

Correspondence: November 17, 2020 CCPH Items 3.4 & 3.5 KLEIN

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 12:30 PM

To:

----- Forwarded message -----

From: **RICK KLEIN**Date: Mon, Nov 16, 2020 at 11:39 AM

Subject: 4815 Donsdale Drive To: <city.clerk@edmonton.ca>

Proposed Bylaw 19475 and 19474

Please see attached comments regarding this proposed development.

Richard & Georgina Klein

4815 Donsdale Drive (1).docx

15K

Re: Proposed Charter Bylaws 19475 and 19474

We are the property owners adjacent to the proposed Bylaw Change on the south side at

We do not support this proposal as presented, although we feel we would support it if it were modified to reduce the number of lots to 2 as opposed to 4.

The reasons we do not support the proposal are as follows.

- 1. This lot is unique simply for the size and the privacy is provides, however aside from that, the immense amount of trees on this lot, we fear, will be reduced substantially to make way for construction. This will endanger the fauna that is ever-present, ie, coyotes, fox, badgers, weasels, rabbits, bobcats, porcupines deer and moose. Although we may not necessarily welcome some of these critters, it is still THEIR home here as they make their way up from the river valley. Aside from this concern, the trees help the environment pertaining to our carbon footprint as well as creating an oasis in this urban area. Most homes have much fewer trees in their yards. The trees on this lot were planted in the late 60's when the former house was originally built. The point is that these trees have been there for 50 to 60 years. The mature trees that are lined up along the property line, on the north side of our lot, provide stability on the way down to the river valley. We fear the loss of these trees may adversely affect the drainage properties they provide.
- 2. We have seen much development in this area in the time that we have owned this property in 2003. The developers/city have had a dismal track record of enforcing and controlling the debris, garbage, cluttered and unpassable sidewalks, mud-packed sidewalks and streets, construction materials laying around, and general chaos on the building sites that have been developed during the past 16 years. There has been little or no appreciation or care taken for the consideration of the residents of the community.
- 3. We are concerned, specifically to our lot, what the setbacks and side yard setbacks are or will be. Will they be in line, or will we be confronted with yards not lining up to provide NO ONE with any privacy, that is, ourselves or future neighbours. And what about final grades? How will they work? Will all the runoff be directed away from the riverbank? Does that mean it will be directed to us or to the street?

4.	On the north side of our lot separating us from lot 7 (the property in question) there is a concrete retaining wall/fence. We would like to ensure that this wall is retained because it provides correct and unhindered drainage.

Statutory Public Hearing

Amendment of Bylaws 19474/19475

Re: Land Development Application 20-0093 at location of 4815-Donsdale Drive NW

Written Comments for Consideration by Edmonton City Council: November, 2020

Overview

The subject property has been a single-family home for many years. The landowner has made a decision to demolish the home (except for a garage type structure which still remains; that will be in violation of a set back requirement of the application). The landowner wishes the city to provide approval for the rezoning request with the goal to further divide the property into 4 lots to permit construction of 4 individual homes.

Neighborhood considerations: Since the original use of this property, the neighborhood has seen considerable development. Clearly this development provides great opportunity for the landowner to benefit financially from the subdivision of this elite property. The applicant will be and is a beneficiary from the current neighborhood investment of infrastructure by the city and by the ongoing investments of the home owner's association (i.e. The Donsdale Residents Association-DRA) to maintain this neighborhood. The ongoing commitments (via title encumbrances) of the DRA adds value to the neighborhood through its development of a neighborhood watch program and by financially investing in enhanced landscaping, fountain, stream park, pond, pathways, fencing, and gazebo maintenance.

Comment 1

• City council should ensure that their willingness to approve rezoning and development requests ensures that those who benefit from these approvals contribute to the betterment of the Donsdale community. In the case of this rezoning request the city should ensure the landowner includes the provision in the sale of its future lots; that the homeowners will contribute to the community and its upkeep as the majority of the Donsdale homeowners do. My sense is that the city prefers to avoid involvement in discussions of this nature. The result being as these types of rezoning requests or new construction permits are granted in established neighborhoods; it creates inequity for existing homeowners. City administration should engage in dialogue and negotiation with the landowner to embed into the land title, the requirement for future owners of the subdivided lots to contribute in the same amount as existing members of the DRA. There is recognition that the owners of the lots which are part of this rezoning request do not need to be accountable to all pieces of the existing DRA agreement that current landowners are (e.g. Such as the architectural guidelines). In advance of the completion of any

land sales or issuance of development permits; the applicant should have discussions with the board of the DRA and come to a fair agreement for the community. It should be noted that any future construction of homes, access to water and sanitary and storm sewer mains will be disruptive to the residents of Donsdale.

