Good Morning,

I received notice of public hearing in the mail for switching the restricted parking to public parking. I don't think it will be a good idea as we are so close to Coliseum LRT station that people park in the morning here while going to work & take their vehicle back in the evenings & we will be having no space to park in front of our house during day time.

People already park even though there's 2 hour parking restrictions but if there's no restriction it will be very hard for people who reside in this area to park vehicle.

Thank you
Kanwalpreet
City Council Public Hearing - May 12, 2020

Jacqueline Hargrove
To: city.clerk@edmonton.ca

Sun, May 10, 2020 at 7:32 PM

Attached is my submission to Council relating to Item 3.15 - Bylaw 19291. For your reference, my confirmation number is COUN016450 and my position is AGAINST.

Trusting this will be satisfactory,

Jacqueline Hargrove

Charter Bylaw 19291.docx
13K
Re: Charter Dylaw 19291

I am objecting to the rezoning of 11455, 11461 and 11459 University Avenue from RF1 to RA8. A six storey building with ground floor retail would have profoundly negative effects on the quality of life and traffic in this community. We are not looking at a ‘brownfield site’ or blank slate here. There has not previously been retail and intense density on this block.

For this location on the very corner of University Avenue and 115th Street, development enabled by rezoning to RA8 would be in conflict with the McKernan-Belgravia Area Redevelopment Plan.

Among the specifics, 4.4.1 of the Plan in Point 5 states the need to “ensure that development between 114 Street and 115 Street sensitively addresses existing residential development across 80 Avenue and 115 Street.” A six storey building – especially with retail – immediately across a narrow residential-width street from single family dwellings, could not be imagined to abide by this promise of sensitivity. Neither would it demand development which “respects the character and scale of existing development” as in 4.4.6 of the Plan.

Objectives of the Land Use and Built Form section of the Plan “require new development to respect the existing scale, form, massing and style of the neighbourhoods through height limits and building design.” Again, the development allowed by RA8 zoning would not comply with the Plan.

If, as in the case of the McKernan-Belgravia Redevelopment Plan, you have a document that is treated as law and referred to as support for drastic changes to a community, then you cannot just pick from it here and there to suit a particular interest group.

Increased traffic congestion and safety is another concern left unclarified due to an inadequate and incomplete traffic study. This should be addressed prior to rezoning and not left to hopeful or magical thinking.

How can a Bylaw be passed as having the support of the McKernan-Belgravia Redevelopment Plan when it actually does not comply on multiple points?

I would ask that a zoning of no more than four storeys and without retail be considered.

Sincerely,

Jacqueline Hargrove
I would like to comment on the Heritage Valley Neighbourhood 14 plan. The overall plan seems reasonable. The only issue that I have is the road connecting Heritage Valley Trail going East to 127st SW. I can't understand why this high volume road is being located where it is. Why would it not link up directly with 15Ave SW or with 20 Ave SW. Looking at the map these would be the two logical locations that should connect HVT to 127st. At these locations a proper set of traffic lights would make sense and both left and right turns off HVT onto 127st would be done safely. Given that fire trucks constantly run down 127st with sirens blaring at all hours of the day and night I would think safety would be a priority. I would like to know what went into the decision to put this road where it is planned as it seems totally illogical. As a homeowner who currently looks at trees outside my back windows who faces the prospect of headlights shining into my living room and master bedroom at all hours of the day and night I would like to try express my concern. I've worked my entire life to build equity in my home, you are basically taking away my life's work as my home will become unsaleable. Please re consider the placement of this road.

Doug Malek