially something that people could interact with (playground or water feature).
- Concerns were expressed over the community lacking adequate green/park space.
- Consider how the space will function in all seasons (i.e. heaters could be used in winter).
- Consider space that can be also used as a venue for local artists/musicians.
- Consider a roof-top amenity space with access for the public.



PRE-APPLICATION CONSULTATION SUMMARY: JASPER GATES

Height

- There was divided feedback about the appropriate height of proposed residential development. Some did not wish to see any additional height than that allowed by the Area Redevelopment Plan while others were comfortable with increases in height.
- Concerns were expressed that height along 149 Street should be limited to low rise.

Traffic

- Concerns were expressed that connecting 150 Street will create a route for shortcutting through residential neighborhoods (note: connecting south of 100 Avenue on 150 Street is not proposed).
- There was concern over how the development will impact traffic in the area. Especially with the LRT coming through and removing a lane of roadway.
- There was concern that Stony Plain is too busy to support any street front development.
- There was concern that vehicles speeds travelling along 100 Avenue are high.

Transit

- There was concern with accessibility to the LRT station in the centre of Stony Plain Road.

Parking

- There was concern over building a park-and-ride area for the future LRT station.
- There was a concern that front surface parking is a requirement for existing business to continue to operate.
- There was a concern that underground parking will not be used by customers.
- There was a concern that surface parking is not an efficient use of the space.

Connectivity

- Consider improving access across 149 Street. Some participants suggest building a tunnel, but this comment received a mixed reaction from subsequent participants. Other suggestions included a scramble intersection at Stony Plain Road and 149 Street.
- Consider integrating the complex with bicycle routes/lanes to access nearby McKinnon Ravine and also provide bicycle parking.

Creating Community

- Consider ways to create community for those living in multi-family residential. Suggestions included having a multi-purpose room or community facility as part of the project.



PRE-APPLICATION CONSULTATION SUMMARY: JASPER GATES

- Consider ways to reduce social isolation of those living in multi-family units.
- Consider affordable housing options for people.
- Consider 'net-zero', passive house or other sustainability elements in the design.

General Comments

- Some attendees stated concerns with the extension of the LRT and the traffic impacts.
- Some attendees raised concerns over the increasing amount of infill projects within the community as being problematic (i.e. renters, different unit types such as row housing or duplexes).
- Some attendees expressed excitement for the project and a desire to see redevelopment happen soon.
- Some attendees wanted more specific details on the project and wished to remain informed through the duration of the project planning and approval.

1.2.3 Additional Correspondence

Subsequent to the notice for the open house, 14 community members contacted Stantec regarding the information that was to be presented at the open house. They were provided with a PDF copy of the open house boards, as included in Appendix A.



APPENDIX 1

Community Open House Display Boards

November 28, 2018



WELCOME

Purpose

We are here today from 6:00–8:00 PM to talk about the redevelopment of Jasper Gates.

How it works

This event is set up to both provide information and gather your input:

- There are stations for your input on ideas
- A map to share your knowledge of this community
- Comment boards and a feedback form for your thoughts and general feedback
- Our team is here to help with the process and answer your questions



What is...

JASPER GATES REDEVELOPMENT

RioCan is seeking to establish a new mixed-use node with high density residential buildings and commercial development to leverage the LRT stop that is planned on Stony Plain Road.

The intent is to create a community hub that will allow people to live, work, shop and play.

- RioCan intends to accommodate approximately the same amount of **commercial** currently existing on site
- There will be the introduction of **residential** to create a vibrant and thriving place.
- The **public realm** and **open spaces** will provide amenities and create a community identity.
- Strong **connections** to the surrounding neighbourhood and through the site will be important to ensure the redevelopment is an integral part of the community.



The redevelopment will be phased to allow for existing uses to move to the new project and to add residential uses.

This project is a 15–20 year redevelopment plan.

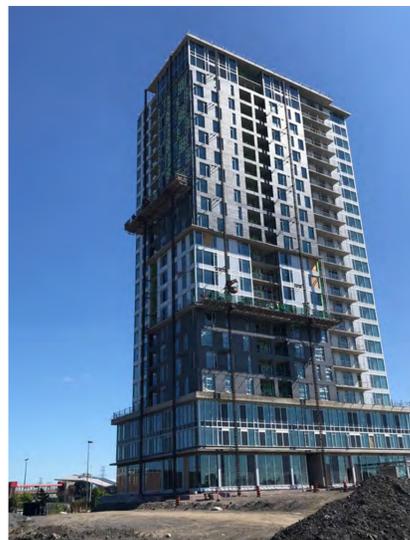
WHO IS RioCan?



Our goal is to enhance the culture of each neighbourhood we work in through listening, discovery, and innovation.

