Documents that follow until the following item begins are for the following:

May 4, 2021
City Council Public Hearing
Items 3.16 & 3.17
Good Afternoon Everyone:

Please see the attached concerns in connection with the above referenced for Public Hearing scheduled on May 4th at 1:30pm.

Thank you.

Susan & George Schmidt
May 4th Public Hearing
Re: Proposed Rezoning of 741 – 107 Street Lot 2, Plan 8121064
Reference File No: LDA20-0396

1. The Ravines of Richford consists of 49 tax paying homeowners.
   i) 46 (94%) tax paying homeowners are opposed to the proposed rezoning of 741-107 Street.

2. SURFACE AND SERVICES INFRASTRUCTURE

   A. Costs of Surface Infrastructure;

   B. Cost of Infrastructure on public property including access to and from the proposed rezoning of 741-107 Street;

   C. SURFACE INFRASTRUCTURE

   1. Asphalt;
   2. Concrete;
   3. Subgrade changes;
   4. Traffic lights;
   5. Signage;

WHO IS PAYING FOR THESE CHANGES?

D. UNDERGROUND UTILITIES

   1. Water mains to property line;


      i) EPCOR WATER has identified that there is currently INSUFFICIENT fire flow capacity to support commercial land uses at this location.

      ii) A water main extension and additional fire hydrants will be required;

      iii) Adverse impact(s) of insufficient water supplied by EPCOR WATER to the Ravines of Richford and ALL other communities in the area;

      iv) Safety issues in the event of an emergency situation ie: fire

      v) adverse effect of increased home insurance rates for homeowners.
WHO IS PAYING FOR THESE CHANGES?

E. SANITARY SEWAGE

1. Currently there is no sanitary sewage leaving the proposed rezoning location (Lot 2), and there is no data stating that the Sanitary Sewer Main could facilitate the additional volumes of Low Intensity Business Zone from Rural Residential Zone on public property?

WHO IS PAYING FOR THESE CHANGES?

F. STORM SEWER

1. There is no storm service to the proposed rezoning lot. There is .8 hectare of property to be tied into the storm system.

WHO IS PAYING FOR THESE CHANGES?

G. SHALLOW UTILITIES

1. Gas;
2. Power;
3. Phone;
4. Cable.

WHO IS PAYING FOR THESE CHANGES?

H. TRAFFIC ON ELLERSLIE ROAD

1. Traffic on Ellerslie Road is regulated by bridge lanes over Blackmud Creek – 2 west and 2 east lanes. The TIA Report references Ellerslie Road will be upgraded to six lanes. Do we have information on this future project?

WHO IS PAYING FOR THESE CHANGES?

I. SAFETY

1. ATCO – High-Pressure Pipelines – What is the proposed safety operating practice and protocols of the potential hazards of the construction being in the proximity of ATCO’S high-pressure Pipelines?
2. The Ravines of Richford entry and exit off Ellerslie Road is 50m. Does this meet the Traffic Accommodation Study?

J. RAPTURE STUDY

K. HOMEOWNER COMMENTS
On May 4th I hope to city councilors listen to what the people say who will be presenting on this topic.

Has anyone looked at the traffic reports completed? This will NOT help make it better.

We don’t need to have commercial on every corner in the city especially with all the vacant space now in our area.

I just has to resend what a neighbor has summarized before.

John Heritage
Treasure for Royal Gardens HOA

Regarding: Rezoning application: Reference File Number: LDA20-0396 at 741-107 Street SW (Application made by Ryan Edie)

As homeowners in the Royal Gardens at Blackmud Creek community, we are writing to formally state that we are strongly opposed to the rezoning of 741-107 Street SW (Reference File Number: LDA20-0396) into a commercial property.

We oppose this rezoning due to the following issues:

1) **Traffic Flow** - Only one in/out west bound access would be available
   a) Traffic volume on Ellerslie Road has increased substantially in this area due to expanding residential and business development.
   b) Within 750 m (Calgary Trail to the site) there already exists 3 right turn exits. The property would be accessed through a 4th right exit in this span.
   c) West bound traffic crosses a bridge over Blackmud Creek and up the bank. This limits a motorist’s vision and time to prepare for a right turn lane to the property.
   d) Extensive infrastructure build is required for the property. This would cause major traffic jams during build out as services would have to be brought from the opposite side of Ellerslie Road.

2) **Safety**
   a) U-turns would be made in the Ellerslie Baptist Church (10603 Ellerslie Road SW) parking lot across the street from the property. To attempt this U-turn vehicles would have to cross four traffic lanes.
   b) The Church parking lot is busy with weekday events and a preschool program where children are dropped off and picked up, and who often play in a grassy area adjacent to the parking lot.
3) **Commercial Space Availability** - With the abundance of commercial property available in the areas there is no justification to rezone this property.
   a) 10 acres of land located 440 m to the east of this property and buildings is for sale. Ellerslie GreenHouse.
   b) Two 3 story Melcor office buildings and retail buildings on 10th Avenue and 103A Street have an 80% vacancy rate.

4) **Community**
   a) Mid to high end residential properties border on this property including acreage properties in excess of $3M. Re-zoning would decrease the value of these properties and properties backing onto this development by 10 percent.
   b) This is a family community where young children are raised and enjoy a community playground located 2 walking minutes (140 m) away from this property.
   c) Homeowners researched the area carefully before they purchased their homes. There was no indication a commercial property would be sharing their back fence.

This zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as the intended use for this area is residential.

An email has also been sent to our City Councillor, Ward 10 Councillor Michael Wlaters, and all other city Councillors notifying them of our concerns.
Dear Councillor Walters & other officials,

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status. The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant's interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no "need" for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will
impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community. The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversion Toolkit to help but no effort has been made. Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences. 

**Dangerous to pedestrians.** Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous. 

**Dangerous Traffic** Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.

George & Antoniamma Cherian
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Paramveer Sidhu

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

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Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic. Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Gurmeet Sidhu

ADDRESS: ________________ 

Phone: ___ 

E-Mail: ___ 

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We request the city to keep our Neighborhood the beautiful community that it is.
Hi,

Please see attached Letter. I am a resident of 10907 8 Ave SW, Edmonton, AB T6W 1G1 strongly opposes rezoning of 741 - 107 street.

Thanks & Regards,
Bhumika Waghela.
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Bhumika Waghela, Piyush Vaja

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

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We request the city to keep our Neighborhood the beautiful community that it is.
community league response to rezoning application in Richford, 741-107 Street SW

BCCL President <boardpresident.bccl@gmail.com>
Fri, Apr 30, 2021 at 12:04 AM

To: city.clerk@edmonton.ca, andrew.knack@edmonton.ca, bev.esslinger@edmonton.ca, jon.dziadyk@edmonton.ca, aaron.paquette@edmonton.ca, sarah.hamilton@edmonton.ca, scott.mckeen@edmonton.ca, tony.caterina@edmonton.ca, ben.henderson@edmonton.ca, tim.cartnell@edmonton.ca, Michael Walters <michael.walters@edmonton.ca>, mike.nickel@edmonton.ca, mohinder.banga@edmonton.ca
Cc: southwestcommunity2021@gmail.com, vivian.gamache@edmonton.ca

Dear City Councillors,

I would like to request that you please review the attached letter with respect to an application to rezone 741-107 Street SW in the neighbourhood of Richford from RR to CB1.

