

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

May 4, 2021

City Council Public Hearing

Items 3.16 & 3.17



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

May 4th - Public Hearing Re: Proposed Rezoning of 741-107 Street LDA20-03961 message

Susan Schmidt

Mon, May 3, 2021 at 1:22 PM

"aaron.paquette@edmonton.ca" <aaron.paquette@edmonton.ca>,
<sarah.hamilton@edmonton.ca>, "Dziadyk" <jon.dziadyk@edmonton.ca>, "sarah.hamilton@edmonton.ca",
"tony.caterina@edmonton.ca" <tony.caterina@edmonton.ca>, "scott.mckeen@edmonton.ca",
<ben.henderson@edmonton.ca>, "n.henderson@edmonton.ca" <n.henderson@edmonton.ca>, "tim.cartmell@edmonton.ca" <tim.cartmell@edmonton.ca>, "tim.cartmell@edmonton.ca",
"michael.walters@edmonton.ca" <michael.walters@edmonton.ca>, "mike.nicol@edmonton.ca" <mike.nicol@edmonton.ca>, "mike.nicol@edmonton.ca",
"mohinder.banga@edmonton.ca" <mohinder.banga@edmonton.ca>, "city.clerk@edmonton.ca" <city.clerk@edmonton.ca>

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 - Concerns.docx**
24K

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;
 6. Bus Stop.

WHO IS PAYING FOR THESE CHANGES?

D. UNDERGROUND UTILITIES

1. Water mains to property line;
2. In reference to the Administration Report dated May 4, 2021, (PAGE 7):
 - 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



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Rezoning application: Reference File Number: LDA20-0396 at 741-107 Street SW

1 message

John Heritage

To: city.clerk@edmonton.ca,
jon.dziadyk@edmonton.ca,
ben.henderson@edmonton.ca,
mike.nickel@edmonton.ca
Cc: Vivian Gama

Mon, May 3, 2021 at 12:21 AM

andrew.knack@edmonton.ca, bev.esslinger@edmonton.ca,
rah.hamilton@edmonton.ca, tony.caterina@edmonton.ca,
a, mohinder.banga@edmonton.ca, scott.mckeen@edmonton.ca,

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 Waters, and all other city Councillors notifying them of our concerns.



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Royal Gardens

1 message

Sat, May 1, 2021 at 8:22 AM

To: Michael.Walters@edmonton.ca, cityclerk@edmonton.ca

Royal Garden's Neighbourhood Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): George Cherian & Antoniamma Cherian

Dear Councilor 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 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.

George & Antoniamma Cherian

Royal Garden's Neighbourhood
Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Paramveer Sidhu

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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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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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5/3/2021

City of Edmonton Mail - ACTION REQUESTED - Re-zoning of 741 - 107 Street - Writing campaign



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

ACTION REQUESTED - Re-zoning of 741 - 107 Street - Writing campaign

1 message

Bhumika Waghela <b

Fri, Apr 30, 2021 at 3:48 PM

To: Michael.Walters@edmonton.ca, city.clerk@edmonton.ca, Vivian.gamache@edmonton.ca, andrew.knack@edmonton.ca, bev.esslinger@edmonton.ca, jon.dziadyk@edmonton.ca, mike.nickel@edmonton.ca

Cc: Piyush Vaja <piyush.vaja@hotmail.com>, southwestcommunity2021@gmail.com, jasmeen.nijjar@yahoo.ca

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.



741 - 107 Opposed rezoning letter - Residents of 10907 8 Ave SW.docx

18K

Royal Garden's Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Bhumika Waghela, Piyush Vaja _____

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May 4, 2021
CCPH
3.16-3.17

Edmonton

CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

community league response to rezoning application in Richford, 741-107 Street SW

1 message

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.cartmell@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



Blackmud Creek Community League
PO Box 22516 Southbrook PO
Edmonton, AB
T6W 0C3

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,

A handwritten signature in black ink, appearing to read "Rob Powell", with a stylized flourish at the end.

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

Opposition to 741 - 107 Street Rezoning

1 message

De Grace, Jill

Thu, Apr 29, 2021 at 9:19 PM

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

Royal Garden's Neighbourhood**Opposition to 741 - 107 Street Rezoning from RR to CB1****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.

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.

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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.

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.

