



Covenant with the Community

Chris Martyniuk

Community Consultation

- Minimal
- Postcards
- Engaged Edmonton website
- Developer has not spoken to community members for more than a year

Community Response

- Both Belgravia and McKernan Community Leagues opposed to this development
 - Reasons include bad faith precedent of unilaterally amending the ARP without meaningful consultation
 - Far exceeding, in some cases double, what the ARP allows when all other developments in the area have been compliant
 - District Plan for Scona is upholding the existing McKernan Belgravia ARP
 - Pedestrian safety
 - Concerns about built form and lack of diversity

Community Survey - BCL

- Belgravia Community League survey – March 2021
 - Dislikes: height and mass, lack of parking, non-compliant with ARP
 - Some would like commercial spaces which are not proposed
 - Access to LRT station including pedestrian and people with disabilities
 - Traffic congestion and illegal parking
 - Plaza seen as not beneficial. Too narrow/windy for passive use
 - Potential for vandalism, litter, noise and air pollution
- Likes: overall appearance ok, appropriate to have density near LRT as outlined by ARP

Neighbourhood survey

- Fall 2021
- 100% of respondents felt that height should be limited to 4 storeys, as per ARP
- 85.3% felt that the Green Spine should be maintained
- 88.2% felt that there should be a minimum 1m buffer, ideally with a row of trees, to protect the adjacent neighbour's property from noise, traffic pollution from new alley, and to give some privacy
- Responses were mixed regarding a greater percentage of 2 and 3 bedroom units
- 85.3% felt that the developer should upgrade the back lane to commercial standard, given the increased traffic expected

The community is united in its opposition

- It's not a few NIMBY neighbours
- Both community leagues are opposed
- The community feels that the ARP was negotiated in good faith, and is not to be discarded or unilaterally amended
- In order for consultation to be adequate, it should be similar to the consultation which took place when the ARP was developed, negotiated with compromises on both sides
- Ask yourselves: when there is so much to be lost, what does the community gain in return?