The community league is strongly opposed to the proposed rezoning, as are many residents.

Thank you,

Rob Powell
Vice-President

http://blackmudcreek.com/
https://www.facebook.com/blackmudcreekcl/

Blackmud Creek - Letter of Opposition.pdf
215K
April 29, 2021

RE: 741-107 Street SW, proposed rezoning from RR to CB1.

Dear City Councillors,

On Monday April 26th the Blackmud Creek Community League board of directors voted unanimously in favour of supporting the residents of Richford and The Ravines of Richford in opposition to a proposal to rezone 741-107 Street SW from RR to CB1.

The first thing that I would like to highlight is the poor communication of the proposed development. The mail delivery of notifications to residents that live in proximity to the proposed development has apparently been spotty at best. The sign placed on the site meant to alert people of the proposed development is small, oriented parallel to the road, and next to a sidewalk that nobody walks on.

The second thing that I would like to draw attention to is that a group of well-organized residents has spent a lot of time gathering signatures on a petition against the proposed development, and they were apparently only told, once it was too late ahead of the public hearing, that the petition would not carry much weight because the number of individual complaints to the City of Edmonton is more important.

These two things do not come across as very honest.

It is our understanding that these types of development are historically built on corners of intersections, not sandwiched between homes in a low density residential area or in the middle of a very busy road like Ellerslie Road SW. Looking at the latest Neighbourhood Area Structure Plan (NASP) for Richford, it was updated in January 2021 to incorporate a recently approved commercial development application. This commercial land is located on the corner of an intersection, as it should be. And this is the case when you look all over South-West Edmonton.

Counting the existing access to The Ravines of Richford and an existing private driveway immediately to the West of that, adding one or two access points in and out of a commercial development would create 3 to 4 turning areas within 100-150 meters. It is not safe to put a small commercial development in the middle of a busy road. As well, anyone travelling East-bound on Ellerslie Road SW that wants to access the proposed development will either have to do a U-turn on Ellerslie Road SW or drive through the Ellerslie Road Baptist Church parking lot to turn West-bound in a safer manner. These both seem like unacceptable options. One has the potential to cause accidents, and the other unnecessarily causes extra traffic and undue wear and tear on the church’s parking lot.
Another thing that caught my eye in reviewing the NASP for Richford is that Figure 5.0 on page 20 shows 107 St. SW connecting to Ellerslie Road SW. That does not reflect existing conditions. I would like to ask for confirmation of whether this was a drafting mistake or a significant plan change approved by the City of Edmonton without consulting residents. If it is the latter, that would probably be more upsetting to residents than the proposed commercial development. If it is a mistake, the figure needs to be updated as soon as possible.

The Heritage Valley Servicing Design Concept Brief has never contemplated a commercial development in this proposed location. In fact, Map 11 on Page 39 has been updated 13 times, and still does not show a potential commercial development in this location. Some residents would not have purchased their homes had they known that a commercial development would have eventually been built in this location. Not only will this potential development be disruptive to the area once it is open, it will be very disruptive to residents during its construction.

Also, there are already lands nearby suitable for businesses, such as the business development area along 103 A St. SW or the large piece of land soon to be vacated by Ellerslie Gift and Garden.

The Blackmud Creek Community respectfully asks that the proposed development be rejected by City Council.

Thank you for your consideration,

Rob Powell
Vice-President
Blackmud Creek Community League
boardpresident.bcccl@gmail.com

\[Signature\]
Opposition to 741 - 107 Street Rezoning

NAME(s): Jill and Ryan De Grace
ADDRESS:
Phone:
E-Mail:

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

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We request the city to keep our Neighborhood the beautiful community that it is.
Rezoning proposal of 741 107 Street Sw from RR to CBI

I am writing to voice my strong opposition to the rezoning attempt of the above addressed property. As you are aware the Ellerslie RD is already a very busy street. On rush hours and on Saturdays the traffic is extremely busy and it’s very difficult to make left turns from 111 St to 91 St on Ellerslie RD. Due to heavy traffic, many times I missed or was late for Dr.’s or other appointments. Rezoning this property to a commercial property creates more traffic jams and it will lead to more vehicle and pedestrian accidents. I also do not want commercial activities taking place in a peaceful quiet residential neighbourhood. It’s zoned for RR and it should stay like that. The neighbourhood which I am living in is a pleasant, low density residential zone and that was the reason I choose to live in this area. The concerned rezone will change the character of the neighborhood, pleading to more people, traffic congestion will be a huge issue, safety issues, and noise, as well as a reduction in property values. I am concerned that the Property values are likely to go down if the proposed rezoning is approved.
Therefore, for the betterment of the community living and safety of its residents, I strongly oppose the rezoning and I urge you to reject or vote no to the proposal.

Thank you

Regards,

Mathew and Susan Koshv
Opposition to 741 - 107 Street Rezoning from RR to CB1

Thu, Apr 29, 2021 at 4:05 PM

To: "Michael.Walters@edmonton.ca" <Michael.Walters@edmonton.ca>, "city.clerk@edmonton.ca" <city.clerk@edmonton.ca>, "aaron.paquette@edmonton.ca" <aaron.paquette@edmonton.ca>, "andrew.knack@edmonton.ca" <andrew.knack@edmonton.ca>, "ben.henderson@edmonton.ca" <ben.henderson@edmonton.ca>, "bev.esslinger@edmonton.ca" <bev.esslinger@edmonton.ca>, "jon.dziadyk@edmonton.ca" <jon.dziadyk@edmonton.ca>, "mike.nickel@edmonton.ca" <mike.nickel@edmonton.ca>, "mohinder.banga@edmonton.ca" <mohinder.banga@edmonton.ca>, "sarah.hamilton@edmonton.ca" <sarah.hamilton@edmonton.ca>, "scott.mckeep@edmonton.ca" <scott.mckeep@edmonton.ca>, "tim.cartmell@edmonton.ca" <tim.cartmell@edmonton.ca>, "tony.caterina@edmonton.ca" <tony.caterina@edmonton.ca>, "Vivian.gamache@edmonton.ca" <vivian.gamache@edmonton.ca>
Cc: South West Community <southwestcommunity2021@gmail.com>

Please see attached. We are in TOTAL OPPOSITION to the proposed rezoning.

Judy Oneschuk
Gilbert McGreer

Opposition to 741 - Rezoning0001.PDF
355K
We are authorizing Nimet Kanji to send the attached “Opposition to rezoning” on our behalf.