May 4, 2021
CCPH
3.16 + 3.17

CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Rezoning proposal of 741 107 Street Sw from RR to CBI

1 message

Mathew Koshy

Thu, Apr 29, 2021 at 8:51 PM

To: Michael.Walters@edmonton.ca, city.clerk@edmonton.ca, Vivian.gamache@edmonton.ca, bev.esslinger@edmonton.ca, andrew.knack@edmonton.ca, jon.dziadyk@edmonton.ca, aaron.paquette@edmonton.ca, scott.mckeen@edmonton.ca, sarah.hamilton@edmonton.ca, tony.caterina@edmonton.ca, ben.henderson@edmonton.ca, tim.cartmell@edmonton.ca, mike.nickel@edmonton.ca, mohinder.banga@edmonton.ca

Mathew and Susan Koshy**Ref.Rezoning proposal of 741 107 Street Sw from RR to CBI**

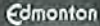
I am writing to voice my strong opposition to the rezoning attempt of the above addressed property. As you are aware the Ellerslie RD is already a very busy street. On rush hours and on Saturdays the traffic is extremely busy and it's very difficult to make left turns from 111 St to 91 St on Ellerslie 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

May 4/21
CCDH
3.16 P3-J7Edmonton

CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Opposition to 741 - 107 Street Rezoning from RR to CB1

1 message

Nimet Kanji

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.mckeen@edmonton.ca" <scott.mckeen@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**

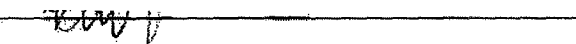
355K

We are authorizing Nimet Kanji to send the attached
"Opposition to rezoning" on our behalf.

Judy Oneschuk

A handwritten signature in dark ink, appearing to read "Judy Oneschuk", written over a horizontal line.

Gilbert McGreer

A handwritten signature in dark ink, appearing to read "Gilbert McGreer", written over a horizontal line.

April 29, 2021

Royal Garden's Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Judy Oneschuck _____
ADDRESS: _____
Phone: _____
E-Mail: _____

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Royal Garden's Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Gilbert McGreer

ADDRESS:

Phone: _____

E-Mail: _____

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CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Rezoning Application at 741 107 Street SW from RR to CB1- File LDA20-03961 message

pbarlott@gmail.com

Fri, Apr 30, 2021 at 3:42 PM

To: City.clerk@edmonton.ca, Vivian.gamache@edmonton.ca, Michael.walters@edmonton.ca

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: a

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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...

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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 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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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):

 ^{7/3/20}
QIANG LU & YANLING DONG

ADDRESS

Phone: _

E-Mail: e

Royal Garden's Neighbourhood

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NAME(s): Nimet Kanji

ADDRESS _____

Phone: _____

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



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Re: File #LDA20-0396. OPPOSITION to rezoning 741-107 Street, SW

Mon, May 3, 2021 at 8:45 AM

Internet Mail <city.clerk@edmonton.ca>

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 Heinrichs, 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

Edmonton, AB T5J 0J4

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:

https://mail.google.com/mail/b/ALGkd0zgsMf3hlxolNz797sx_NbrVCZXchSzz-JaE8vUrzNWkhBD/u/0?ik=a927317a5d&view=pt&search=all&permthid=t... 1/2

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

19649 and 19650 (2) (2).pdf

Royal Garden's Neighbourhood
Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Parbhjit 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.

Royal Garden's Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): RICHARD TERHAAR, SALLY TERHAAR

ADDRESS _____

Phone: _____

E-Mail: s

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 are **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 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.

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



CRS Council Correspondence <

>

Fwd: ACTION REQUESTED - Re-zoning of 741 - 107 Street - Writing campaign

1 message

Hans & Lorita Wick

Thu, Apr 29, 2021 at 11:53 AM

I, Hans Wick, I am writing this letter to oppose the reasoning of [741-107 Street SW](#).
I am a residence of Royal Garden in Richford



741 - 107 Opposed rezoning letter.docx

18K

Royal Garden's Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): _____

ADDRESS: _____

Phone: _____

E-Mail: _____

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

4/29/2021

City of Edmonton Mail - Rezoning 741-107 Street SW



CRS Council Correspondence <

>

Rezoning 741-107 Street SW

1 message

Sarbdeep Vineypal

Wed, Apr 28, 2021 at 9:41 PM

Hello

I'm a resident of 724 107A Street 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



CRS Council Correspondence <

objection to the rezoning attempt of 741-107 street SW from RR to CB1

1 message

ravneet malhi

Wed, Apr 28, 2021 at 11:59 PM

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: Alastair Brinkman 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 Hannon 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: Zahir Ramli 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: Dery & 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 & Darren Forbes 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: RADI 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: Deepika Muiw Date: March 5th 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: Myrna & 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 Walker 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 Kham 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: Bobbie Deol Date: March 3, 2021

Signature: _____

Address: _____ SW

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 Harvaluk 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: Hardeep Dhillon 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: 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).