Since 1993, RioCan has helped shape the places Canadians want to work and shop. We know that building a community takes more than bricks and mortar. It takes people. When we select a project location and building team, we're thinking about the people who will one day call it home.

Every one of our developments is backed by our proven performance and commitment to providing impeccable management, convenient access to major commuter routes, world-class architecture, best-in-class amenities, and expertly curated retail experiences. This is how we're helping to shape the future.



PROJECT TEAM



RioCan

- Developer
- Primary landowner
- Landowner representative and coordination

STANTEC

- Planning, architecture, and servicing consultant
- Public engagement coordination
- Concept development
- Rezoning application preparation and submission
- City coordination

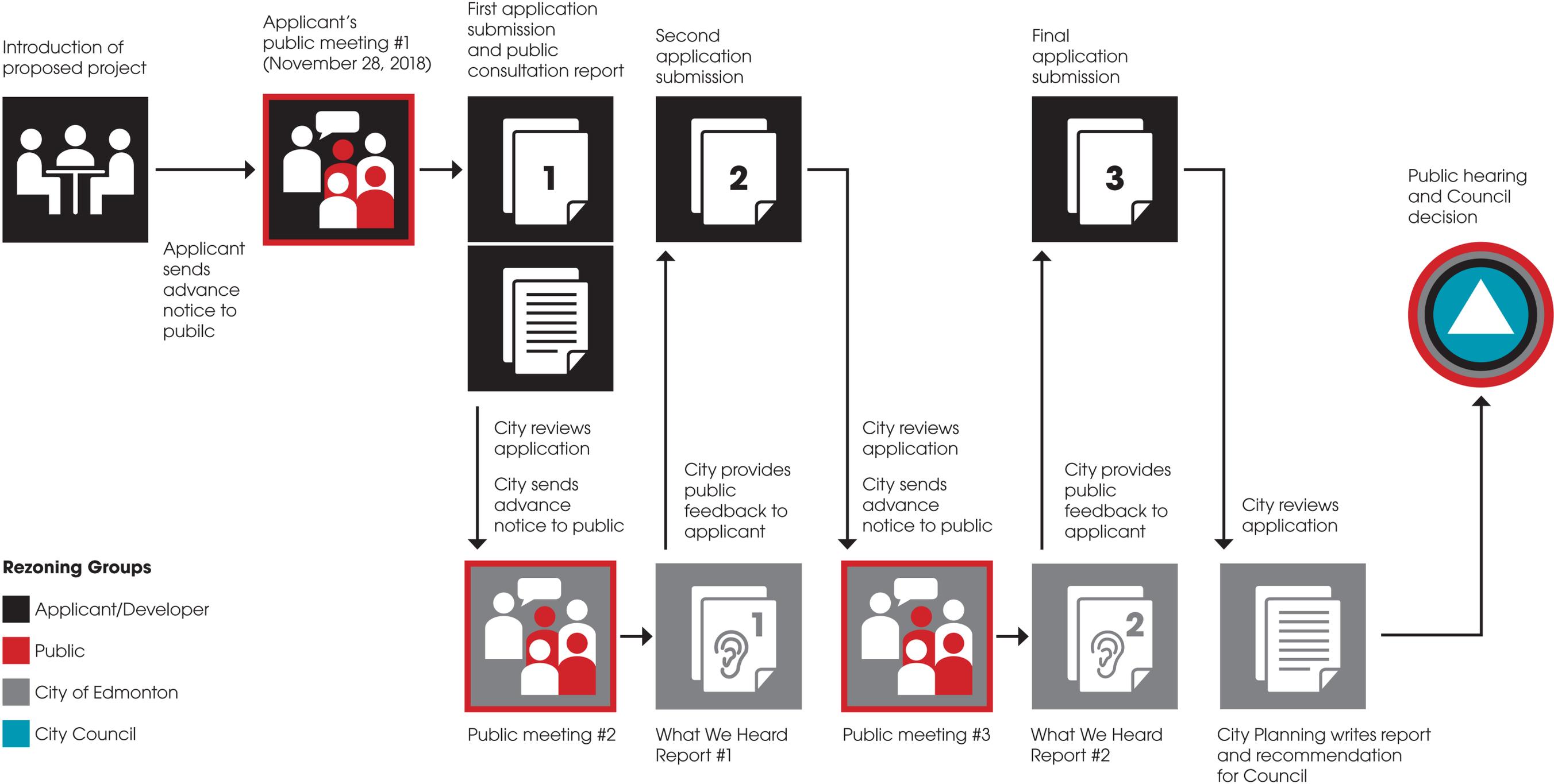
BUNT & ASSOCIATES

- Transportation consultant
- Review of transportation impacts in surrounding area
- Review of parking requirements on site and impacts on parking in surrounding area

JASPER GATES REZONING PROCESS

Zoning is the City's way of telling you how you can use land and what can be built on it.