Judy Oneschuk

Gilbert McGreer

April 29, 2021
We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed redevelopment will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant’s interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

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More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than
Royal Garden’s Neighbourhood

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NAME(s): Gilbert McGreevy
ADDRESS: 
Phone: 
E-Mail: 

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Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic. Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.

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We request the city to keep our Neighborhood the beautiful community that it is.
We are submitting this email in opposition to the proposed rezoning of 741-107 St SW from RR to CB1 and respectfully request that City Council deny this rezoning application. We live in the Ravines of Richford community immediately east of the subject parcel of land.

We urge the City of Edmonton to deny this application for re-zoning for the following reasons:

1. **Need to maintain the residential fabric of the area**: The proposed commercial business site is in a residential zone and should remain as such to maintain the character of the area as contained in the Richford Neighbourhood Area Structure Plan.

2. **No need for additional commercial businesses in the area**: Additional commercial businesses are unnecessary in the vicinity of the subject site. All related business needs are currently available along Ellerslie Road within 3 blocks east of the subject site and 5 blocks west of the subject site.

3. **Negative impact on traffic in the area**: The proposed subject businesses would add to the traffic problems already being experienced by the Ravines of Richford community. Traffic currently backs up on Ellerslie Rd making access from the Ravines of Richford community difficult and dangerous. Additionally, many vehicles are making U-turns on Ellerslie Rd at the exit from the Ravines of Richford community. The proposed business vehicular demand would compound existing traffic problems with vehicles attempting to access the subject site.

4. **Drainage impact in the area**: The water drainage requirements for this site are a concern particularly if redevelopment of lots located north of the subject site are encouraged and proceed, as suggested by the applicant. The subject site and any future redevelopment would have significant impact on the Ravines of Richford community and City drainage infrastructure.

5. **Noise, lights and other business-related issues**: The Ravines of Richford community, other surrounding communities and the Ellerslie Baptist Church would experience and be negatively impacted by noise, bright and flashing lights and other business-related issues.

6. **Littering and theft in the area**: The proposed commercial business would attract foot traffic from the hotels and the ravine homeless located within two blocks east of the subject site. This would have significant impact on the Ravines of Richford community and the Ellerslie Baptist Church.

Respectfully submitted,

Paul and Deb Barlott

Paul and Deborah Barlott
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Arif Kassam
ADDRESS
Phone: __
E-Mail: __

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We request the city to keep our Neighborhood the beautiful community that it is.
SAVE OUR NEIGHBOURHOOD

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We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

- **X** The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

- **X** There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

- **X** More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

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Others comments / concerns

NAME(s): QIANG LU SO YANLING DONG
ADDRESS
Phone: 
E-Mail: e
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Nimet Kanji

ADDRESS

Phone: 

E-Mail: 

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We request the city to keep our Neighborhood the beautiful community that it is.
Hi Paulette, Thank you for reaching out concerning this application.

The Council Report, Bylaw and Resolution included the number of residents in opposition and support as a result of the advance notification (sent out by mail on January 5, 2021) and at the time of writing the reports.

On March 13, 2021, another notification was sent out by mail regarding the Public Hearing.

The Public Hearing notice provides information on how the residents can submit written comments and register to speak at the Public Hearing. I have attached the Notice of Public Hearing for your reference.

The City Clerk will ensure that all comments received as a result of the Public Hearing notification will be sent to City Council members.

Furthermore, the Senior Planner, Rod Heinricks, will include a revised number of residents in opposition and support during the Powerpoint presentation to City Council at the Public Hearing, (this number includes all correspondence received up until May 3, 2021).

Best regards,
Vivian Gamache | RPP MCIP

Please note, staff are working remotely in response to the City of Edmonton's recent COVID-19 protocols. Our high standard for customer service remains the same. Please continue to reach out to us via telephone or email and we will respond. Thank you.

All information contained in this email post is proprietary to the City of Edmonton, confidential and intended only for the addressed recipient. If you have received this post in error, please disregard the contents, inform the misdirection’s sender, and remove it from your system. The copying, dissemination or distribution of this email, if misdirected, is strictly prohibited.

On Sun, May 2, 2021 at 3:33 PM paulette killam <killampaulette@gmail.com> wrote:
Re: Incorrect information provided to Council:

The Board of the Ravines of Richford community canvassed and spoke with all 49 homeowners and obtained signed support from 46 of those in OPPOSITION to the rezoning proposal. This represents 94% of homeowners. We submitted an email to councillors with this information.

We've been getting conflicting information about whether the email from the Board is registered as one opposition ... or if it's counted as 46 opposed? But it's important that you understand that the vast majority of homeowners affected by this rezoning application are OPPOSED.

I understand that the affected neighbouring community (Royal Gardens and the 23 estate homes) did the same and canvassed all homeowners.

Together, for the total of 396 properties that were to have been notified, the overall percentage of all opposed is in the mid 90's percentage.

This represents a significant opposition by all homeowners to this rezoning.

The City Administration wrote:

> Advance Notice was sent to surrounding property owners and the Blackmud Creek Community on January 5, 2021. As a result, five phone calls and 41 email responses were received. The most common feedback expressed concerns about traffic congestion and opposition to commercial development. Information in the What We Heard Report (Attachment 9) includes details of the feedback as well as the responses from Administration during the application review process.

The number of responses noted in the Administration's report is INACCURATE - as is the essence of our concerns.

Your sincere consideration in denying this rezoning request is appreciated.

Paulette Killam
We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741–107 Street SW into a commercial property (C131) from the current Rural Residential Zone (RR) status.

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Royal Garden's Neighbourhood

Opposition to 741 - 107 Street Rezoning from RR to CB1

NAME(s): Richard Tehmar, Sally Tehmar

ADDRESS

Phone: __
E-Mail: __

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Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741- 107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
I, Hans Wick, I am writing this letter to oppose the reasoning of 741-107 Street SW. I am a resident of Royal Garden in Richford.
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): __________________________________________________________

ADDRESS: __________________________________________________________________________

Phone: _____________________________________________________________________________

E-Mail: ____________________________________________________________________________

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant’s interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than
accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business's available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
Hello
I'm a resident of 724 107A Street SW and I strongly opposed the rezoning attempt of 741 107 A Street on Ellerslie Road. Right now we live in an area where I can take my dog for walks and my elderly parents in law also go for walks freely. Once this property turns into a business centre it will be very challenging for us to go out and enjoy our walks. I cannot imagine the traffic as well as the noises. Please keep our area only a residential only and allow the people that live here to maintain our current peace.

Thank You.
Today I am writing to all of you to raise my strong objection to the rezoning attempt of 741-107 street SW from RR to CB1. Please register my vote in opposition of this rezoning proposal. I have always placed my faith in my city administration and councillors. I believe everyone will listen to my voice and do what is necessary to save my community of RICHFORD.