~~NAGARAJAN SEETHARAMAN~~

Name: GEETHA NAGARAJAN Date: MARCH 4th, 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 & SOHAN Date: MAR. 4/21

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: Jason BIALI 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: BAND MULLIK 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 Rosychuk Date: MAR 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: MARY Starchuk Date: MAR. 4, 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: Simon Ken 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 SHENHER 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: Shawn Brown Date: Mar 3/21

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: Amardeep Panth 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: Phanet & Sumukh Jobanputra Date: Mar 04, 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 Barhott Date: 2021-03-03

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: Andrea Stangeland Weeks Date: 03 MAR 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: Susan Schmitt Date: March 4/2021

Signature: _____

Address: _____

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Name: SIMA & ASHIC DAV : March 4, 2021

Signature: _____

Address: _____

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Name: Bill Schoemaker Date: Mar 3/21

Signature: _____

Address: _____

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Name: DEB BARHOTT Date: Mar 3/21

Signature: _____

Address: _____

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(File # LDA20-0396).

Name: Lisa Waygood & Brett Waygood Date: March 3, 2021

Signature: _____

Address: _____

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(File # LDA20-0396).

Name: DON KALKE Date: MARCH 3, 2021

Signature: _____

Address: _____

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Name: DR. BALA RAO Date: 03/03/2021

Signature: _____

Address: _____

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Name: RESHAMDEEP MURPHY Date: March 3, 2021

Signature: _____

Address: _____

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Name: Rick Anderson Date: March 3, 2021

Signature: _____

Address: _____

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Name: JASON LUCAS Date: MARCH 3/21

Signature: _____

Address: _____

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We are **opposed** to the Re-zoning of 741-107 Street SW
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Name: TUSHANT MUJOO Date: 10 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: Lundell Grey 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: _____

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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 _____ 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...

Q18 **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.

Q17 **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.

CA **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.

Q11 **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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SH

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SH

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

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

____ Others comments / concerns

NAME(s): R. Bhargava _____

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.

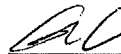
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 **There is no "need" for the zone change.** The current rezoning applicant has zero interest in what is truly best for the residents/community. They will benefit financially while the 300 plus residents will be left with depleted property values and 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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GV **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.

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

_____ **Others comments / concerns**

NAME(s):

GEORGE & ANTONIAMMA, CHERIAN

ADDRESS:

Phone: _____

E-Mail: _____

✓

SAVE OUR NEIGHBOURHOOD

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

____ Others comments / concerns

NAME(s): HARSHIT JUDGE

ADDRESS: _____

Phone: _____

E-Mail: _____

U

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...

T.M. **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.

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

____ Others comments / concerns

NAME(s): TONKA MAJKOVIC

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.

N/A Others comments / concerns

NAME(s): RAVNEET MALHI

ADDRESS: _____

Phone: _____

E-Mail: _____

SAVE OUR NEIGHBOURHOOD

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____ Others comments / concerns

NAME(s): STEW TAN _____

ADDRESS: _____

Phone: _____

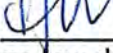
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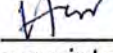
SAVE OUR NEIGHBOURHOOD

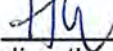
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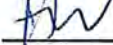
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____ Others comments / concerns

NAME(s): HUATHU WANG _____

ADDRESS: _____

Phone: _____

E-Mail: _____

SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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_____ **Others comments / concerns**

NAME(s):

 Dianne Ward

ADDRESS

Phone: _____

E-Mail: *k*


SAVE OUR NEIGHBOURHOOD


Richford – Blackmud Creek Community


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
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
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 Others comments / concerns

NAME(s): Tristin Watts

ADDRESS: _____

Phone: _____

E-Mail: _____

9

SAVE OUR NEIGHBOURHOOD

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____ Others comments / concerns

NAME(s): Betty Yu

ADDRESS:

Phone

E-Mail:

SAVE OUR NEIGHBOURHOOD

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Others comments / concerns

TOO MUCH TRAFFIC , BRIDGE TOO
NARROW

NAME(s): MARIA + ZAKI ALAM

ADDRESS: _____

Phone: _____

E-Mail: _____



CRS Council Correspondence

Opposition to 741 – 107 Street Rezoning from RR to CB1

1 message

Marble Slab Creamery
To: city.clerk@edmonton.ca

Tue, Apr 27, 2021 at 12:44 PM

Royal Garden's Neighbourhood
Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): RAKSHAN ATIQ _____

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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SAVE OUR NEIGHBOURHOOD

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____ Others comments / concerns

NAME(s): ACATHAC Allen

ADDRESS: _____

Phone: _____

E-Mail: _____

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_____ **Others comments / concerns**

NAME(s): _____ *WENDY BARRIE*

ADDRESS _____

Phone: _____

E-Mail: _____

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_____ Others comments / concerns

Amrik Singh Bath
NAME(s): AMRIK SINGH BATH & DALJIT KAUR BATH

ADDRESS: _____

Phone: _____

E-Mail: _____

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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.