A rezoning application will be required to facilitate the redevelopment.



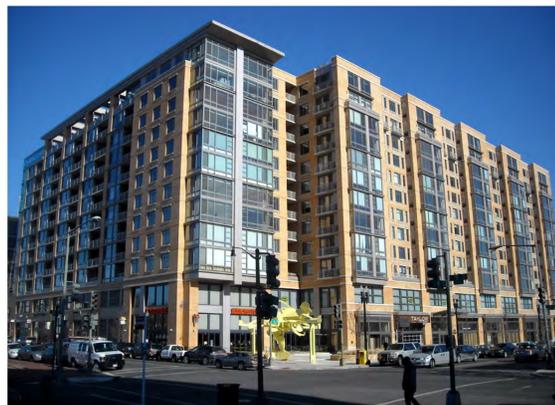
JASPER PLACE AREA REDEVELOPMENT PLAN

Vision

The ARP supports an **attractive, safe, walkable, connected** neighbourhood with a wide variety of **housing choices**.

The ARP promotes new **higher density** residential development around transit, services, and amenities, and encourages **livability** and **vibrancy** in residential areas and along Stony Plain Road.

What might this vision look like?



Building Design



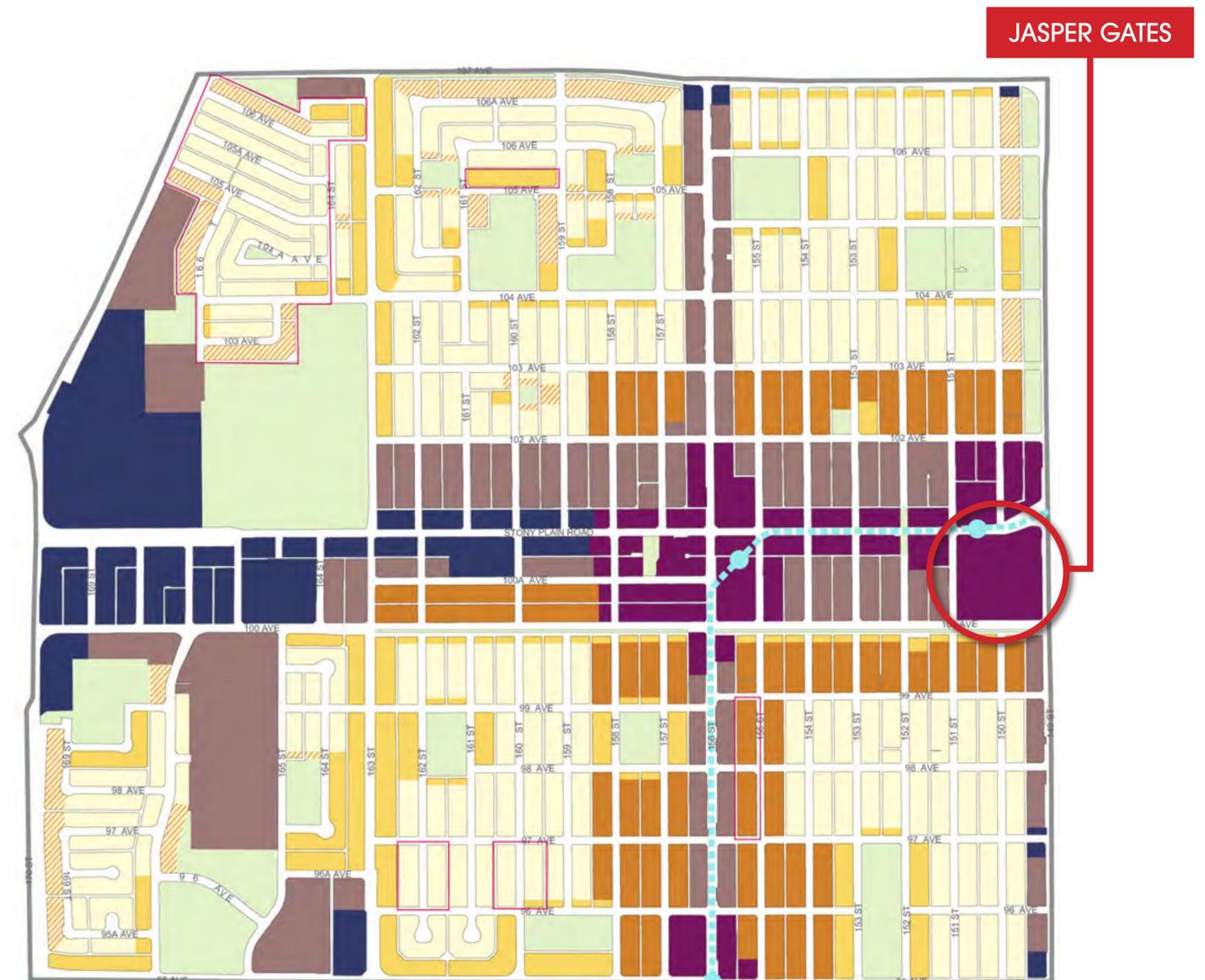
Amenity Spaces



Active Street Frontages



Pedestrian/Cyclist Connections



An amendment to the Jasper Place Area Redevelopment Plan may also be required.