I have been a resident of Richford for the last 10 years. I can't pen down my emotions attached to this beautiful, friendly, peaceful and green residential area whom I proudly call my HOME. I finished my university studies and started my professional career as a health worker while living in Richford. I had the option to move into new young residential areas where I could have owned a new home at a much cheaper price. But I choose to stay in Richford.

- I along with my family use Ellerslie road sidewalk to 741-107 street to access the ravine area for dog walking and biking throughout the year.
- The new proposed zone changes don't fit into the idea behind when this community was created which was a low density & quiet area.
- I along with my family and other residents believe there is no need for this rezoning. It will deplete the value of my community and house price.
- There is already new business space available near this proposed zone which is in dire need of support for local business just around Ellerslie Garden centre and land is up for sale.
- The rezoning applicant has made zero effort to initiate a dialogue with us and how can I put my faith in such a developer. There could be a pub, bar or liquor store in the development as I am trying to raise my family in this peaceful community.

I am putting my faith in you today.
Thanks,
Ravneet Malhi
We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: Michaela Rukkekonen, Date: March 3, 2021

Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: J C Hannan, Date: March 3, 2021

Signature:

Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: Zahid Rami, Date: March 5, 2021

Signature:

Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: Dary Rosine, Date: March 5, 2021

Signature:

Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: Daniel Hawryluk, Date: March 3, 2021

Signature:

Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: Susan & Raven Fuss, Date: March 3, 2021

Signature:

Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: Raz Jaber, Date: March 3, 2021

Signature:

Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: Deeptika Mujoo, Date: March 5, 2021

Signature:

Address:
We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Myrne & Gordon Jones  Date: March 03/2021
Signature: ____________________________
Address: ____________________________

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Jasjit Mann  Date: March 3rd 2021
Signature: ____________________________
Address: ____________________________

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Rochelle Walter  Date: Mar 3, 2021
Signature: ____________________________
Address: ____________________________

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Paulette Killam  Date: March 3, 2021
Signature: ____________________________
Address: ____________________________

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Bobbie deol  Date: March 3, 2021
Signature: ____________________________
Address: ____________________________

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Paula Harvall  Date: Mar 3/2021
Signature: ____________________________
Address: ____________________________

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Hard-ep Dillen  Date: Mar 3/2021
Signature: ____________________________
Address: ____________________________

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Mandi Bray  Date: March 3, 2021
Signature: ____________________________
Address: ____________________________
We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: GEETHA NAGRAJAN Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: HARSINDER S. SOHAN Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: JASON BLAIR Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: BENDA MINNAC Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: CURTIS PENNER Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: SONIA ROCHELLE Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: MARY STARCHUK Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: SIMON KAN Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: CURTIS PENNER Date: MARCH 4, 2021
Signature: 
Address: 

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: CURTIS PENNER Date: MARCH 4, 2021
Signature: 
Address:
We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: [Signature]
Date: [Signature]
Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Amanda Polley
Date: March 2021
Signature:
Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Bhushan & Shanti Jobanputra
Date: March 2021
Signature:
Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Paul Detloff
Date: March 3, 2021
Signature:
Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: [Signature]
Date: [Signature]
Address:

We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW.
We are opposed to the Re-zoning of 741-107 Street SW
(File # LDA20-0396).

Name: Deb Barkott
Date: March 21
Signature:
Address:
We are home owners of Ravines of Richford at 10550 Ellerslie Rd SW. We are opposed to the Re-zoning of 741-107 Street SW (File # LDA20-0396).

Name: Lisa Waywood Date: March 3, 2021
Signature: _______________________
Address: __________________________________________________________

Name: Don Kamke Date: March 3, 2021
Signature: _______________________
Address: __________________________________________________________

Name: Dr. Rebecca Reed Date: 03/03/2021
Signature: _______________________
Address: __________________________________________________________

Name: Rick Anderson Date: March 3, 2021
Signature: _______________________
Address: __________________________________________________________

Name: Jason Locke Date: March 1, 2021
Signature: _______________________
Address: __________________________________________________________

Name: Tushant Munroe Date: 10 March 2021
Signature: _______________________
Address: __________________________________________________________

Name: Mondel Gregory Date: March 3, 2021
Signature: _______________________
Address: __________________________________________________________
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Bonnie Makarchuk
ADDRESS: ________________________________
Phone: ________________________________
E-Mail: ________________________________

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are strongly opposed with this re-zoning due to the following major issues at hand... 

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant’s interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at __________________________ which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than
accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business's available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic. Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
SAVE OUR NEIGHBOURHOOD

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are in [Support / Opposed [Strongly Opposed]] with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

Q1. The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

Q1. There is no "need" for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

Q1. More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

Q1. The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

Q1. Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.
The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): Sami Alam
ADDRESS:
Phone: __
E-Mail: __
SAVE OUR NEIGHBOURHOOD

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are in **Support / Opposed / Strongly Opposed** with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

**The zone change is not consistent with the area.** The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

**There is no “need” for the zone change.** The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

**More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

**The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby).** The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

**Dangerous Traffic** Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.
The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): R. Bhagota
ADDRESS:
Phone:
E-Mail:
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

We are owners of residents in Royal Garden and Windsor Estates located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are in (Support / Opposed (Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

-The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

-There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

-More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

-The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

-Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.
The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Consideration of the environmental impact – the current property does not have sewer and tying into the existing sewer lines will cause more strain on the existing system and overflow will run into the Black Mud Creek impacting the environment.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): Georges Antony Amma Cherian
ADDRESS: 
Phone: 
E-Mail: 

SAVE OUR NEIGHBOURHOOD

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

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- **More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 Street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

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- **Dangerous Traffic** Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.
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Others comments / concerns

NAME(s): JAHRT JUDG

ADDRESS:  

Phone:  

E-Mail:  
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Others comments / concerns

NAME(s): JONKA MAJKOVIC
ADDRESS: 
Phone: 
E-Mail: 
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): RAUNEEET MALHI
ADDRESS:
Phone:
E-Mail:
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): HUA HUI WANG
ADDRESS: 
Phone: 
E-Mail: 
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Others comments / concerns

NAME(s): Joanne Ward
ADDRESS
Phone: 
E-Mail: 

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Others comments / concerns

NAME(s): Justin Walls
ADDRESS: 
Phone: 
E-Mail: 
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Others comments / concerns

NAME(s): Betty Yu
ADDRESS: 
Phone 
E-Mail:
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Others comments / concerns

Too much traffic, bridge too narrow.

NAME(s): Maria + Zaki Alam
ADDRESS:
Phone:
E-Mail:
Opposition to 741 – 107 Street Rezoning from RR to CB1

Marble Slab Creamery

To: city.clerk@edmonton.ca

Tue, Apr 27, 2021 at 12:44 PM

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We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant’s interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 Street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will definitely decline which will then result in lower property taxes which will likely far outweigh what...
the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
SAVE OUR NEIGHBOURHOOD

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The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are in (Support / Opposed) Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

___ The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

___ There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

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____ Others comments / concerns

NAME(s):  
ADDRESS
Phone:  
E-Mail:
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✓ Consideration of the environmental impact — the current property does not have sewer and tying into the existing sewer lines will cause more strain on the existing system and overflow will run into the Black Mud Creek impacting the environment.