☒ **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): Sue Bissonnette

ADDRESS

Phone: _

E-Mail: _

SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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

KD Others comments / concerns

- ① The entrance to 741-107 St. SW is off 107 via 5 Ave S.W. if the entrance way is maintained it would allow access to the development from ~~an un~~^{not} properly developed and maintained road ~~with~~ that has ~~no~~ sidewalks ~~or~~ streetlights etc. What happens to the entrance way on the east end of the property which is needed to access a private property

NAME(s): Ken & Pat Brice

ADDRESS _____

Phone: _____

E-Mail: _____

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

_____ **Others comments / concerns**

NAME(s): _____ *L & L Brocke*

ADDRESS: _____

Phone: _____

E-Mail: _____

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

____ Others comments / concerns

NAME(s): GEORGE & JOANNE BRADIE

ADDRESS _____

Phone: _____

E-Mail: _____

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

____ Others comments / concerns

NAME(s):

PAUL BYRNE

ADDRESS:

Phone: ____

E-Mail: ____

4/27/2021

City of Edmonton Mail - Re- Zoning of 741- 107 STREET.



CRS Council Correspondence

Re- Zoning of 741- 107 STREET.

1 message

PAUL BYRNE

To: city.clerk@edmonton.ca

Tue, Apr 27, 2021 at 12:38 PM

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.



741 - 107 Opposed rezoning letter-1.docx

17K

Royal Garden's Neighbourhood
Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): PAUL BYRNE

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

Southwood

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

____ Others comments / concerns

NO Bars, NO marijuana please Not Welcome! No Commercial

NAME(s):

Fran Carchidi

ADDRESS

Phone

E-Mail

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NO. 4/2 **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.

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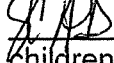
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 _____ **We request the city to keep our Neighborhood the beautiful community that it is.**

_____ **Others comments / concerns**

NAME(s): SUSAN COLLETON / ANDREAS DAHLE

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.

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

Others comments / concerns

Once its commercial all hope of controlling what is opened up. is beyond our control.
- WE DO NOT NEED PUBS TRAFFIC
AND COMMERCIAL BUSINESS IN OUR QUIET NEIGHBOURHOOD.
MR. KED.

NAME(s): NORMA + KEN DARTON

ADDRESS _____

Phone: _____

E-Mail: _____

Southwood

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Richford – Blackmud Creek Community

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____ Others comments / concerns

NAME(s): ETHEL KATHLEEN DAVIS

ADDRESS: _____

Phone: _____

E-Mail: A _____

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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

NAME(s): L. Debonis

ADDRESS: _____

Phone: _____

E-Mail: _____

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AD

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____ Others comments / concerns

NAME(s):

AMARDEEP DALL

ADDRESS: _____

Phone: _____

E-Mail: _____

B



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

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: "walters, 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

✓ **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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Others comments / concerns

I would like to know responses to these concerns now
Not 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: _____

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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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SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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

____ Others comments / concerns

NAME(s): AGNES DREWS

ADDRESS: _____

Phone: _____

E-Mail: _____

R. Hamans
for

Agnes Drews
(with her permission; consent -
she's a shut-in & cannot
visit her now with
COVID)

SAVE OUR NEIGHBOURHOOD

Southwood

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____ Others comments / concerns

NO TO RE-ZONE

NAME(s): JUST FARYNA

ADDRESS: _____

Phone: _____

E-Mail: _____

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Richford – Blackmud Creek Community

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____ Others comments / concerns

NAME(s): RHONDA Hamars

ADDRESS: _____

Phone: _____

E-Mail: _____

R Hamars

Southwood

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_____ **Others comments / concerns**

NAME(s): Rok Hartweil , Amed su .

ADDRESS: _____

Phone: _____

E-Mail: _____

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____ Others comments / concerns

NAME(s):

Joel Herdebredt

ADDRESS:

Phone: ____

E-Mail: ____

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_____ Others comments / concerns

NAME(s): John Heritage

ADDRESS: _____

Phone: _____

E-Mail: _____

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NAME(s): MYRA HERON

ADDRESS: _____) _____

Phone: _____

E-Mail: _____

Ball (012.24)
Southwood

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____ Others comments / concerns

NAME(s): William & Judith Joinson

ADDRESS: _____

Phone: _____

E-Mail: _____

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sk Deepak Kainth Tsegaye Teketel

NAME(s): Deepak Kainth and Tsegaye Teketel

ADDRESS: _____

Phone: 6 _____

E-Mail: _____

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____ Others comments / concerns

____ STOP THE RE-ZONING!!

NAME(s): Nimet and Arif Kassam.