COMMUNITY VALUE



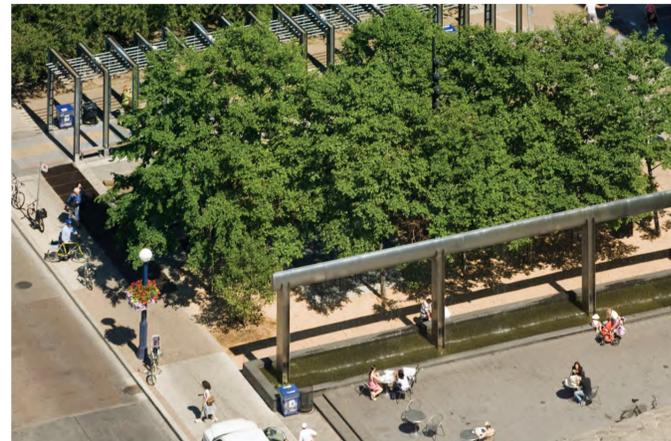
Inclusion

By building physical connections with its surroundings, the site will invite the neighbourhood and the City.



Activity

Different uses reach peak activity at different times of the day and a variety of uses maintains an active site throughout the day. Creating a safer community.



People

People are the essence of a thriving community. Additional residents provide feet in stores and riders for the LRT.



