

## May 4 public hearing, Item 3.25 Charter Bylaw 19681 - To allow for mixed use, high density, transit oriented development Holyrood.

### Presentation Highlights by Margaret Russell

My concerns about the Holyrood Gardens development are the following:

1. 1200 apartment housing units were already approved and the additional 450 are an unacceptable request. 1650 new apartments in one area are beyond excessive. The City's own ***Infill in Edmonton Apartments*** statistics, for building permits issued in Core, Mature, and Established neighbourhoods, show 1,887 for 2018 and 1,432 in 2019. The Holyrood development is clearly a disproportionate number in one area of the City.
2. Page 597 of the Agenda indicates the Edmonton Design Committee did not provide input on this Bylaw. This is further explained by the following statement:

This application was not reviewed by the EDC. Both previous reviews by the EDC resulted in letters of non-support, citing a core belief that the project required significant refinement and/or redesign. Most of the critique centered around integration with the community, site access, and public realm components.

The mandate of the Edmonton Design Committee is to "improve the quality of urban design in the City of Edmonton". Surely, the magnitude of this increase from 1200 to 1650 warrants all the quality input available. To me, this statement – "their core belief that the project required significant refinement and/or redesign" is a huge siren, ringing loudly, but no one hears it.
3. The new Open Option Parking policy was approved on June 20, 2020. Someone with foresight added a 6-month review for January 2021. This is not available, but I received the following information:
  - a. The Public Parking Action Plan is targeted to go to Urban Planning Committee on May 11 (still tentative) for feedback. The plan itself and more information about it is posted on the City's website here: [https://www.edmonton.ca/transportation/driving\\_carpooling/public-parking-action-plan.aspx](https://www.edmonton.ca/transportation/driving_carpooling/public-parking-action-plan.aspx).
  - b. The report "Shared Parking Impact to High Demand Parking Areas" was presented to Urban Planning Committee on March 23, 2021. See Item 6.5 here: <https://pub-edmonton.escribemeetings.com/Meeting?Id=195cb668-3c90-46de-b952-6c2bba4d47ad&Agenda=Agenda&lang=English>.

The City of Edmonton's Open Option Parking initiative includes plans for barrier free or shared parking, and a bike plan for multi-unit residential uses – one space per two dwellings. Were these mentioned in the attached documents?

4. Page 326 of the Agenda describes the City's requirement that 10% of the dwellings be offered to the City to purchase at 85% of market value for the purpose of operating affordable housing. This infill project will replace affordable housing in Holyrood yet there are no details of how this requirement will be met.

5. On pages 600 and 601 of the Agenda, City administrators address future congestion on the 93 Avenue NW corridor and require that the developer commit to additional analysis and construct the resulting improvements as development of Holyrood Gardens proceeds, at their cost. The City provides the 76 Avenue NW corridor in McKernan/Belgravia as a comparable example. This is not true. 76 Avenue between 114 Street and 119 Street NW serves a community where infill has been very strictly limited near the LRT station; the intersection at 114 Street NW and 76 Avenue NW received an elaborate new pedestrian/bike underpass at the intersection where the LRT station was built.
6. My final concern is for the proposed publicly accessible private park. Its unfortunate location will result in a heavily shaded amenity, of little recreational value.

It is a civic tragedy that the City of Edmonton planners accepted the request to revisit this recently approved development. Why has the City taken the position to support the developer and not the Holyrood Community? This has placed the onus on citizens who, like me, may be novices when it comes to the terminology, or the phasing in of significant changes that are underway in Edmonton in terms of the growth of our City. When I read the new ***Edmonton City Plan***, the people's plan, adopted by Edmonton City Council on December 8, 2020, I read that community is important. Community has been forgotten here.

Respectfully submitted by Margaret Russell

May 4, 2021