ADDRESS:

Phone: _____

E-Mail: _____

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____ Others comments / concerns

NAME(s): Till + Scott Keeler

ADDRESS: _____

Phone: _____

E-Mail: _____

Southwood

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____ Others comments / concerns

NAME(s):

Brandi Kowalyszyn

ADDRESS:

Phone:

E-Mail:

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_____ Others comments / concerns

NAME(s): Doris M. Krootel

ADDRESS _____

Phone: _____

E-Mail: --- _____

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 Others comments / concerns

NAME(s): IRIS LAKUSTA

ADDRESS _____

Phone: _____

E-Mail: _____

March 7, 2021

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____ **Others comments / concerns**

NAME(s): Pat March / Angus Munro _____

ADDRESS: _____

Phone: _____

E-Mail: _____


Southwood


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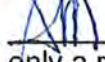
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____ Others comments / concerns

NAME(s): ALVIN MENDEZ

ADDRESS: _____

Phone: _____

E-Mail: _____

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____ Others comments / concerns

NAME(s): Merrilyn Gail Millard

ADDRESS: _____

Phone: _____

E-Mail: _____

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NAME(s): Barb + Ross Molyneux

ADDRESS: _____

Phone: _____

E-Mail: _____

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____ Others comments / concerns

NAME(s): Jiwan Moon

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...

Support ✓ **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:

Support ✓ **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.

Support ✓ **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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Support ✓ **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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Support ✓ **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.

Support ✓ **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.

Support ✓ **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.

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

____ Others comments / concerns

____ Strongly opposed to Rezoning.
____ Very poor judgement to even consider this
____ proposal.

NAME(s): Jean + Terry Moore

ADDRESS: _____

Phone: _____

E-Mail: _____

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

____ Others comments / concerns

NAME(s): Brandon Mauer

ADDRESS _____

Phone: _____

E-Mail: _____

Southwood

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

_____ **Others comments / concerns**

NAME(s): Harol Mitta

ADDRESS: _____

Phone: _____

E-Mail: h _____

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____ Others comments / concerns

NAME(s): Diyush Naia

ADDRESS: _____

Phone: _____

E-Mail: _____

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

JR Others comments / concerns

- we did not receive any re-zoning notice at all.

NAME(s):

Jason Ratke & Alexandra Neiman

ADDRESS:

Phone: _____

E-Mail: jr

v

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

____ Others comments / concerns

NAME(s): JESSEY & RAMINDER NUNAR

ADDRESS: _____

Phone: _____

E-Mail: _____

Name Ar-taz & Kutsiet Galchal,

address

Strongly opposing.

LS
NS

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____ Others comments / concerns

NAME(s): Santokh & Harinder Nijjer

ADDRESS

Phone: ____

E-Mail: ____

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Others comments / concerns

NAME(s): Bill and Janka Pearce

ADDRESS

Phone: _____

E-Mail: _____

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✓
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_____ **Others comments / concerns**

NAME(s): _____

Oneil Perreault

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: _____

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.

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SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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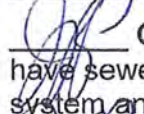
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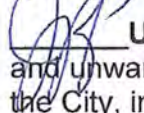
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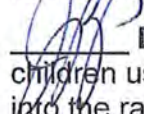
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____ Others comments / concerns

NAME(s): J PIERCY

ADDRESS: _____

Phone: _____


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
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
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____ Others comments / concerns

NAME(s): Ami + Shanti Prakash

ADDRESS: _____

Phone: _____

E-Mail: _____

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Richford – Blackmud Creek Community

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____ Others comments / concerns

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

ADDRESS: _____

Phone: _____

E-Mail: _____

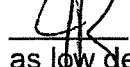
SAVE OUR NEIGHBOURHOOD

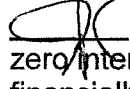
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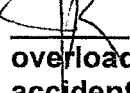
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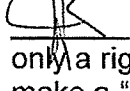
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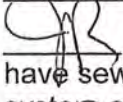
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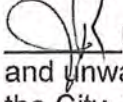
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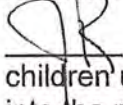
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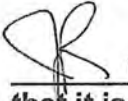
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____ Others comments / concerns

NAME(s): Jim Ross

ADDRESS: _____

Phone: 2 _____

E-Mail: _____

SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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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): WES SADOWAY / PAT SADOWAY

ADDRESS: _____

Phone: _____

E-Mail: _____

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2/5 We request the city to keep our Neighborhood the beautiful community that it is.