Public Space

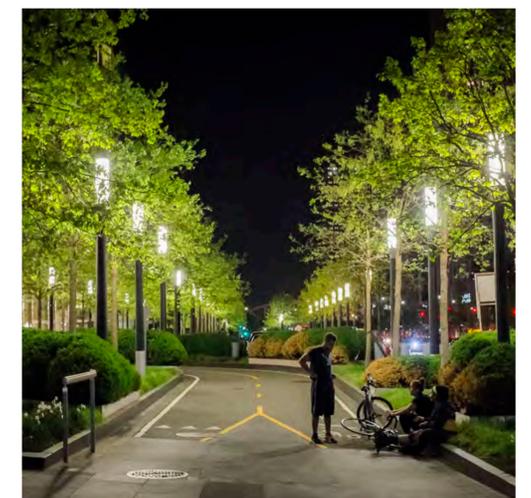
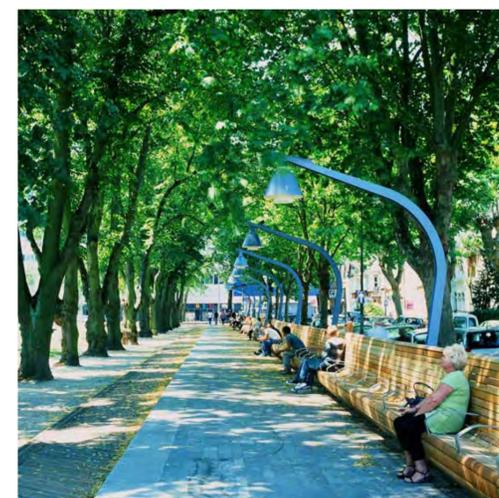
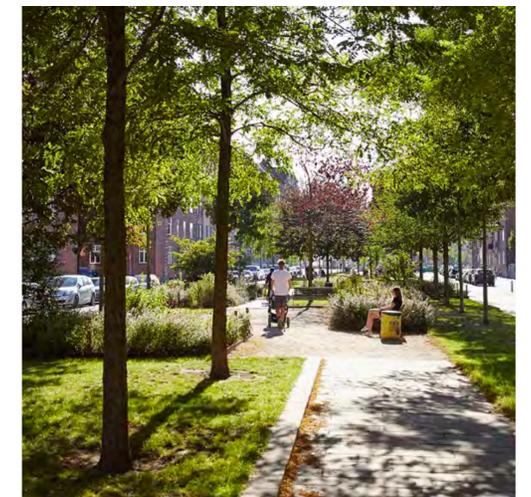
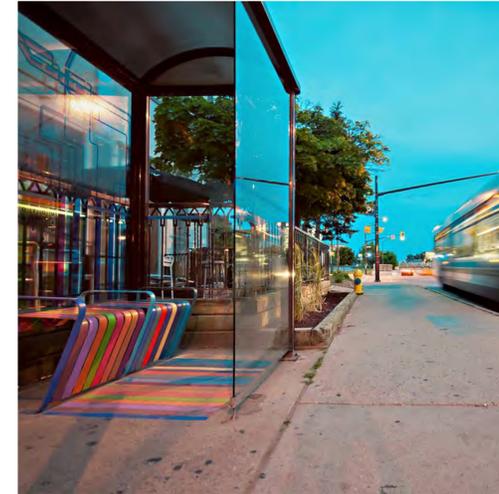
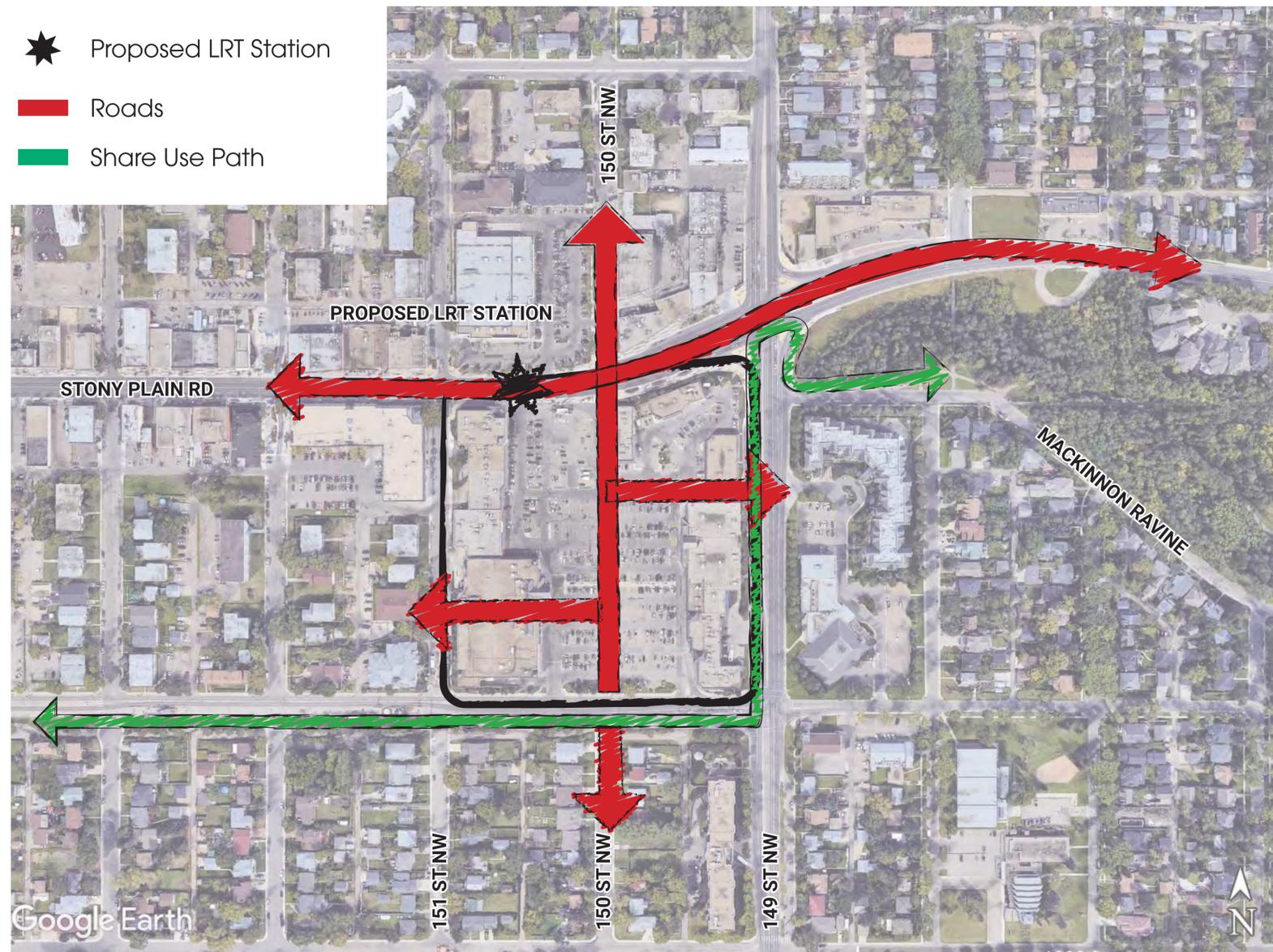
Life needs space to unfold. Public space is a place to run into a friend or sit down and enjoy the sunshine as others go about their daily routine.



OBJECTIVE: CONNECTIONS

Strong **connections** to the surrounding neighbourhood and MacKinnon Ravine will ensure Jasper Gates is an integral part of the community.