✓ Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

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✓ We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): _Wendy Barrie_
ADDRESS
Phone: __
E-Mail: __
SAVE OUR NEIGHBOURHOOD

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______ Others comments / concerns

NAME(s): Amrik Singh BATH & Daljit Kaur BATH

ADDRESS: 

Phone: 

E-Mail: 

SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s):  
ADDRESS
Phone: _  
E-Mail: _
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Ken & Pat Price

ADDRESS

Phone: 

E-Mail:
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

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E-Mail:  
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Others comments / concerns

NAME(s): George & Joanne Brodie
ADDRESS
Phone: __
E-Mail: __
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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Others comments / concerns
__________________________________________
__________________________________________

NAME(s): PAUL BYRNE
ADDRESS: 
Phone: ___
E-Mail: ___
That section of Elerslie road is already a Gong show during peak times.
The last this we need is more exits and entrances at that section of the road.

Paul B.
Royal Garden’s Neighbourhood
Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): PAUL BYRNE

ADDRESS: 

Phone:

E-Mail: 

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We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant’s interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more
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Richford – Blackmud Creek Community

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We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

- The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

- There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

- More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

- The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

- Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.
below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

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**The zone change will NOT be consistent with surrounding uses.** The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

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**Dangerous to pedestrians.** Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

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Others comments / concerns

---

NAME(s):  Fran Carfidi

ADDRESS

Phone

E-Mail
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): SUsAN COLLtON / A N D R E A S D A H L E

ADDRESS:

Phone: 

E-Mail: 

SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Norma + Ken Dalton

ADDRESS

Phone: __

E-Mail: __
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Others comments / concerns

NAME(s): ETHEL KATHLEEN DAVIS
ADDRESS: 
Phone: 
E-Mail: A
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s):  Jill and Ryan De Grace
ADDRESS:  
Phone:  
E-Mail:  

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Others comments / concerns

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NAME(s): [Signature]
ADDRESS:
Phone: __________________________
E-Mail: ________________________
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_________ Others comments / concerns

NAME(s): ________________
ADDRESS: ________________
Phone: ________________
E-Mail: ________________
ACTION REQUESTED - Re-zoning of 741 - 107 Street - Writing campaign

1 message

Ranjeet Dhaliwal <r2005d@telus.net> Tue, Apr 27, 2021 at 2:52 PM
To: "waiters, michael" <Michael.Walters@edmonton.ca>, city.clerk@edmonton.ca, Vivian.gamache@edmonton.ca
Cc: jon.dziadyk@edmonton.ca, andrew.knack@edmonton.ca, bev.esslinger@edmonton.ca, aaron.paquette@edmonton.ca, sarah.hamilton@edmonton.ca, mckeen@edmonton.ca, caterina@edmonton.ca, ben.henderson@edmonton.ca, tim.cartmell@edmonton.ca, nickel@edmonton.ca, mohinder.banga@edmonton.ca, southwestcommunity2021@gmail.com

We strongly oppose the rezoning of 741-107 Street. Please see attached

Regards,
Ranjeet Dhaliwal

741 - 107 Opposed rezoning letter.pdf
205K
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✓ Consideration of the environmental impact – the current property does not have sewer and tying into the existing sewer lines will cause more strain on the existing system and overflow will run into the Black Mud Creek impacting the environment.

✓ Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

✓ Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

I would like to know responses to these concerns now rather than after the decision is made.

NAME(s): Maureen Barry Devlin
ADDRESS: 
Phone: 
E-Mail: 
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Ranjeet Dhaliwal

ADDRESS: 

Phone: 

E-Mail: 

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant’s interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than
accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
SAFEB OR NEIGHBOURHOOD
Richford – Blackmud Creek Community

We are owners of residents in Royal Garden and Windsor Estates located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

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We are in **(Support / Opposed / Strongly Opposed)** with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

**A.D.** The zone change is **NOT consistent with the area.** The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

**A.D.** There is no **“need” for the zone change.** The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

**A.D.** **More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6VV 1A1 which is currently the Ellerslie Gift & Garden business that is moving for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

**A.D.** The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

**A.D.** **Dangerous Traffic** Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.
A.D. The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

A.D. Consideration of the environmental impact – the current property does not have sewer and tying into the existing sewer lines will cause more strain on the existing system and overflow will run into the Black Mud Creek impacting the environment.

A.D. Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

A.D. Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

A.D. We request the city to keep our Neighborhood the beautiful community that it is.

_____ Others comments / concerns

NAME(s): AGNES DREW
ADDRESS: 
Phone: 
E-Mail: 

R. Hannan

(With her permission) consent
She's a shut-in & cannot
visit her now with
COVID)
SAVE OUR NEIGHBOURHOOD

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We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

- **The zone change is NOT consistent with the area.** The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

- **There is no “need” for the zone change.** The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

- **More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the businesses available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

- **The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby).** The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

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Others comments / concerns

NAME(s):
ADDRESS:
Phone:
E-Mail:
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): RHONDA Hamans
ADDRESS: __________________________
Phone: ________
E-Mail: ________
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): Rok Hartwell, Amed Su
ADDRESS: 
Phone: 
E-Mail: 
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Joel Heidebrecht
ADDRESS:
Phone: __
E-Mail: __
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for include, and not limited to...

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There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

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Others comments / concerns

NAME(s): John Heritage
ADDRESS:  
Phone:  
E-Mail:  
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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We are in **(Support) Strongly Opposed** with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

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Others comments / concerns

NAME(s):  MYRA HERON
ADDRESS:
Phone:
E-Mail:
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s):

ADDRESS:

Phone:

E-Mail:
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): William & Judith Johnson
ADDRESS:
Phone:
E-Mail:
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Others comments / concerns

NAME(s): Deepak Kainth and Tsegaye Teketel

ADDRESS:

Phone:

E-Mail:
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STOp THE RE-ZONING!!