____ Others comments / concerns

Highly opposed to this development

NAME(s): Harriot Schmidt,

ADDRESS: _____

Phone: (_____

E-Mail: _____

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RS 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.

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

_____ Others comments / concerns

NAME(s): Rudy Schuurmans

ADDRESS: _____

Phone: _____

E-Mail: _____

SAVE OUR NEIGHBOURHOOD

Southwood

Richford – Blackmud Creek Community

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LS **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.

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

____ Others comments / concerns

NAME(s): Laura Schwarz

ADDRESS: _____

Phone: _____

E-Mail: _____

SAVE OUR NEIGHBOURHOOD

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____ Others comments / concerns

NAME(s):

Liianzhong song

ADDRESS:

Phone: _____

E-Mail: _____

SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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

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

_____ **Others comments / concerns**

NAME(s): Marilynn Walmsley.

ADDRESS _____

Phone: _____

E-Mail: _____

SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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

____ Others comments / concerns

NAME(s): Brendon Ward

ADDRESS: _____

Phone: _____

E-Mail: _____

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Richford – Blackmud Creek Community

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

____ 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.



CRS Council Correspondence

Objection to: Re-Zoning of 741 - 107 St, Edm

1 message

CAMERON WHITE

To: Michael Walters

Tue, Apr 27, 2021 at 2:40 PM

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



741 - 107 Opposed rezoning letter.pdf

180K

Copy

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.

✓ **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

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.

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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.

✓ **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

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.

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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.

✓ **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): DAN & VALERIE WILLIAMSON

ADDRESS: _____

Phone: _____

E-Mail: _____

.COM

☒ **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: _____

4/28/2021

City of Edmonton Mail - Rezoning application: Reference File Number: LDA20-0396 at 741-107 Street SW

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.

Deb and Doug Alloway



CRS Council Correspondence

37

(no subject)

1 message

Norma Dalton

To: "clerk, city"

Tue, Apr 27, 2021 at 4:59 PM

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 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 103 rd 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

4/28/2021

City of Edmonton Mail - (no subject)

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.



Reply

Forward



CRS Council Correspondence

Re-zoning of 741-107 Street

1 message

Wed, Apr 28, 2021 at 9:20 AM

I do not support the re-zoning [741-107 street](#). Please count this as my vote against the re-zoning.

Harjit Judge

4/28/2021

City of Edmonton Mail - (no subject)

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

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.



CRS Council Correspondence

Opposition to 741 – 107 Street Rezoning from RR to CB11 message

kevin ku

Tue, Apr 27, 2021 at 8:09 PM

Royal Garden's Neighbourhood

Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Kevin Ku

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 107 Street 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.



CRS Council Correspondence

Re-zoning of 741 - 107 Street SW

1 message

Santokh Nijjer

Tue, Apr 27, 2021 at 6:37 PM

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



CRS Council Correspondence

Opposition to 741 107 Street SW Rezoning - LDA20-0396

1 message

Shelby MacLeod

>

Tue, Apr 27, 2021 at 7:50 PM

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]



741 - 107 Opposed rezoning letter-SM.pdf
433K

Royal Garden's Neighbourhood
Opposition to 741 – 107 Street Rezoning from RR to CB1

NAME(s): Ron Wong, Alice Wong

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 _____ which is currently the Ellerslie Gift & Garden business that is moving/for sale. These 10 acres could MORE than

4/28/2021

City of Edmonton Mail - Re-zoning of 741 - 107 Street SW

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.

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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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...

24 **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.

25 **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.

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

OR Others comments / concerns

NAME(s): Victor Russo

ADDR: _____

Phone _____

E-Mail _____

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JS 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: _____

U

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

_____ Others comments / concerns

NAME(s): POVE & DEE ALLOWAY _____

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

____ Others comments / concerns

NAME(s): Renshet Dhallwal

ADD _____

Phone: _____

E-Mail: _____

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

1 Others comments / concerns

We wish to keep our neighborhood
as is.

NAME(s): VERONICA TRANCOSO

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.

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SV **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.

IN 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.

IN 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.

SW 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.

SW 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

~~reason~~ I have so many
reasons why I am opposing this
This is right in my backyard.