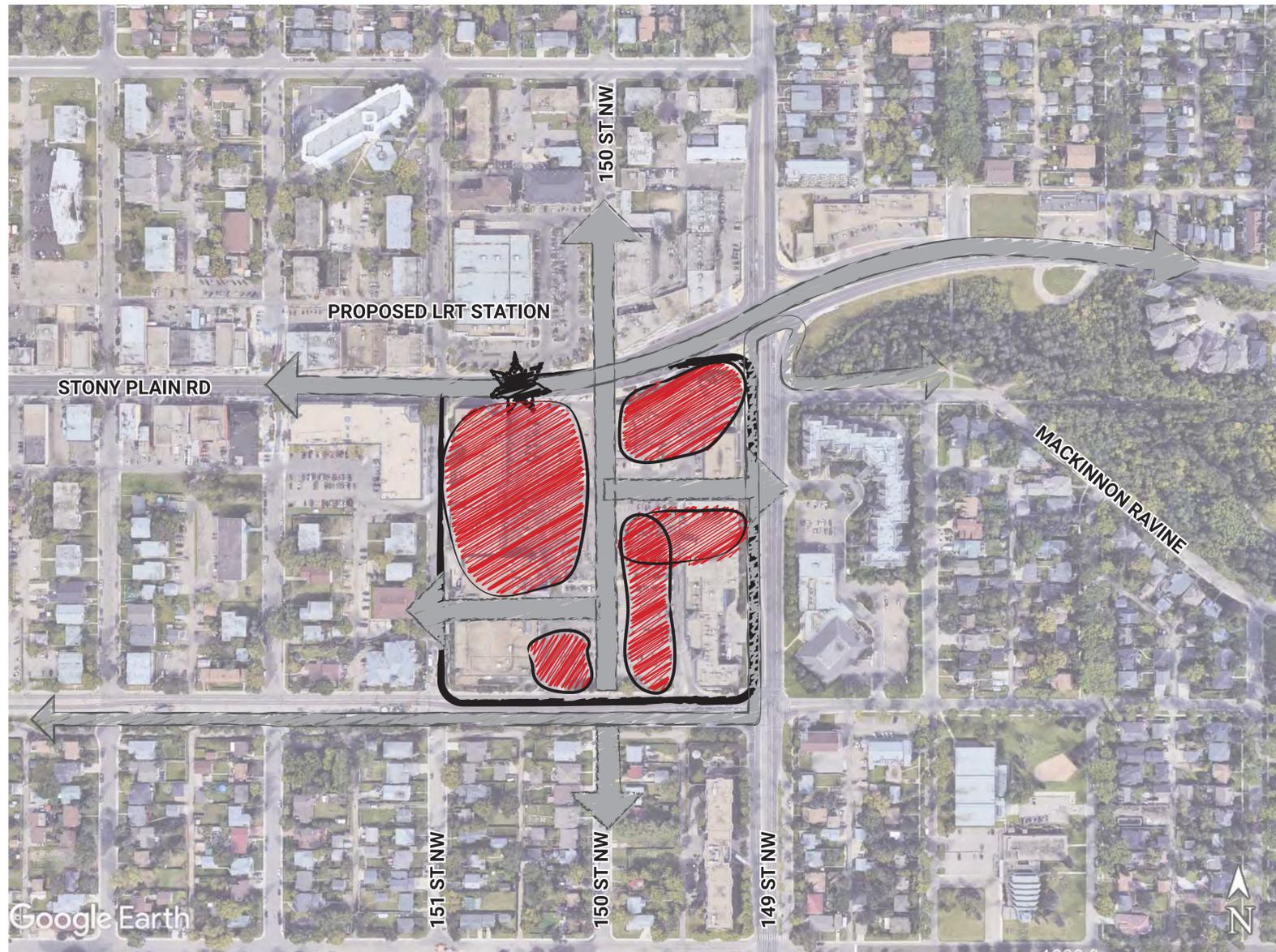
- ★ Proposed LRT Station
- ▬ Roads
- ▬ Share Use Path



OBJECTIVE: RETAIL FOCUS

A **retail focus** will strengthen and enhance Stony Plain Road.