NAME(s): Nimet and Arif Kassam
ADDRESS:
Phone:
E-Mail:
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Others comments / concerns

NAME(s): Jill + Scott Kirk
ADDRESS: 
Phone: 
E-Mail: 

SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Brand Knowles
ADDRESS: 
Phone: 
E-Mail: 1
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Richford – Blackmud Creek Community

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**Others comments / concerns**

NAME(s): Durian Kretel
ADDRESS
Phone: ___
E-Mail: ___
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Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s):  IRIS LAKUSTA
ADDRESS
Phone:  
E-Mail:

March 1, 2021
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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Others comments / concerns

________________________________________

________________________________________

________________________________________

________________________________________

NAME(s): Pat March / Ancus Munro

ADDRESS: ________________________________

Phone: ________________________________

E-Mail: ________________________________
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Others comments / concerns

NAME(s): ALVIN MENDES
ADDRESS:
Phone: __
E-Mail: ___
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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- **More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

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---

Others comments / concerns

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ADDRESS:

Phone:

E-Mail:
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______ Others comments / concerns

______________________
NAME(s):

ADDRESS:

Phone:

E-Mail:

Bobb + Ross Maloney
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Others comments / concerns

NAME(s): Jeevom Moon
ADDRESS.
Phone: __
E-Mail: __
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___ Others comments / concerns

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ADDRESS: ____________

Phone: ___________

E-Mail: ___________
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_____ Others comments / concerns

NAME(s): Brandon Musa

ADDRESS

Phone: ___

E-Mail: _
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Others comments / concerns

NAME(s): Horo/ Mutton
ADDRESS: 
Phone: 
E-Mail: 


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Others comments / concerns

NAME(s): Diyush Noia

ADDRESS:

Phone:

E-Mail:
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Others comments / concerns

We did not receive any rezoning notice

NAME(s): Jason, Rod, Alex, Neiman

ADDRESS:

Phone:

E-Mail:
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X We request the city to keep our Neighborhood the beautiful community that it is.

X Others comments / concerns

NAME(s): JESSEY & RAMINDER NIWAR
ADDRESS: 
Phone: 
E-Mail: 

Name Artae & Kufseel Galchal.
Address

Strongly opposing.
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- **More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

- **The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby).** The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

- **Dangerous Traffic** Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.
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Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741- 107 street from Ellerslie Road would cause disturbance if not make it dangerous.

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______ Others comments / concerns

NAME(s): Santokh & Harinder Nijjar

ADDRESS

Phone: ___

E-Mail: ___
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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- **✓** The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

- **✓** There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

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Others comments / concerns

NAME(s): Bill and Janka Pearce
ADDRESS
Phone: ______
E-Mail: ______
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Others comments / concerns

NAME(s): Pierre Perrault
ADDRESS
Phone: 
E-Mail: 

Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Hoa Phan

ADDRESS:

Phone: ________________________________

E-Mail: ________________________________

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We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant’s interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.
More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

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Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.

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SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): J PIERCY
ADDRESS: ____________________________
Phone: ____________________________
E-Mail: ____________________________
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Ani + Shanthi Prakash
ADDRESS:
Phone: ___
E-Mail: ___
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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__________________________  Others comments / concerns

NAME(s):  Ronald J. Purdy & Joanne Purdy

ADDRESS:  347  

Phone:  

E-Mail:  
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s):  
ADDRESS:  
Phone:  
E-Mail:
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Others comments / concerns

FURTHER NOTE ON TRAFFIC - HOW WOULD EAST BOUND TRAFFIC ON ELLERSLIE RD ENTER TO THAT PROPERTY, TURNING LANE? TRAFFIC LIGHTS? YEAH!

NAME(s): WEB SADOWAY / PAT SADOWAY
ADDRESS: 
Phone: 
E-Mail: 
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Richford – Blackmud Creek Community

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Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

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Others comments / concerns

Highly opposed to this development

NAME(s): Harriot Schmidt
ADDRESS: 
Phone:   
E-Mail:   
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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Others comments / concerns

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ADDRESS:  
Phone:  
E-Mail:  
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Others comments / concerns

NAME(s): Laura Schwarz
ADDRESS:
Phone:
E-Mail:
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Liangzhong Song
ADDRESS:
Phone: __________
E-Mail: __________
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): Sally Terhaar
ADDRESS: 
Phone: 
E-Mail: 
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): JOHN & HELEN TSANG
ADDRESS:
Phone: 
E-Mail:
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): Marilyn Walsley, 

ADDRESS ________________________________

Phone: ________________________________

E-Mail: ________________________________
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s):  
ADDRESS:  
Phone:  
E-Mail:
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Jo - Anne Ward
ADDRESS:  
Phone:  
E-Mail:  
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Cameron & Kathy White

ADDRESS:SW

Phone:

E-Mail:

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We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant's interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.
Good afternoon. Please find attached a letter opposing the re-zoning of 741 - 107 St. from Rural Residential to CB1. Hearing May 4th.

This proposed re-zoning fundamentally changes the nature of the residential neighborhoods surrounding it. As detailed in the attached prepared letter, it will create unwanted and possibly dangerous traffic increases/congestion, and goes against the original area planning and purpose. There are other, more appropriate locations already set aside (and nearby) for this purpose, without the need to add unnecessarily to an already saturated commercial market.

I would ask every council member voting on this proposal if their opinion would be the same if it was in their "backyard". I am a city Realtor, and can assure you that the property values of adjacent lots and communities WILL be affected by this. None of us built or bought in this area thinking that a commercial development would go up at this proposed site. **If we had known this before hand, we would not have bought here.**

Cam White
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

We are owners of residents in Royal Garden and Windsor Estates located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

- **The zone change is NOT consistent with the area.** The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

- **There is no “need” for the zone change.** The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

- **More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

- **The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby).** The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

- **Dangerous Traffic** Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.
More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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Consideration of the environmental impact — the current property does not have sewer and tying into the existing sewer lines will cause more strain on the existing system and overflow will run into the Black Mud Creek impacting the environment.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): Hans & Lorita Wick
ADDRESS: _____________________________
Phone: ________________________________
E-Mail: ________________________________

Re-zoning: 741-107 Street SW
File #: LDA20-0396
Join: Royal Garden Ellerslie on Face Book

mailed Mar. 06, 21
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

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- **There is no “need” for the zone change.** The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.
- **More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.
- **The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby).** The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.
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The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

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Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): DAN & VALERIE WILLIAMSON
ADDRESS: ____________________________
Phone: ____________________________
E-Mail: ____________________________
The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Consideration of the environmental impact – the current property does not have sewer and tying into the existing sewer lines will cause more strain on the existing system and overflow will run into the Black Mud Creek impacting the environment.

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We request the city to keep our Neighborhood the beautiful community that it is.

______ Others comments / concerns

NAME(s): Fraser and Wendy Wilson
ADDRESS: 
Phone: 
E-Mail: 
An email has also been sent to our City Councillor, Ward 10 Councillor Michael Waters, and all other city Councillors notifying them of our concerns.

Deb and Doug Alloway
We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

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- We are against the applicant's interest in extending the existing site property by buying the City's property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.
- There is no "need" for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business's available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We
would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

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Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
I do not support the re-zoning 741-107 street. Please count this as my vote against the re-zoning.

Harjit Judge
Royal Garden's Neighbourhood

Opposition to 741 - 107 Street Rezoning from RR to CB1

NAME(s): HOWARD WANG
ADDRESS:
Phone:
E-Mail:

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant’s interest in extending the existing site property by buying the City’s property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than
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The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

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Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are strongly opposed with this re-zoning due to the following major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and that is its intended use.

We are against the applicant's interest in extending the existing site property by buying the City's property located on the west side of the site. The purchase will bring the development too close to existing houses and impact the ability for bikes and walkers to access the back road and will impact the ability for emergency vehicles to turn around at the end of the road.