NAME(s): JASMEEN NISAR

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): ZIWEN LING

ADDRESS

Phone: _

E-Mail: _

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

____ Others comments / concerns

NAME(s): Anyan Wickrama / Saman Pathiraja

ADDRE:

Phone: _

E-Mail: _

AW

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

_____ Others comments / concerns

NAME(s): CINDY TURGEON

ADDRESS: 741

Phone: 7

E-Mail: (

SAVE OUR NEIGHBOURHOOD

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JH Others comments / concerns
Environmental.

NAME(s): Jamie Hanes

ADDRESS: _____

Phone: _____

E-Mail: _____

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____ Others comments / concerns

NAME(s): Ron Wong

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Others comments / concerns

~~will create~~ This commercial development
~~will create, unnecessary list of problems listed above & we~~
~~all will loose peaceful neighborhood, and walking area specially~~
~~during covid there are not many activities left to do.~~

NAME(s): Hrushikesh J. Gadgil

ADDRE _____

Phone _____

E-Mail _____

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____ Others comments / concerns

NAME(s): Alexander Derzic

u -

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 Others comments / concerns

NAME(s):

ADDRESS:

Phone:

E-Mail:

 Kelly Kofluk

 1.

 c


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____ **Others comments / concerns**

NAME(s): RICK BUCK

ADDRESS: _____

Phon: _____

E-Mai _____

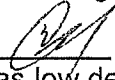
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____ Others comments / concerns

NAME(s):

GARY & PAULINE MRC ADAMS

ADDRESS: _____

Phone: 5

E-Mail: ca

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____ **Others comments / concerns**

NAME(s): Yong Li _____

ADDRESS: _____ St. _____

Phone: _____ _____

E-Mail: _____ _____

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

____ Others comments / concerns

NAME(s): Brent and Blake Novak

ADDRESS: _____

Phone: _____

E-Mail: b

b

7/1

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_____ Others comments / concerns

NAME(s): LAAT BHINDER

ADDRESS: _____

Phone: _____

E-Mail: _____

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JB Others comments / concerns

NAME(s):

Jasbir Bhinder

ADDRESS: 10

Phone: _____

E-Mail: _____

✓ U

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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 WONG , Thomas Chan .

ADDRESS: _____

Phone: _____

E-Mail: _____

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____ Others comments / concerns

NAME(s): Mathew & Susan Koshy

ADDRES _____

Phone: _____

E-Mail: _____ n

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

NAME(s): Bonnie & Grant Makarchuk

P

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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 Raiabi

ADDRESS: _

Phone: _

E-Mail: _

)

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Others comments / concerns

We do not want anymore stores on Ellerslie!

NAME(s): Lore Sarafincher

ADDRESS: _____

Phone: _____

E-Mail: _____

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

____ Others comments / concerns

NAME(s):

Betty Yu

ADDRESS:

Phone:

7

E-Mail:

h.

SAVE OUR NEIGHBOURHOOD

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_____ Others comments / concerns

NAME(s):

Sami Alam

ADDRESS:

Phone: ____

E-Mail: ____

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_____ Others comments / concerns

NAME(s): R. Bhanjaer

ADD: _____

Phon _____

E-Ma _____

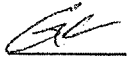
SAVE OUR NEIGHBOURHOOD


Richford – Blackmud Creek Community

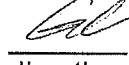
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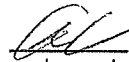
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____ Others comments / concerns

NAME(s): GEORGE & ANTONIAMMA CHERIAN

ADDRESS: _____

Phone: _____

E-Mail: _____

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W

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S T

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____ Others comments / concerns

NAME(s): JARVIS T JUDGE
ADDRESS: _____
Phone: _____
E-Mail: _____

U

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_____ Others comments / concerns

NAME(s): JONKA MAJKOVIC

ADDRESS _____

Phone: _____

E-Mail: _____

SAVE OUR NEIGHBOURHOOD

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N/A Others comments / concerns

NAME(s): RAVNEET MALHI

ADDRESS: _____

Phone: _____

E-Mail: _____

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NAME(s): SHEN TAN

ADDRE: _____

Phone: _ _____

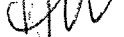
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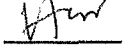
SAVE OUR NEIGHBOURHOOD

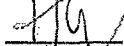
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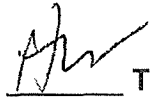
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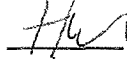
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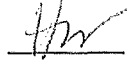
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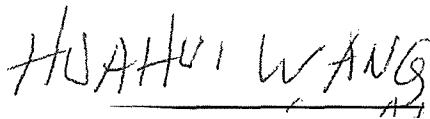
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____ Others comments / concerns

