

Public Consultation for Transit Oriented Development Guidelines

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Preparation

The Transit Oriented Development Guidelines were drafted with input from a Key Stakeholder Group comprised of the following:

- Edmonton Federation of Community Leagues
- Urban Development Institute
- Alberta Association of Architects
- Association of Professional Engineers, Geologists and Geophysicists of Alberta
- Building Owners and Managers Association
- Coseil Scolaire Centre-Nord
- Edmonton Catholic Schools
- Edmonton Public School Board
- Edmonton Transit System Advisory Board
- Greater Edmonton Home Builders Association
- Media, Art and Design, Exposed in Edmonton
- Nearctic Group (to represent infill developers)
- Next Gen
- Pario Plan (to represent infill consultants)

And a Technical Advisory Committee comprised of 20 representatives from the Community Services, Infrastructure Services, Transportation Services and Sustainable Development Departments.

The Guidelines were drafted over a series of three meetings with the two groups from August 2010 to March 2011. An evening information session on the draft Guidelines was held in December 2010 attended by 72 individuals from members of the external organizations and city departments.

Public Consultation

A series of public consultation events were held from April to June 2011 in accordance with the Public Involvement Plan. The purpose of the events was to:

- provide information about the draft Transit Oriented Development Guidelines; and
- gather feedback to inform the Guidelines

Open Houses

Five public open houses were hosted during May, corresponding to the existing and planned West, South, Southeast, North, and Northwest LRT corridors. These were advertised through conventional and social media, the City's website

and 106,658 direct mail flyers delivered to addresses near an existing or planned LRT corridor.

The Open Houses included a brief presentation from City representatives followed by a question and answer session and an opportunity for participants to make comments. Participants were invited to mingle and speak more informally with City representatives following the formal portion of the agenda, as well as fill out an open house questionnaire.

Stakeholder Presentations

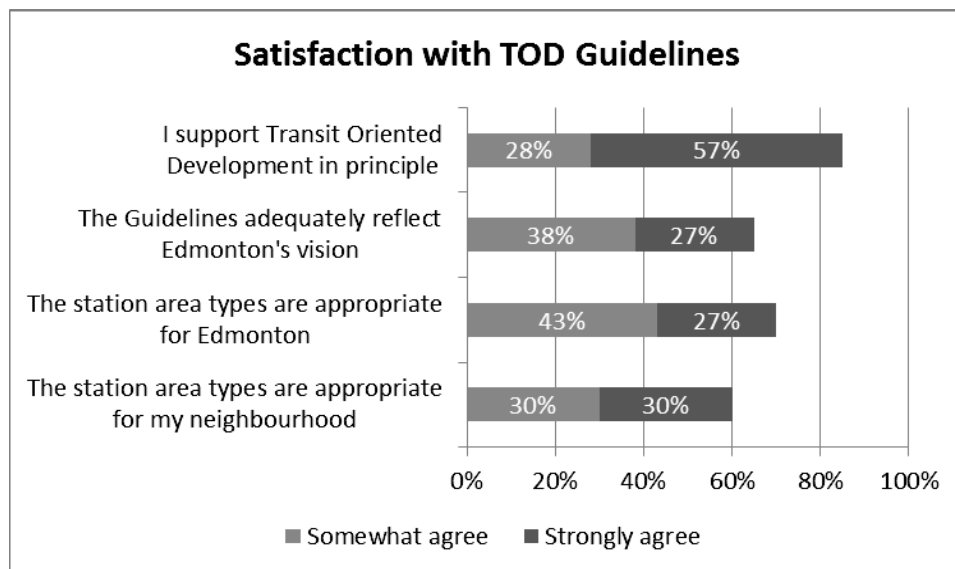
Between April and June 2011, ten stakeholder group presentations were made to organizations that included the Edmonton Federation of Community Leagues, Urban Development Institute, Chamber of Commerce, NextGen and representatives from Edmonton's post-secondary institutions, to further provide an opportunity for information sharing and input.

