

Chapter 1: An Erosion of Trust



NGCL & Regency Development – 2018-2021

April 2018 NGCL contacts Regency to inquire about upkeep of the Glenora Patio Homes.

November 2018 McCor Mgmt. responds with intent to repair:

- Front porches repair was started in summer of 2018 but they were unable to complete.
- Plan to remedy open junction boxes, wiring, and windows; work to be complete before winter 2019.
- Queuing work on exterior painting for the spring 2019.

April 2019 – No active repairs undertaken to the Patio Homes. NGCL requests work plan. No response.



So...why are you opposing a rezoning that will see these buildings replaced?

Patio Homes A, B, C, D were rezoned DC2 in 1993. (DC2 307).

June 2020 the community received notice of development for ***Patio Home A***

The development authority (City of Edmonton Planning Dept.) granted significant variances to the development.

It is likely the original DC2 required community engagement, however this was 27 years ago, and the community has changed in this time.

Regency made no attempt to contact, communicate nor consult with the community regarding the variances applied to the original DC2.

There is an erosion of *trust* that has developed over the years between NGCL and Regency Development.

Chapter 2: What is a community to do?

The NGCL was denied a voice in the proposed redevelopment of 4 major and central structures encircling the community park of this 70 year old neighborhood.

The only avenue available to the community was to file an appeal to the SDAB regarding the variances to the original DC2 for *Patio Home A*. The intent of the appeal was to communicate with the developer and request community engagement through some form of consultation.

SDAB findings – November 14, 2020. SDAB D-20-143

- Variances granted by the Development Authority is *an error and a failure to follow council decision. Only Council can amend the contents of a DC2 in a way that the DA purports to do in this instance*
- *This process [typically] involves considerable community consultation which is one of the prevailing concerns cited by neighbors [and it did not]*
- *November 14, 2020 the SDAB concludes the only reasonable decision the Board can arrive at with respect the application at hand is outright refusal of the permit.*

Chapter 3: Where are we now?

December 11, 2020 – NGCL writes a letter to Regency Developments with the intent to *find a way forward together after the SDAB decision*. No response.

What we didn't know...was that on November 3, 2020 - a full 9 days before the publication of the SDAB decision - Regency Developments had submitted an application to rezone *Patio Home A* to an RA7.

- Elimination of any obligation to consult with the community.
- The design is the same design presented as a varied DC2 – but with one extra story.

NGCL was informed about rezoning application through a mandatory disclosure notification from the City's development authority. We were both surprised and confused.

- The Planning and Transportation Committee sought guidance from the City Development Authority who advised there was no avenue for appeal on the rezoning to RA7. As long as Regency kept within the framework of an RA7 there was nothing we could do.

Today, the remaining Patio Homes B,C,D are up for rezoning from DC2 to RA7. And today, we are not taking the advice of City's Planning Authority.





What are our concerns regarding this process?

The absence of consultation has placed the community in an adversarial position, one the NGCL would not choose. The NGCL would prefer a positive relationship with the developer and seeks compromise and conciliation.

Robust and authentic consultation allows community members to offer suggestions on how the development can be made to fit, enhance, or improve the entire community and quite possibly the development itself.

The developer is proposing to demolish and rebuild 4 central buildings in the heart of NG, and the NGCL is potentially being denied, through this rezoning application, the opportunity for engagement through a formal consultation process.

Chapter 4: What to do...what to do...

Council can fall back on its bylaws, procedures and regulations to say our hands are tied by this application.

Council can consider the impact of this development on the community, and the processes experienced by the community, and the absence of community engagement...and change the way this development is being *imposed* on the community.

Final comment: NGCL is a community of good neighbors. We live here. The developer does not. It appears our needs and wishes are assigned a lower ranking in the determination of what and how developments are approved in this community. This application enables the developer to avoid community consultation, avoid contributing to the community via community amenity, and silences the community in perpetuity regarding this significant and central development.

The NGCL asks that City Council consider the community impact of rezoning all remaining Patio Homes without any mandated consultation process, and direct Regency Developments to consult with the community notwithstanding the outcome of the rezoning application in question.