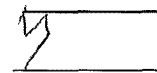
NAME(s): _____



ADDRESS: _____

Phone: _____

E-Mail: _____



SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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____ **Others comments / concerns**

NAME(s):

Anne Ward

ADDRESS:

Phone: _____

E-Mail: k


SAVE OUR NEIGHBOURHOOD


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
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_____ **Others comments / concerns**

NAME(s): Tristin Watts

ADDRE _____

Phone: _____

E-Mail: _____

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____ Others comments / concerns

NAME(s): CHAN PENG TIN THE

ADDRESS: _____

Phone: _____

E-Mail: z _____

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Others comments / concerns

This rezoning, if followed, would definitely be spot zoning, showing no valid or rational advantage for the neighborhood; only favoritism for the applicant.

NAME(s): Laura Buckler

Feb 27, 2021

ADDRESS:

Phone:

E-Mail:

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ADDRESS: _____

Phone: _____

E-Mail:

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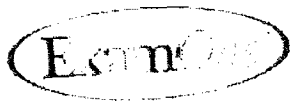
NAME(s): Zehra Virani

ADDRESS: _____

Phone: _____

E-Mail: _____

com



A Quest Diagnostics Company

Please ring door
bell when you pick
the form

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____ Others comments / concerns

NAME(s): GORDEN & SHANDA FRIES

ADDRESS: _____

Phone: _____

E-Mail: dm

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____ Others comments / concerns

NAME(s): KAPIL GUPTA

ADDRESS: _____

Phone: 78 _____

E-Mail: * 1 _____

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

____ Others comments / concerns

NAME(s): Shijun Zhou

ADDRESS: _____

Phone: _____

E-Mail: _____ com

U

SAVE OUR NEIGHBOURHOOD

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____ Others comments / concerns

NAME(s): _____

ADDRESS: _____

Phone: _____

E-Mail: _____

 John Turgeon

SAVE OUR NEIGHBOURHOOD

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9/4 We request the city to keep our Neighborhood the beautiful community that it is.

____ Others comments / concerns

NAME(s): Amana Qureshi

ADDRESS: _____

Phone: () _____

E-Mail: am _____

SAVE OUR NEIGHBOURHOOD

Richford – Blackmud Creek Community

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

____ Others comments / concerns

NAME(s): Kent + Janice Fehlauer

ADDRESS: _____

Phone: _____

E-Mail: _____a_____

SAVE OUR NEIGHBOURHOOD

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

--- Others comments / concerns

NAME(s): GURMEET SINGH

ADDRESS

Phone:

E-Mail:

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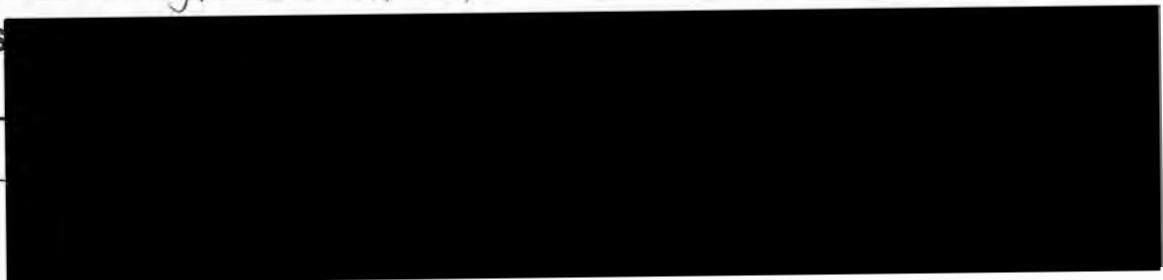
--- Others comments I concerns

NAME(s): Parbhjit Dhalwala

ADDRESS

Phone:

E-Mail:



SAVE OUR NEIGHBOURHOOD

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

G Others comments / concerns

NAME(s): INDERTIT SCAMU

ADDRESS: 

Phone: 

E-Mail: 

SAVE OUR NEIGHBOURHOOD

Richford - Blackmud Creek Community

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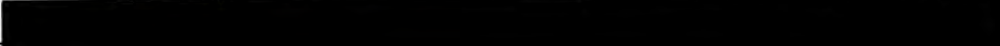
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____ We request the city to keep our Neighborhood the beautiful community that it is.

--- Others comments / concerns

NAME(s): Mary Louise Lun

ADDRESS: 

Phone: 

E-Mail: 

SAVE OUR NEIGHBOURHOOD

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1) •/J We request the city to keep our Neighborhood the beautiful community that it is.

--- Others comments / concerns

NAME(s):

Darshan Nwa-C.7

ADDRESS

Phone:

E-Mail: