Dear Councillor Walters and et al,

We, the homeowners of Royal Gardens, while disappointed with the outcome of the public hearing to rezone 741-107 St from RR to CB1 will honour the council's decision but want to request that the 204 households from the area have a say in the development of the area. The landowner, the developer and everyone involved with the sale of the land is making money and residents in the area are left with the results of those decisions. If public consultation is truly what the city believes in, it is only right that we are notified of the development site plans and are invited to participate in each of the meetings. Please let us know what the process is for inclusion in the conversation of this development.

It is our understanding that when development permits are applied for, the neighbourhood will once again be notified. However, the concern from neighbouring residences is whether their voices are acknowledged as 96% were not heard in opposition to the rezoning. The following touch on some of our concerns.

Development Plan Inconsistent with Architectural Guidelines

Within our neighbourhood, we have a strict architectural guideline for our development. We would expect that any structure that is built takes into consideration height, scale, final finishing etc. that blends into the surrounding area does not stand out like a red beacon. Nature siding, wood features etc. would be appropriate in the surrounding areas and keep with the expected guidelines.

Limit Commercial Uses – Per Bylaw 12800

We received the attached document of the intended use of the area and are shocked that there is an option for yet, another gas station, bar, etc. As presented during the public hearing, there are already copious commercial amenities nearby and the development should house services that are a complement to the existing services, not a replication. We ask that the city limit the commercial uses for the development under Bylaw 12800, and reject uses that fall under the discretionary use category such as gas stations, bars, etc.

In addition, in the public hearing, it was mentioned that lease space would be for low-density commercial purposes (daycare, medical offices) what is proposed is not low-density commercial (gas station, bar).

Extra buffer and landscaping for the west side of the property

We request that landscaping on the west side of the property keeps the healthy trees and develops an additional landscape buffer between the west side of the property and the emergency keyhole crescent as requested in the public hearing Bylaw 19649

Noise and Light Pollution
This development is in a residential area and therefore it is expected that extra adherence will be paid to noise and light pollution. Creating a second-story patio for a bar or restaurant is unacceptable. Selected streetlights should protect the night sky and reduce light pollution and low-profile signage should be in place to avoid bright light in the area.

**Community Room**

As a sign of good faith, there should be a meeting room set aside for residents that can use free of charge for the Homeowners, condo and other meetings that occur in our neighbourhood.

Regards,
Jasmeen Nijjar
Cori Foged

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[EP_042821 Ellerslie proposed development 741 - 107 Street.pdf](https://mail.google.com/mail/b/ALGkd0xQxuss1J70h5ZBS8uw3jgxzHLG80gQ9o4T-0Zydoth7jlu0?ik=a927317a5d&view=pt&search=all&permthid=thread-a%3… 2879K)
ELLERSLIE PLAZA
741-107 Street SW Edmonton, AB
ELLERSLIE PLAZA
741-107 Street SW Edmonton, AB

Ellerslie Plaza is a convenience-oriented retail centre off Ellerslie Road. Designated uses include a drive-thru or restaurant, gas bar with convenience and carwash, and second-floor daycare with a rooftop playground. Main floor CRUs are ideal for personal and professional service providers, retail convenience, medical users, and restaurants.

- Prominent location off Ellerslie road, minutes from Calgary Trail/Gateway Blvd, and Anthony Henday Drive.
- Frontage and access on Ellerslie Road, seeing an average 32,000 VPD (2018)
- Pad ideal for a drive-thru or standalone restaurant
- Second floor daycare includes a partially covered roof top play area
- Situated in the affluent Ellerslie community with higher than average household income
- Backs onto residential neighbourhood with walking trails connecting to the retail centre
- Building and pylon signage opportunities
- Build to suit available
- Units starting at 961 SF +/-

Demographics (2018)

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>AVERAGE INCOME</th>
<th>VEHICLES PER DAY (2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1KM 3KM 5KM</td>
<td>1KM 3KM 5KM</td>
<td>ELLERSLIE ROAD CALGARY TRAIL GATEWAY BLVD</td>
</tr>
<tr>
<td>4,627 46,881 77,954</td>
<td>$133,000 $120,615 $110,708</td>
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<tr>
<td>32,000 VPD 41,300 VPD 40,900 VPD</td>
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<td></td>
</tr>
</tbody>
</table>

Retail & Professional
For Pre-Lease
Q4 2022
Retail & Professional
For Pre-Lease
Q4 2022

BUILDING B
Main Floor CRU with Second Floor Daycare

BUILDING A
Gas bar with Car Wash

BUILDING C
Pad with Drive-thru
High Traffic Location

Steady daytime traffic of 32,000 VPD provides plaza exceptional exposure.

Conveniently near Edmonton's south vehicular and retail corridors; the location is accessible for clients, patients, and customers to visit your business.

Retail Area with High Consumer Spending

Surrounding residential communities maintain a higher than Edmonton's average ($93,600) household income.

Area attracts retail traffic to South Common Mall and nearby auto dealerships area with Nissan, Audi, Volvo, Volkswagon.

Hospitality groups along the QEII support the trade area as well.
Legal Description
Lot 2; Plan 8121064

Proposed Zoning
CBI - Low Intensity Business

Parking
Surface 88 stalls (est.)

Possession
Q4 2022

Total Size
24,425 SF +/-

Op Costs
TBD

Unit Sizes
Starting at 961 SF +/-

Site Plan

Building A
Convenience 2,500 SF +/-
With three island gas bar and attached carwash
Car Wash 600 SF +/-

Building B
Main Level 12,500 SF +/-
Retail/Medical/Professional Services starting at 961 SF +/-
Second Level 4,500 SF +/-
Daycare with play area on same level
Rooftop Playground 1,925 SF +/-

Building C
Drive Thru* 2,400 SF +/-
*Alternatively, stand alone restaurant with rooftop patio. Please contact us for details.

Please note that development plans are subject to change and site design is currently underway.

Please contact us for details and build out solutions.

EP 04/27/21
Correspondence: May 4, 2021 CCPH Item 3.25 BARTON

OCR Input

OCM OCC Internet Mail <city.clerk@edmonton.ca> Thu, May 13, 2021 at 8:37 AM
To: <city.clerk@edmonton.ca>

---------- Forwarded message ----------
From: Sandra Barton <...>
Date: Wed, May 12, 2021 at 7:57 PM
Subject: Holyrood Gardens
To: <city.clerk@edmonton.ca>

Re: Holyrood Gardens
Charter Bylaw 19681

I'm strongly opposed to the recent additional changes that Regency Developments has brought back to City Planning.

In 2018 the city, our community and Regency reached a compromise regarding this development. It should be noted that the Edmonton Design Committee panned and rejected the project’s design twice.

This project is too high, too dense and is totally lacking in any green space; it will shade a considerable part of the neighbourhood.

Holyrood has many young families who appreciate the green spaces, trees and excellent French Immersion School.

Appropriate density is welcomed. I feel that Regency consulted in bad faith.

Thank you
S. Barton
**URGENT Correspondence: May 4, 2021 CCPH Items 3.28 & 3.29 JANG/DER**

1 message

<table>
<thead>
<tr>
<th>IFM Meetings Internet Mail</th>
<th>Fri, May 14, 2021 at 8:24 AM</th>
</tr>
</thead>
</table>

---------- Forwarded message --------
From: Request to Speak - Office of the City Clerk
Date: Thu, May 13, 2021 at 10:03 PM
Subject: New form response notification

Your form has a new entry. Here are all the answers.

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>What are your first and last names?</td>
<td>Eileen Jang, James Der</td>
</tr>
<tr>
<td>Are you speaking on behalf of a group?</td>
<td>No</td>
</tr>
<tr>
<td>If yes, what is the full name of the group you represent?</td>
<td>Owners of strip mall adjacent to proposed development</td>
</tr>
<tr>
<td>What is your phone number?</td>
<td></td>
</tr>
<tr>
<td>What is your email address?</td>
<td></td>
</tr>
<tr>
<td>What type of meeting would you like to speak at?</td>
<td>City Council Public Hearing</td>
</tr>
<tr>
<td>What is the date of the meeting you would like to speak at?</td>
<td>May 14, 2021</td>
</tr>
<tr>
<td>What are the agenda number and title of the item(s) you wish to speak about?</td>
<td>19840 Amendment to Garneau Area Redevelopment Plan; 19841 To allow for Highrise Residential Tower, Garneau</td>
</tr>
<tr>
<td>What is your position on the issue?</td>
<td>In favour</td>
</tr>
<tr>
<td>Would you like to be available to answer questions only?</td>
<td>No</td>
</tr>
<tr>
<td>Do you plan on providing a presentation or any other materials to Council?</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Please provide any additional contact information or comments we should be aware of.

We support the development of a highrise ONLY IF MORE PARKING IS PROVIDED FOR FUTURE TENANTS AND THEIR VISITORS; Our property manager, Kim Sheppard, will explain the problems we already have with parking and the residential highrise will only add to it exponentially.