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More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at ‘ ’ which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

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We request the city to keep our Neighborhood the beautiful community that it is.
Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Santokh Nijjer and Harinder Nijjer
ADDRESS: 
Phone: 
E-Mail: 

We are owners of residence in Royal Garden located to the west of the rezoning attempt address - 741 107 Street SW.

The City of Edmonton has been asked to re-zone the above acreage from the current Rural Residential Zone (RR) status to a Commercial Property (CB1) which allows for the bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants; a chain pizza place, and a daycare that will occupy two of the spaces in the four that will be available.

We strongly oppose this rezoning. The major issues resulting from this rezoning, and not limited to, include the following:

The zone change is NOT consistent with the area. This area should be preserved as low density residential. Agreeing to this re-zoning will off-balance the community as it is a residential area and only that is its intended use.

We are against the applicant's interest in extending the existing site property by buying the City's property located on the west side of the site. The purchase will bring the development too close to the existing houses. And it will impact the ability for bikes and walkers to access the back road. Also the emergency vehicles will not be able to turn around at the end of the road.

There is no "need" for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. If there was no mistake made when the neighborhood was originally zoned, the applicant's desire to develop a specific piece of property should not be enough to justify a zone change. We strongly believe there is no need to rezone the neighborhood.

More appropriate space in this area is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at . Currently this is the Ellerslie Gift & Garden business and is moving for sale. Considering what is already available on 111th street, these 10 acres should MORE than accommodate any & all commercial needs for this area. The existing business's available from 103rd Street and east are currently in dire need of local support. Any additional competition added at this point will likely place further pressure on the businesses currently struggling to survive.

The zone change will NOT be consistent with surrounding uses. The value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes. This reduction in taxes will likely be far more than what the 741-commercial property would generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We
To whom it may concern,

I am a homeowner in the neighborhood affected by the proposal to re-zone 741 107 Street SW from rural residential (RR) to low-density business (CB1) and would like to be registered as opposed to this proposal.

I am against rezoning of what’s currently an acreage lot—nestled tightly in the neighbourhood on an already-busy street—to a commercial lot. Personal preferences for the amount of greenspace a neighborhood should have and concern about our property values aside, the plan has multiple flaws with long-term consequences, and I don’t believe the necessary research or engagement has been undertaken before making a decision with such long-term consequences.

I anticipate the early May hearing and am eager to hear how our decision-makers will justify this proposal, which will benefit very few at the expense of the majority.

Please review the attached document for a more complete picture of why this proposal should be denied at the next opportunity. Thank you in advance for adding me to the opposition list.

Best wishes,

Shelby

Shelby MacLeod, MA [Pronouns: She/Her]
Royal Garden’s Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Ron Wong, Alice Wong
ADDRESS: __________________________________________
Phone: ______________________________________________________________________
E-Mail: _______________________________________________________________________

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There is no “need” for the zone change. This zoning change is not what is truly best for the residents/community. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned. As an example, if there was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use (more below), the fact the applicant wants to develop a specific piece of property may not be enough to justify a zone change, since there is no need to rezone the neighborhood.

More appropriate space is available for development. There is approximately 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at Ellerslie & Calgary Trail which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than
would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect for the future of our community.

The applicant has made ZERO effort to explain neighbors to how this is for the betterment of our community.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking and bike riding to access the path into the ravine all year around. Allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Allowing Access from Ellerslie Road to the site would create Dangerous Traffic. Since it would be only a right turn it would result in many either parking in the Ellerslie Crossing Church parking lot or make a “U” turn - both extremely dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Sent from my iPhone
accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business's available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will NOT be consistent with surrounding uses. The certain value of the surrounding residential properties in the area will certainly decline which will then result in lower property taxes which will likely far outweigh what the 741-commercial property could generate.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

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Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road Sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

Dangerous Traffic. Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.

We request the city to keep our Neighborhood the beautiful community that it is.
SAVE OUR NEIGHBOURHOOD

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

- The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

- There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

- More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

- The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

- Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.
The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

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Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): Victor Ross

ADDR:

Phone

E-Mail
SAVE OUR NEIGHBOURHOOD

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2. There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

3. More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

4. The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

5. Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a “U” turn and or parking creating another traffic hazard.
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We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): Lynda Schmidt
ADDR
Phone
E-Mail:
SAVE OUR NEIGHBOURHOOD

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1. **The zone change is NOT consistent with the area.** The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

2. **There is no “need” for the zone change.** The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

3. **More appropriate space is available for development.** There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

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5. **Dangerous Traffic** Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.
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We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s):} Piers, Bee, Alloway
SAVE OUR NEIGHBOURHOOD

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- There is no "need" for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

- More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

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We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): Ramesh Dhaliwal
ADD
Phon:
E-Ma
SAVE OUR NEIGHBOURHOOD

We are owners of residents in Royal Garden located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

- The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

- There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

- More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

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- **Unwanted noise.** If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

- **Dangerous to pedestrians.** Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

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**Others comments / concerns**

We wish to keep our neighborhood as is.

---

NAME(s): 

ADDRE:

Phone: 

E-Mail:
SAVE OUR NEIGHBOURHOOD
Richford – Blackmud Creek Community

We are owners of residents in Royal Garden and Windsor Estates located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

The City of Edmonton has been asked to re-zone the acreage to a CB1 which allows for bars, pubs, restaurants, childcare, etc. We understand that the proposed re-development will be a strip mall and there are two possible tenants, a chain pizza place and a daycare that will occupy two of the spaces in the four that will be available.

We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business's available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.

The zone change will dramatically impact traffic on an already overloaded roadway that has already endured commercial closures due to accident levels increasing (i.e., recently a Tim Hortons nearby). The applicant must show how this zone change will impact traffic. We would venture the current applicant will not be living in their current residence at the location where this development takes place, so they have zero vested interest in cause/effect in the future of our community.

Dangerous Traffic Allowing Access from Ellerslie Road to the site would be only a right turn would result in many using the Ellerslie Crossing Church parking lot to make a "U" turn and or parking creating another traffic hazard.
The applicant has made ZERO effort to talk to neighbors to explain how this is for the betterment of our community. The City has developed an Infill Action Conversation Toolkit to help but no effort has been made.

Consideration of the environmental impact – the current property does not have sewer and tying into the existing sewer lines will cause more strain on the existing system and overflow will run into the Black Mud Creek impacting the environment.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Other comments / concerns

NAME(s): JASMEEN NISRAR
ADDRESS: 
Phone: 
E-Mail: 
SAVE OUR NEIGHBOURHOOD

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We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

- [ ] The zone change is NOT consistent with the area. The area was created as low density residential and should remain that way. The area is single family dwellings and high-end homes. The creation of a strip mall will devalue properties of the residents.

- [ ] There is no “need” for the zone change. The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and unsafe areas and traffic. The applicant must show that there has been a change in circumstances or that a mistake was made when the property was originally zoned which there was not.