 Opportunities for Retail/Commercial

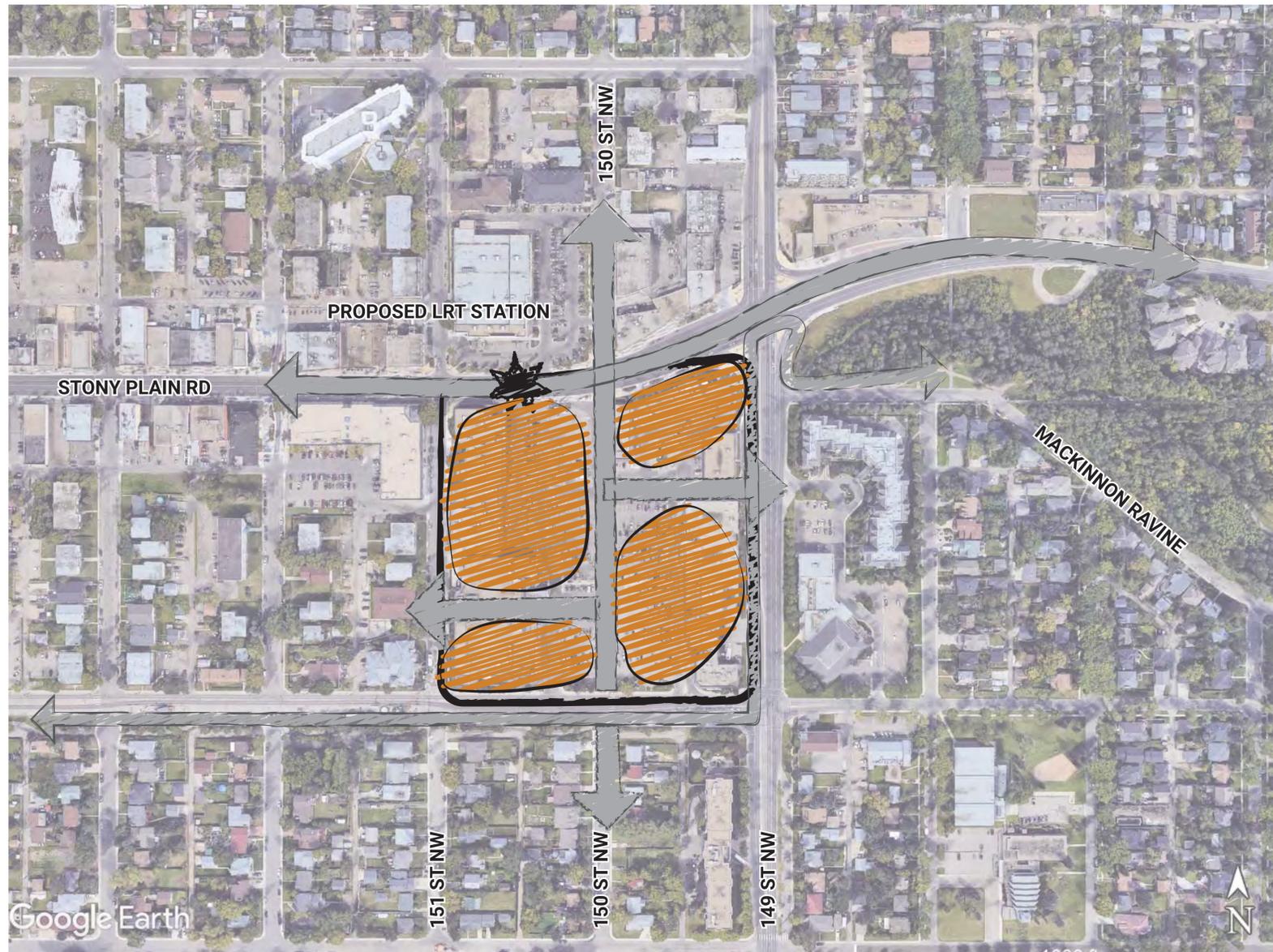


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OBJECTIVE: RESIDENTIAL

The addition of **residential** will transform Jasper Gates into a vibrant and thriving community hub that supports local retail and safer streets.

 Residential Use

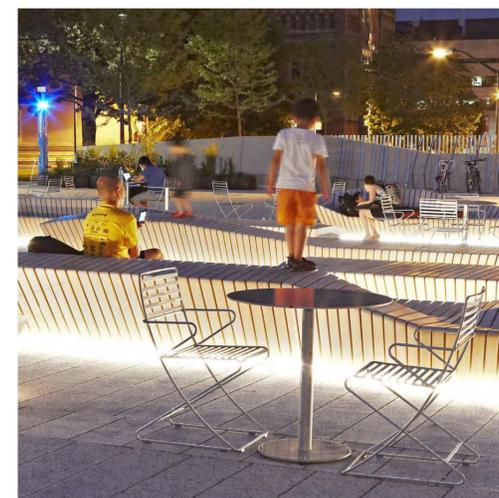
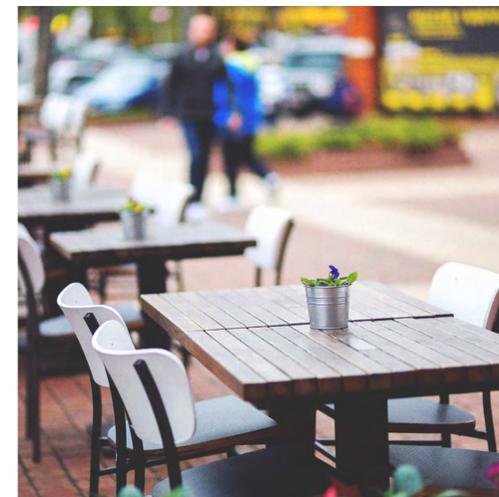
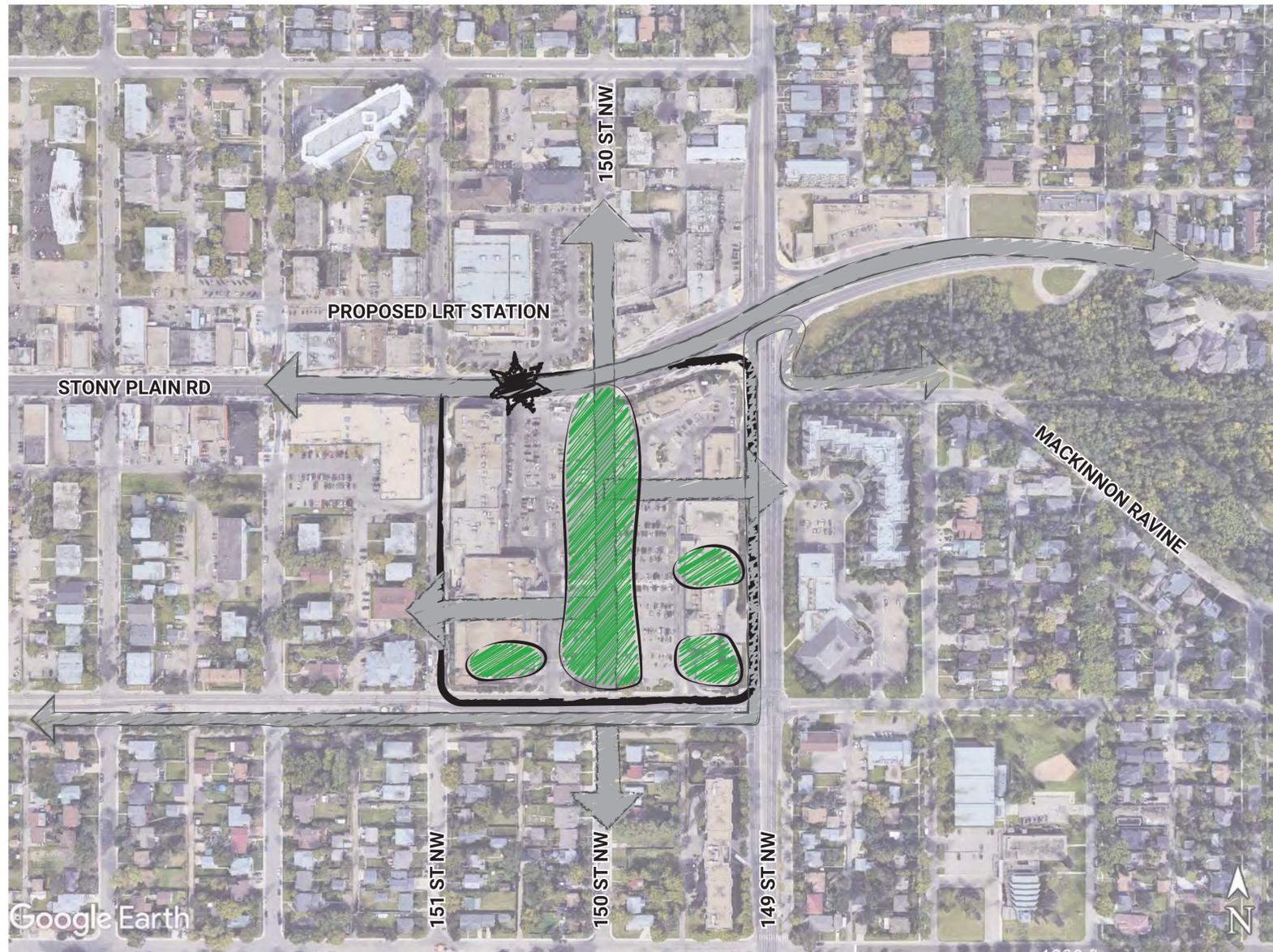


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OBJECTIVE: PUBLIC SPACES

Public spaces will provide amenities in the “spaces in between” and to create a community identity and a place for residents to connect.

 Public Spaces and Amenity Areas



THANK YOU!

Thank you for taking the time to be a part of our conversation.

Please share your thoughts about the **Jasper Gates Redevelopment** on our feedback form.

Fill out the paper
feedback form
tonight



Stay informed!
Provide your
email address