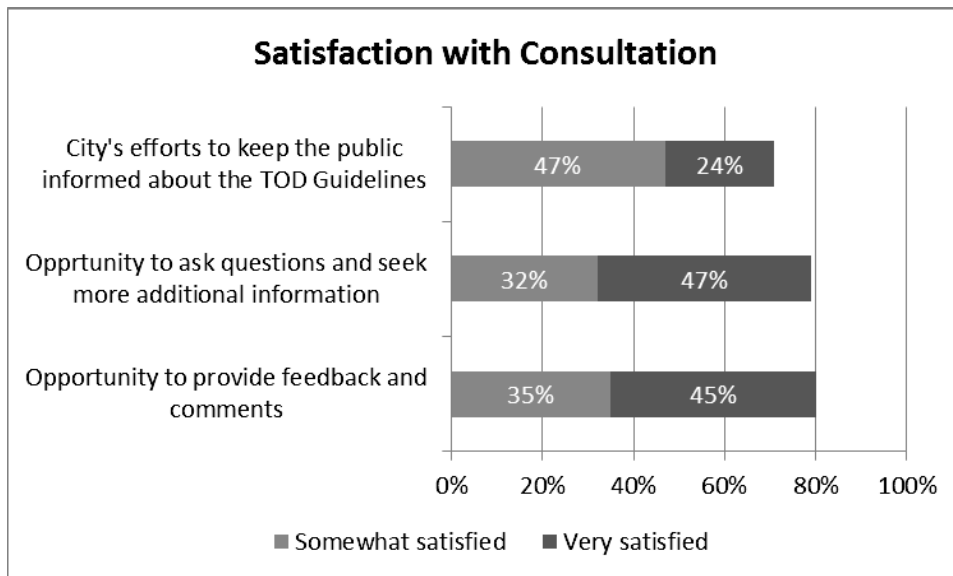
Website

Information was posted on the City's website at Edmonton.ca/TOD, including a video of the presentation at the first Public Open House, Frequently Asked Questions (FAQs), the draft Guidelines document, an online questionnaire and related information. Ten online questionnaires were completed.

Feedback

The draft Transit Oriented Development Guidelines were widely supported in general.





Participation Total

Over 300 participants contributed directly to the public involvement process by:

- attending a public open house;
- attending a stakeholder presentation; and
- completing an open house or online questionnaire.

Classification Information

- 23% of respondents said they live closest to the northwest or west LRT lines, while 19% live closest to the planned southeast leg, 18% to the south LRT line, 3% near the northeast line and about 11% Downtown. Others either did not respond or said they don't live close to any line.
- 60% of respondents said they live within a five-minute walk of an existing or future LRT station or Transit Centre, while 35% do not and 5% weren't sure.
- 42% of the respondents had not used the Edmonton Transit System (ETS) in the last month, while 14% usually make 40 or more one-way trips on ETS, 4% make between 25 and 39 trips a month, 12% average 9 to 24 trips a month, and 28% normally make 1 to 8 trips per month.
- 8% of respondents were 18 to 24 years old; 12% were 25 to 34; 8% were 35 to 44; 30% are 45 to 54; 24% were 55 to 64; and 18% were 65 and older.

Response to Feedback

Some concerns and desires for further information and clarification were raised. In response to these concerns and requests, the Guidelines were amended as follows:

- clarification that the guidelines only apply where a property owner chooses to redevelop their land, and that public process is followed in reviewing rezoning proposals;

- diagrams added to explain the application of the guidelines;
- clarified transition guidelines for buildings of different heights;
- elaboration regarding relationship of the Guidelines to other City plans and policies;
- clarification that site size has greater influence than location in determining appropriate residential densities;
- creation of half station types in the five station areas that had markedly different characteristics: West Edmonton Mall, Rampart, 145 Avenue, Southgate and Century Park;
- reduced density minimums for collector roads in the Neighbourhood Station Type;
- addition of secondary, garage or garden suites as appropriate residential land uses for most station area types;
- addition of text to encourage appropriate school building design in station neighbourhoods;
- addition of universally accessible design as a supporting principle;
- addition of Civic and Cultural Uses in the Building and Site Design Guidelines;
- clarification regarding consistency in the large site size transition requirements for buildings over six storeys in height in the Building and Site Design Guidelines;
- addition of a five year review period for the Guidelines;
- addition of the reference to a Transit Oriented Development Implementation Strategy; and
- addition of more winter and Edmonton photos.

Schedule of Open Houses and Other Presentations

Public Open Houses

Date	Location	Number of Attendees
May 3	SE – Avonmore Elementary School, 7340 – 78 Street	21
May 10	NE – Delwood Hall, 7515 Delwood Road	8
May 12	South – Radisson Inn Edmonton South	15
May 17	West – End Christian Reformed Church, 10015 – 149 Street	52
May 26	NW – Queen Elizabeth High School, 9425 – 132 Avenue	26

Other Presentations

Date	Stakeholder Group	Number of Attendees
April 27	Edmonton Federation of Community Leagues (EFCL)	8
May 2	Edmonton Transit System Advisory Board	12
May 5	Urban Development Institute	14

May 9	School board representatives <ul style="list-style-type: none"> • Edmonton Public Schools • Edmonton Catholic Schools • Coseil Scolaire Centre-Nord (Francophone Board) 	3 3 1
May 10	Edmonton Chamber of Commerce	12
May 16	Edmonton committees: <ul style="list-style-type: none"> • NextGen • Media Art and Design in Edmonton • Edmonton Youth Council 	5 5 1
May 18	Post-secondary education institution representatives <ul style="list-style-type: none"> • MacEwan University • University of Alberta • NorQuest College • NAIT • King's University College • Concordia University 	4 4 2 1 1 3
May 19	Jasper Place Revitalization Committee	8
May 30	Business Revitalization Zone representatives	4
June 16	Central Area Council of Community Leagues	9