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We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s):  ZIWEN LING
ADDRESS
Phone: 
E-Mail: 
SAVE OUR NEIGHBOURHOOD

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We request the city to keep our Neighborhood the beautiful community that it is.

**Others comments / concerns**

---

NAME(s): [Your Name] / [Another Name]

ADDRESS:

Phone: 

E-Mail: 
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): LINDY TURGEON
ADDRESS: 
Phone: 
E-Mail: 
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Jamie Hanes
ADDR: 
Phone: 
E-Mail: 
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): John Smith
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Hruchikesh J. Gadiyal
ADDRE
Phone
E-Mail
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NAME(s): Alexander


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Others comments / concerns

NAME(s): Keely Kofman
ADDRESS: 
Phone: 
E-Mail: 
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): R.G. BUCK

ADDRESS: ____________________________

Phor: ____________________________

E-Mai: ____________________________
SAVE OUR NEIGHBOURHOOD
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Others comments / concerns

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ADDRESS:
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Others comments / concerns

NAME(s): Yong Li
ADDRESS: 
Phone: 
E-Mail: 
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Others comments / concerns

NAME(s): Brent and Blake Novak
ADDRESS:
Phone:
E-Mail:
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): LAAT BHINDER

ADDRESS:

Phone: 

E-Mail: 

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Others comments / concerns

NAME(s): Jasbir Bhinder
ADDRESS: 10
Phone: ______
E-Mail: ______
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Others comments / concerns

NAME(s): Shelby MacLeod & Roddie Cameron
ADDRE
Phone:
E-Mail:
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Others comments / concerns

NAME(s): Cindy Wu, Thomas Chan.
ADDRESS: 
Phone: 
E-Mail: 
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Others comments / concerns

________________________________________

NAME(s): Mathew & Susan Koshy

ADDRESS

Phone:

E-Mail:

__________________________
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______________________________
Others comments / concerns

__________________________________________________________

NAME(s): Bonnie & Grant Makarchuk

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A

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F

__________________________________________________________
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Others comments / concerns

NAME(s): Paul Page
ADDRESS:
Phone: 7
E-Mail: p
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Others comments / concerns

NAME(s): Aseia Raabi
ADDRESS:
Phone:
E-Mail: )
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Others comments / concerns

We do not want anymore stores or Ellersie!

NAME(s): Lance Sarafincher
ADDREt: 
Phone: 
E-Mail: 
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Others comments / concerns

NAME(s): Betty Yu
ADDRESS:  
Phone:  
E-Mail:  
SAVE OUR NEIGHBOURHOOD

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ADDRESS: 
Phone: 
E-Mail: 
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Others comments / concerns

NAME(s): R. Bhayani

ADDi
Phon
E-Ma
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): GEORGE ANTONIAMMA CHERIAN
ADDRESS: 
Phone: 
E-Mail: 

SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): JARETT JUDG
ADDRESS: _____________________________________________________________
Phone: __________________________
E-Mail: __________________________
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Others comments / concerns

NAME(s):  TONKA MAJKOVIC
ADDRESS
Phone: __
E-Mail: __
SAVE OUR NEIGHBOURHOOD

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N/A Others comments / concerns

NAME(s): RAUNNEET MALHI

ADDRESS:

Phone: 
E-Mail: 
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______ Others comments / concerns
________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________

NAME(s):     SIEW TAN
ADDRE: 
Phone: 
E-Mail: 

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_________ Others comments / concerns

________________________

________________________

________________________

NAME(s): HUAHUI WANG

ADDRESS: __________________________

Phone: __________________________

E-Mail: __________________________
SAVE OUR NEIGHBOURHOOD

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Consideration of the environmental impact – the current property does not have sewer and tying into the existing sewer lines will cause more strain on the existing system and overflow will run into the Black Mud Creek impacting the environment.

Unwanted noise. If a Bar, pub or restaurant moves in, there would be noise and unwanted activities around where we are raising our children. While we understand the City, in general, supports more intensive development along major roadways, the surrounding properties are all single family zoned and many classed as high value residences.

Dangerous to pedestrians. Many pet owners, seniors, families with small children use the Ellerslie Road sidewalk for daily walking, bike riding to access the path into the ravine all year around and allowing access to the 741-107 street from Ellerslie Road would cause disturbance if not make it dangerous.

We request the city to keep our Neighborhood the beautiful community that it is.

Others comments / concerns

NAME(s): 
ADDRESS: 
Phone: 
E-Mail: 

Anne Ward
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

We are owners of residents in Royal Garden and Windsor Estates located to the west of the rezoning attempt by 741-107 Street SW into a commercial property (CB1) from the current Rural Residential Zone (RR) status.

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We are in (Support / Opposed / Strongly Opposed) with this re-zoning due to the following Major issues at hand for the rezoning include, and not limited to...

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- More appropriate space is available for development. There are 10 acres directly east of the 741 property on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, Edmonton, AB T6W 1A1 which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than accommodate any & all commercial needs for this area along with what is already available on 111 street PLUS all the business’s available from 103rd Street and east currently in dire need of local support due to this COVID-19 environment. Any additional businesses added at this point will likely place further pressure on the current businesses struggling to survive.
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Others comments / concerns

NAME(s): Tristan Walls

ADDRE
Phone:
E-Mail:
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): PFENG

ADDRESS:

Phone:

E-Mail:
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Others comments / concerns

This rezoning if allowed would definitely be spot zoning, showing no valid or rational advantage for the neighborhood, only a benefit for the applicant.

NAME(s): laura Buckler
ADDRESS: 
Phone: 
E-Mail: 
Feb 27, 2021
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

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ADDRESS:
Phone:
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Others comments / concerns

NAME(s): Zeenah Virani
ADDRESS: 
Phone: 
E-Mail: com

Please ring doorbell when you pick the form
SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

NAME(s): Garden A.ѣнда Fries
ADDRESS: 
Phone: 
E-Mail: 

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Others comments / concerns

__________________________________________________________

NAME(s):  
ADDRESS:  
Phone:  
E-Mail:  


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 Others comments / concerns

NAME(s): Shijun Zhou
ADDRESS: 
Phone: 
E-Mail: com
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Others comments / concerns

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ADDRESS:

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Others comments / concerns

NAME(s): Anamara Emoreshi
ADDRESS:
Phone:
E-Mail:
SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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Others comments / concerns

NAME(s): Kent Janice Fehlauer
ADDRESS:
Phone:
E-Mail:
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Others comments / concerns

NAME(s): GURMEET SINGH
ADDRESS:
Phone:
E-Mail:
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Others comments I concerns

NAME(s): Parbhjot Dhaliwal
ADDRESS
Phone:
E-Mail:
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Others comments / concerns

NAME(s): Mary Louise Lun
ADDRESS: 
Phone: 
E-Mail: 
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Others comments / concerns

NAME(s): Dart

ADORES:

Phone:

E-Mail:

C.7