Key Point Coming out of Geotechnical Survey-Associated with Development Application 266556235-001

There are a number of important considerations coming out of the original Geotechnical report (from 2016) that City Council must be guided by and receive assurances from the property owner if it is to proceed

- The original geotechnical survey was conducted and based on a <u>single</u> new house development. The existing rezoning request speaks to the subdivision of this lot to accommodate 4 individual house properties. The original geotechnical report suggested the need for another survey to consider the implications of this change in scope. Apart from subsequent reviews of the original survey, it is unclear if a current survey has been completed. It should be noted that the applicant for the rezoning request, commissioned and compiled the geotechnical report.
- There is concern for top of bank stability in this area. A steep decline exists on the river side of this property which speaks to the ongoing erosion of the bank over time. This is of importance as City officials will be aware of the historical instability of the river bank in the Riverbend area, resulting in a failure of the bank leading to the loss of property at this location. Although the city has been clear to absolve itself of any financial liability associated with any loss of property resulting from a river bank failure; this cannot be the only goal for the rezoning request. The city needs to be confident that actions taken by the property owner preserve and enhance the stability of the top of bank area under consideration in this proposal. The future plans as contemplated in the rezoning request present a significant increase in development activity and habitation at the location of this property. The city requires a naturalization plan be submitted by the landowner to ensure the long-term stability of the land associated with this development. The geotechnical report also calls for rigorous control of potential water retention infrastructure and the need to ensure that water from any new home construction is shed only to sanitary or storm sewers. At this point I am unaware that a Naturalization plan has been submitted. If it is to be completed after any approval of the rezoning request; this will require the appropriate city departments to thoroughly review and amend (if required) it in advance of the granting of any development permits to the landowner. In discussion with administration officials, once permits are granted and construction of homes is complete; the addition of any after the fact harmful infrastructure will not be part of their responsibility and this responsibility will be delegated to the public. The administration suggests that only via a

public complaint process will violations of city bylaws become known to the regulator. This makes little sense in my view. The regulator always needs to retain its authority and obligation to oversee activities which it approves. I can't imagine how members of the public who do not have access to private property could ever take on this role to ensure compliance of city bylaws, permits etc. In the apparent absence of regulatory authority; city officials should develop an agreement with the applicant and future property owners to review the properties which are part of this rezoning request. A follow-up confirmation of compliance in all respects of this land development application once home construction is complete should be conducted (perhaps at 3 years).

- Although the existing home on this lot has been demolished, a garage type structure remains.
 According to the communications from the city to the applicant it is suggested that this structure be removed. Council needs to ensure this happens. A future subdivision of the single lot to 4 individual lots and the fact that this structure is located on a setback, could leave responsibility for who is responsible for its removal; in limbo or in question. This structure must be removed and the land it is located on should be returned to its natural state.
- Provision for top of bank path. A comprehensive plan should be in place and executed as part of
 this rezoning application. The path must be safe and accessible for public access. Its
 development cannot be such that the future landowners of these new lots have unique or
 preferential access to it.

Fencing

It will be important that any future fencing associated with this rezoning request and future development, be safe in all respects. We do not want fencing that is harmful to wildlife (note the ongoing impalement of deer in the Cameron Heights neighborhood). These incidents are dangerous for the animals and are distressing to residents when they occur. The city needs to develop an agreement in advance of the rezoning request that provide assurances that fencing will be both attractive and safe in all respects.

In discussion with city administration it seems that there are limits on their ability to prescribe the type of future fencing that may be used by this development. Citizens have been alarmed by the harm done to wildlife in the Cameron Heights area. The land under consideration in this proposal is located in a significant wildlife corridor within the city. It should be noted that the adjoining River Heights gated community currently utilizes a dangerous type of fencing that has been noted. Whatever fencing oversight that may be part of the development processes within the city; is failing in some regards. City council has recently granted approval of a solar farm development project within the river valley. Council needs to demonstrate its concern and awareness of the sensitivity of these natural areas within our city by ensuring the actions they take when granting any type of development associated with them are sound. In the event that there is an absence of regulatory authority by the city, then agreements must be negotiated with the landowner in advance of any approval of this rezoning request. The idea that any gap or absence in regulatory authority would permit the construction of an unsafe fence (or any structure for that matter) is inappropriate.

Conclusion

To ensure the success of this rezoning application and future development of this piece of land, the following should be addressed.

- Any new property/homeowners contribute financially to the ongoing maintenance of the
 existing infrastructure that members of the DRA are responsible for. The applicant should
 likely embed financial commitments into its future sale of lots following a discussion with
 the board of the DRA.
- 2. A determination is made whether the existing Geotechnical report is adequate.
- 3. The stability of the top of bank area is assured and that a robust Naturalization plan is developed and <u>verified</u> once it is commissioned.
- 4. Future verification of compliance by the future landowner/homeowners of all aspects of the rezoning request and future development permits are embedded in any agreement to approve the rezoning request. The city cannot delegate its compliance role to the public. In the absence of regulatory mechanisms to deal with any of the issues that have been identified; city administration should have dialogue and achieve the necessary agreements and commitments via negotiation with the applicant.
- 5. The remaining garage type structure is demolished and the land associated with it is returned to its natural state.
- 6. In the event of rezoning approval that a top of bank path be developed and implemented.

 This path must be safe and be conveniently accessible to the public.
- 7. The landowner must reach agreement with the city that any fencing contemplated for these lots and its future homeowners, is safe in all respects. The city must approve any fencing plans as part of this agreement before development permits are granted.
- 8. Finally, I recommend that city administration develop or bring a more progressive approach to rezoning or similar type of requests. As I read the documentation provided for this request, it is primarily technically focused. The communications are primarily around meeting the technical requirements of the rezoning and property development request between the city and the applicant as guided by existing bylaws. The city communicates these requests in a number of ways to the public (for example in the Edmonton Journal). The city administration includes a recommendation that it "supports" the bylaw changes required in this case. I can understand from the applicant's perspective that this would be beneficial to them (particularly from a financial perspective as they achieve the ability to sell 4 high value lots) if the rezoning request is approved. I do not see any reasoning from the city's end why they support this bylaw change. A successful rezoning request cannot have a goal of simply meeting technical requirements. As part of this and future proposals, the city should identify benefits/impacts from a community/neighborhood perspective and communicate them to affected communities as part of their requirement to ensure public awareness and input. In this case if all aspects of the rezoning and development plan are done properly there will be some positive economic benefit in terms of home construction activities as an example.



Correspondence: November 17, 2020 CCPH Items 3.4 & 3.5 CHEN

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Tue, Nov 10, 2020 at 2:21 PM

Forwarded message
From: Date: Tue, Nov 10, 2020 at 12:02 PM Subject: RE: 4815 DONSDALE DRIVE NW proposed Zone change To: <city.clerk@edmonton.ca></city.clerk@edmonton.ca>
Dear Sir or Madam,
I am a resident living on Donsdale Dr. I do not support the proposed change. The character of Donsdale Dr is unique and set apart due to these estate houses along the river. By placing smaller homes along that side of the road, it would most certainly devalue the appeal of this road.
Once again, I do NOT support the proposed zone changes and should be kept as original.
Sincerely,
Danny Chen



Correspondence: November 17, 2020 CCPH Items 3.4 & 3.5 WILDE

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca> Mon, Nov 16, 2020 at 10:09 AM To: ---- Forwarded message ----

From: M Wilde < Date: Thu, Nov 12, 2020 at 10:11 PM

Subject: Charter Bylaw 19475 and Bylaw 19474 - Comments on the matter

To: <city.clerk@edmonton.ca>

RE: Notice of Public Hearing on Charter Bylaw 19475 and Bylaw 19474

... seeking to the Zoning bylaw from RR to DC and a portion to A.

I live in the area near this property and often go by this property. I would like to make some comments expressing some concerns.

- 1) The public notice as written is misleading in its text as it states the DC2 provision "will allow the development of single detached housing with a minimum lot width of 22 m (72 feet)". The text should have properly stated that the provision will allow "multiple" single detached housing and not try to hide this point. The deception is trying to escape notice and shouldn't be accepted by the city.
- The notice states " criteria to ensure compatibility with the character of the surrounding residential properties. However the surrounding properties on that side of the street are all estate homes zoned RR. Across the street is a an entirely different development (RF1).
- 3) The area proposed to be changed from RR to A (environmental reserve) is on the river bank which sounds like an improvement and might give the public access to view the river, however what isn't shown is that this side of the river is on the cut-bank of the river which suffers continual erosion. Unless an attempt at river bank stabilization is done the area will be continuously eroded. A similar zoning change was done on the property now zoned RF1 to the north which created an environmental reserve with a public access path. However the access to this area is rather restricted (narrow) now at one of the access points and in the future this access will be gone completely due to erosion.
- 4) Due the erosion on this side of the river bank cities plans for a continuous path along the riverbank would be admirable but I doubt they will ever happen or if they are implemented their existence will be short.
- 5) From the description given, there does not appear to be any public access the newly proposed area being changed from RR to A (environmental reserve). If this is true this would mean this reserve would be mostly for the benefit the new lots being created (a buffer you get to enjoy and don't have to pay for that in time will be lost).

6) In my opinion a split into 2 lots would still maintain the character on that side of the street however the entire costs for such split should be borne by the lot owner (i.e. all municipal upgrade cost paid by the developer and not the taxpayers).
Regards,
Mel Wilde,
Resident Properties of Donsdale.



Correspondence: November 17, 2020 CCPH Items 3.6 - 3.8 VOLNEY

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Thu, Nov 12, 2020 at 11:40 AM

----- Forwarded message ---

From: **Patricia Volney**Date: Thu, Nov 12, 2020 at 10:47 AM

Subject: Public Hearing for Proposed Charter Bylaw 19459 & Resolution on Nov. 17, 2020 at 1:30

To: <city.clerk@edmonton.ca>

Because of the surge of COVID-19 cases in Edmonton I am submitting my concerns and comments on the proposed change in the zoning of the property at 441- 111th Street SW in writing. My concerns were also submitted to Vivian Gamache, the file planner for this application.

I would like to indicate that I am opposed to a change in the rezoning for this property for the following reasons. Currently, access to this property is from 5 Ave SW. All traffic on 5 Ave SW must exit and enter from 111th Street and it is very difficult to gain access to 111th Street from 5 Ave SW going either north or south, especially in the mornings from 6:45 to 9 am. If you want to go south on 111th Street during this time the only way to do this is to turn north, go into Blackburn Drive, turn around and use the traffic light at 111th Street and Blackburn Drive to access the south going lanes of 111th Street. Heavy traffic on 111th Street going north makes getting onto 111th Street in any direction a real challenge. The same traffic problems are encountered between 4 and 6 pm when people are returning home. Inclement weather makes the traffic problems worse.

Also, 5 Ave SW is currently zoned Rural Residential so we do not have a proper road surface. We have a rural blacktop road surface. We also lack sewers, storm sewers, sidewalks, and street lights. Therefore, we do not have the infrastructure to support commercial development.

From the information we have been able to access concerning this rezoning application I understand that it has been recommended that the turn lane on 111th Street northbound for Blackburn Drive be extended to 5 Ave SW. This will not solve the problem of access to 111th Street from 5 Ave SW because of the heavy traffic in the mornings and evenings. Also, an upgrade of the entrance to 5 Ave SW from 111th Street has been proposed. When some residents living on 5 Ave SW tried to get sewer service we were told that City of Edmonton policy was that partial ungrades were not allowed under City policy and that it was all or nothing. Therefore a partial upgrade of 5 Ave SW would be a violation of this policy.

A consultant was hired to ask about attitudes and concerns about this rezoning application. They stated that they had interviewed more than 600 people about the rezoning and most were neither for it or opposed. There are 23 houses on 5 Ave SW and those residents will be directly affected by any rezoning and most of them are opposed to this rezoning to commercial. Most of the people surveyed live north of the property being considered for rezoning so are not affected by problems associated with this commercial development. Their responses only service to dilute the concerns of the people directly affected if this property is rezoned.

The people who own property and live on 5 Ave SW have purchased their properties because they are part of a unique residential development. Rezoning 441 111th Street to commercial will only make the traffic access from 5 Ave SW worse and the lack of infrastructure to support such rezoning is problematic. This is a residential neighborhood and the residents want it to remain a residential neighborhood.

Patricia Volney

Edmonton

Sent from my iPad

Items 3.6 - 3.8



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

File #LDA20-0159

1 message

Edward Kalis

Thu, Oct 29, 2020 at 5:33 PM

To: "city.clerk@edmonton.ca" < city.clerk@edmonton.ca>

I am against proposed rezoning of lot 1, block 1 plan 2146TR from RR to CB1. We already have an excess of commercial property within a 2 block radius. On three corners of 111st and ellerslie road we have large commercial properties already in use. Right across the street there is already a commercial complex there. Rezoning this area will devalue the surrounding property.

Edward Kalis



Correspondence: November 17, 2020 CCPH Items 3.6 - 3.8 MAKSIM

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Fri, Nov 13, 2020 at 3:26 PM

To:

----- Forwarded message -----

From: **DON MAKSIM** <

Date: Thu, Nov 12, 2020 at 2:42 PM

Subject: Re: Bylaw 19458amendment to richford-comments

To: <city.clerk@edmonton.ca>

We received notice of proposed land use change for 441-111 street sw. We are against this commercial zoning happening.

Here are my questions and concerns:

I am concerned where the entrance would be located?

We are an oiled country road in front of our residences, not paved. This concerns me having more traffic on it.

We have no sidewalks or curbs or streetlights. We are all on septic systems in these homes. Drainage is terrible in the ditches (hardly any at all).

We are taxed as rural residential so we are concerned about how our taxation could change.

We have no truck signage for our road in front of our homes here- a new house is being built at end of our road and one day of hauling dirt out has hampered our road and created significant damage to it.

It is very hard to enter/exit our road onto 111street during morning and evening rush hour traffic. There are no lights to do so.

We are not in favor of this going through.

Again we are concerned that changing this area into commercial will impact all the above concerns even more. I have had conversations with the Edmonton Police Service (they set up speed traps frequently at the corner of our neighborhood) about how busy 111 street currently is with traffic. They have also agreed that adding in a commercial development to this already very busy area is not favorable.

Richford Estates was originally set up as a class A residential area and it should not be changed to commercial lots. Regards.

Don and Liz Maksim

Edmonton



Charter bylaw 19459,19458

1 message

Shelley Gerrard

Tue, Oct 27, 2020 at 10:25 AM

To: city.clerk@edmonton.ca

I am in a condo in Escapes and I am against this proposed rezoning. This would increase the traffic on an already extremely busy roadway. Also there is a strip mall a block south that has empty space for office space. There is already enough businesses one block away. There are a lot of pedestrians in the proposed rezoning and this would increase accidents in this area especially since it is a four lane roadway with a lot of traffic.

Sent from my iPhone



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 BELL

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca> To:

Mon, Nov 16, 2020 at 11:04 AM

----- Forwarded message ----From: Graham Bell

Date: Sun, Nov 15, 2020 at 7:11 PM

Subject: Public Hearing November 17, Items 3.14 and 3.15 To: city.clerk@edmonton.ca <city.clerk@edmonton.ca>

Graham Bell

Edmonton

15 November 2020

I am writing to express my concerns about the proposed high-rise building behind the strip mall across from the Garneau Movie Theatre. This is totally the wrong kind of development for this site. I have lived close-by this site for almost twenty years and also lived in the immediate area in 1973-74, so I have a good understanding of the neighbourhood. I often walk by the site.

The proposed development would be a new and disastrous direction for Garneau, placing a high-rise tower in central avenues between Saskatchewan Drive and 82 Ave., setting a precedent for more towers in an already crowded neighbourhood.

The planning principle for Garneau has always been to put high-rise buildings on the main roads in the neighbourhood, locations where vehicles can have best access and the buildings have the least adverse impact. Putting the building on a quiet interior avenue is a departure from good practice in the past and will cause traffic problems as there is no clear, direct way to exit the site onto a major route.

The proposed development will also destroy the mature trees that line the street, some of the neighbourhood's most valued features.

This is, all in all, a bad proposal. The neighbourhood needs development on a much smaller scale. A multiplex on a moderate scale, similar to others in the immediate area would be fine but not this monstrosity that has been proposed.

Graham S. Bell



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 BRUCE-KAVANAGH

1 message

To:

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:25 AM

----- Forwarded message -----From: Kathy Bruce-Kavanagh

Date: Mon, Nov 16, 2020 at 11:09 AM

Subject: Re: Public Hearing November 17, Items 3.14 and 3.15 - LDA19-0103 - The Hive

To: <city.clerk@edmonton.ca>

To: Members of City Council

Re: Public Hearing November 17, Items 3.14 and 3.15:

As the months long pandemic is forcing urban centres to reinvent themselves I ask that Council consider the following questions prior to approving any high-rise structures in the near future:

- 1. What is the future of metropolitan living?
- 2. Should urban centres continue to approve and build high rise structures?
- 3. What do Council and Edmontonians value about metropolitan living?
- 4. What needs to change and how can cities thrive in the decades ahead.

In addition, I have included my concerns regarding the proposed rezoning

- 1. This high-rise intrusion into Garneau's interior areas will be in an area designated for only mixed medium scale infill housing.
- 2. It abandons the planning principle that high-density high-rise towers are to be on arterial roads at the outer edges of the neighbourhood.
- 3. Vehicular traffic generated by the tower will have no direct access to arterial roadways, forcing all traffic and service vehicles to use local residential streets and lanes winding through blocks of low/medium scale homes.
- 4. The developer would be allowed to remove the boulevard trees and not replace them in front of the tower. This is an example of BLATANT INSENSITIVITY FOR QUALITY OF LIFE AND AESTHETIC PRINCIPLES. AN EDMONTON WITHOUT TREES? I THINK NOT.

Each and all of these issues would create precedents to justify more high rise towers not only in Garneau and Strathcona neighbourhoods between Saskatchewan Drive and Whyte Avenue from 99 to 109 Streets, but in other (perhaps unsuspecting) neighborhoods.

This is a small area of land and does not fit a high rise development – perhaps a small pocket park could be considered by the developer.

I urge the Planning Department and Council to reject this proposal.

Kathy Bruce-Kavanagh

Edmonton AB



Scanned by McAfee and confirmed virus-free.



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 BUTZ

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 10:38 AM

To:

----- Forwarded message -----From: <

Date: Fri, Nov 13, 2020 at 10:19 AM

Subject: Public Hearing November 17, Items 3.14 & 3.15

To: <city.clerk@edmonton.ca>

To whom it may concern:

Please include this written submission for the Public Hearing on November 17th, related to Items 3.14 & 3.15:

It is very concerning to see High Rise development proposed for a local road in the neighbourhood interior. It seems quite clear from the existing Bylaws and Area Redevelopment Plans that High Rise development is intended, even encouraged, on the arterial roadways on the outer edge of the neighbourhoods. Developments of this nature which abut low-density development is concerning. Each occurrence of an inappropriate development promotes incrementalism as others attempt to propose similar projects in the wrong location. This development itself is appealing, but its location choice is inappropriate. Each counselor should consider this proposal as though it were being proposed at a location adjacent to or near their own residence, and then vote accordingly.

Thank you,

Kelly Butz

Garneau Resident



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 CROOKSHANKS

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 10:36 AM

To:

----- Forwarded message -----

From: JD

Date: Fri, Nov 13, 2020 at 9:03 AM

Subject: Submission regarding LDA19-0103

To: <city.clerk@edmonton.ca>

Cc: <ben.henderson@edmonton.ca>

To City Council,

I am writing with my concerns about file LDA19-0103, better known locally as the Belgian development or the Hive. I have been authorized to send this on behalf of my condominium board. We live at

As you are no doubt aware, the Garneau neighbourhood has been zoned for houses and four storey buildings. In the past few years we have seen several skinny homes and multi-unit homes go into our block and this controlled densification has been good for the area. The medium-sized development limit is what gives the Garneau its community-based charm; it's the reason why many of us chose to buy property and live here. We are therefore concerned about what a building the size of the Hive will do to the community.

Our primary concern is that the Hive's location is completely inappropriate — a high-density tower off arterial roads. The street where it is intended to be built, 108A Street, is essentially a dead end of a street that ends in (to the north) a private driveway, (to the west) a narrow alley to 109 street, and (to the east) an alley way that loops around down to 86 Ave. As our building is on 86 Ave and that busy alleyway, we already experience a high amount of traffic coming through. The alley is in very bad shape and would need to be redeveloped by the City to accommodate more traffic.

In addition, the proposed, and very popular, "rail trail" that is to be a pedestrian and cycling corridor from 109 street to Old Strathcona will have to share the alley/road with vehicles. We just completed a Neighbourhood Renewal Plan with the City to identify where people walk, cycle, and ride. Putting in the Hive may make the rail trail impossible. The traffic study done by the City did not address these issues. Will building the Hive cancel the rail trail which has real support from multiple communities?

It is difficult to understand why we, as residents of the Garneau, are engaged in things such as the 109 street plan, the Garneau Area plan, and the Neighbourhood Renewal plan, only to have these disregarded or amended in order to haphazardly densify our neighbourhood, abandoning long-held planning principles that work. We appreciate that the City recently sent planners back to work with the community in addressing proposed changes to the GARP. We hope that you will please send the developers back to listen to the community and see how a more appropriate project can be designed for this space; the City can work proactively with the community again to identify plans for development that will work for the neighbourhood and the people that live, and will live, there.

We are in favour of the proposed lots being developed, but not into something that is a clear example of overdevelopment. Please vote against approving the Hive as it has been presented so far.

Thank you very much,

JD Crookshanks



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 FASZER

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:28 AM

To:

----- Forwarded message -----

From: gayle faszer < Date: Mon, Nov 16, 2020 at 11:26 AM

Subject: Public Hearing November 17, Items 314 and 315 To: city.clerk@edmonton.ca <city.clerk@edmonton.ca>



November 16, 2020

To Whom It May Concern,

I disapprove of the proposal to build a high-rise tower behind the strip mall opposite the Garneau Cinema on 109 Street. This development will increase traffic problems and congestion in an already busy part of 109 St at the top of the High Level bridge. Where do you propose that vehicles access any of the main traffic routes? With the addition of the new bike paths and one-way streets navigating the back streets of Garneau is already difficult. This development is not suitable for the site and will put increased stress on the infrastructure in the neighbourhood. Also high rises block sunlight and cause wind tunnels creating an inhospitable landscape in a cold northern climate. This is not the right development for the sight. Gayle Faszer



Virus-free. www.avast.com

Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 GERVAIS

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:01 AM

To:

----- Forwarded message -----

From: Wendy Gervais <

Date: Sun, Nov 15, 2020 at 12:11 PM

Subject: Subject: Public Hearing November 17, 2020, Items 3.14 and 3.15

To: city clerk <city.clerk@edmonton.ca>

Subject: Public Hearing November 17, 2020, Items 3.14 and 3.15

To whom this concerns,

I do oppose the construction of this tall high rise, but I believe, as well, that a reasonable compromise could be made to its planned height, let's say, eight or nine stories? Please feel free to read my letter at the hearing. I'm pretty sure I'm not saying anything that hasn't been said, but I want my chance to say something. It is an action that validates the society in which we dwell.

- This building exceeds the usual standard height increase. The planned building is not on the outside edge of the Garneau neighbourhood, but in the midst of our diverse mixed housing neighbourhood. I am pretty certain this building does not fall within the present Zoning designation.
- The traffic in the neighbourhood will increase. (even though studies say this will all work out fine, increase of traffic is fact.) This tower would not have direct access to a major road. The people who live here already cope with cars coming off and onto 109 St. and Saskatchewan Drive cutting through to other major roads. For present residents, coming home and leaving our neighbourhood it is already difficult especially to and from 109 St.
- I consider this building height rather visually intimidating and architecturally and socially insensitive to the existing neighbourhood and the residents. I don't think it could be found otherwise. I am trying to find its worthiness. (Maybe property tax when the rental apartments are converted in a few years to condos.)
- Primarily, I am concerned that this high-rise will establish a precedence for further changes in Zoning. Garneau, especially east Garneau neighbourhood has many walk-up apartments and condominiums buildings as well as single dwelling homes – a robust diversity of the people and their homes.

I find this process, in which we feel we must question the City's intentions and bring these matters to the attention of the City, rather regrettable. It puts in question any discussion that the City has already had with its residents. I hope that the City has my interests at heart more than those of the developers. We do need this trust. As a resident, I do question if the developer has Edmonton's well-being at heart.

I know that cities change and must accommodate constantly. But I feel changing Zoning from what is originally intended in our recent and already-established City Plan should be considered carefully by all involved, including residents, and with good reason. The Zoning is there for reasons - Please re-visit those reasons. You have asked us to be involved in planning and I feel we must be heard. So please do read our letters of concern. We expect that. Please validate your reasons for allowing such a tall building to be built in the middle of our neighbourhood.

Thank you for your attention and your consideration. Hopefully a compromise can be found.

Wendy Gervais Resident of east Garneau neighbourhood.

I see a town that everyone loves; where everyone wants to live... Soon the town everyone loves no longer exists.



Wendy Gervais



To the City of Edmonton

city.clerk@edmonton.ca

Subject: Public Hearing November 17, Items 3.14 and 3.15. Finding a compromise.

To whom this concerns,

It has been pointed out to me that building a tall high-rise has been discussed for my neighbourhood by the City and developers.

This building exceeds the usual standard height increase. The planned building is not on the outside edge of the Garneau neighbourhood, but in the midst of our diverse mixed housing neighbourhood. I am pretty certain this building does not fall within the present Zoning designation.

The traffic in the neighbourhood will increase. The people who live here already cope with cars coming off and onto 109 and Saskatchewan Drive cutting through to other major roads. For present residents, coming home and leaving our neighbourhood it is already difficult especially to and from 109 St.

I consider this building plan rather visually intimidating and architectural and socially insensitive to the well-being of the area. I also find this process, in which we feel we should/must examine the City's intentions and bring these matters to the attention of the City, rather regrettable. It puts in question any discussion that the City has already had with its residents. I hope that the City has my interests at heart more than those of the developers. We do need this trust. Also, as a resident, I wonder if the developer has Edmonton's well-being at heart.

Primarily, I am concerned that this high-rise will establish a precedence for further changes in Zoning. Garneau, especially East Garneau neighbourhood, has many walk-up apartments and condominiums buildings as well as single dwelling homes — a robust diversity of the people and their homes.

I know that things change and cities must accommodate constantly. But I feel changing Zoning from what is originally intended in our recently and already established City Plan should be considered carefully by all involved, including residents, and with good reason. The Zoning is there for reasons - Please re-visit those reasons. You have asked us to be involved in planning and I feel we must be heard. So please do read our letters of concern. That is what we expect. Please validate your reasons for allowing such a tall building to be built in the middle of our neighbourhood.

Thank you for your attention and your consideration. I hope a compromise of building design can be found.

Wendy Gervais
Resident of east Garneau neighbourhood.



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 GREIDANUS

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 10:32 AM

To:

----- Forwarded message ------

From: **Benjamin Greidanus** <

Date: Fri, Nov 13, 2020 at 8:49 AM

Subject: Public Hearing November 17, Items 3.14 and 3.15

To: <city.clerk@edmonton.ca>

Hello,

I am a resident of Garneau and have concerns about this development and its impacts on the historic character of our neighbourhood. In particular I am concerned with:

- -a highrise being put into Garneau's interior where only mixed/medium infill housing is supposed to go (this should only be on perimeter arterial roadways)
- -the removal of boulevard trees with no plans to replace them, which is important for aesthetics
- -no direct vehicle access to arterial roadways for the tower residents forcing them to use community roadways in the neighbourhood

Thank you,

Ben Greidanus

Benjamin Greidanus



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 HOLT

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 10:47 AM

To:

----- Forwarded message -----

From: **Kate Holt** < Date: Fri, Nov 13, 2020 at 2:55 PM

Subject: Public Hearing November 17, Items 3.14 and 3.15

To: <city.clerk@edmonton.ca>

Cc: Ben Henderson

den.henderson@edmonton.ca>

Greetings,

The new omnibus bill on development begins with this statement: "Neighbourhoods should be welcoming places of comfort where everyone feels safe." I am thus strongly opposed to the proposed development east of 109 Street, across from the Garneau Theatre. A huge highrise on two small parking lots, which are supposed to accommodate mixed medium infill housing, is a massive departure from current zoning, GARP, and the Mature Neighbourhood Overlay Plan. To place a high-density development like this away from arterial roads, where the impact would be the least, ignores a fundamental basic of urban design.

All of the vehicles associated with this development will be coursing through blocks of residential neighbourhoods that consist of lower and medium-scale homes.

Further, mature trees are arguably one of a neighbourhood's strongest assets. The developer would remove trees and there would be no room to replace them.

Finally, once a developer is given license to ignore planning principles and sound design (let alone best practices), and granted variances that override zoning, usage guidelines, and all of the consultative work that has been happening in Garneau (and elsewhere) for years, I guarantee the floodgates will open. Other developers will attempt to pepper the already besieged neighbourhood with numerous inappropriate and harmful developments, and they will succeed because a precedent has been set.

I also guarantee that not one of these developers would welcome a similar development in their own back yards.

This is a frightening time for residents of mature neighbourhoods, one of which is in the "most endangered" list in Canada. Please do not allow this violation to be established in Garneau. There are better ways to move forward, and I know the Community League can inform you which developers are willing to work with the community and which are willing to do anything to get their projects green-lighted, regardless of the costs.

Respectfully,

Kate Holt Garneau resident since 2006



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 HUNT

1 message

To:

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:23 AM

----- Forwarded message -----

From: Nancy Hunt < Date: Mon, Nov 16, 2020 at 10:43 AM

Subject: RE: Opposition to Proposed Rezoning items 3.14 and 3.15, Nov 17 Public Hearing

To: CRS Council Correspondence < city.clerk@edmonton.ca>

Cc: Ben Henderson <ben.henderson@edmonton.ca>

This is a submission for the Public Hearing on November 17, 2020. Items 3.14 and 3.15. Application to rezone 8630, 8632, 8634, 8638, 8642, 8650 - 108A st and 8715-109 St.

I am opposed to the proposed rezoning.

I am a resident and owner in Garneau. I am frustrated by the seemingly continuous barrage of requests for exceptions to the zoning that is outlined in the Garneau Area Redevelopment Plan (GARP).

The GARP was well thought through, and allows single family, multi unit, and high density development in Garneau in a structure that considers maintaining community, logical transitions from low to high density, and considerations such as traffic and noise. Residents choose to purchase homes with the confidence that this zoning is in place.

Exceptions to the GARP should be immediately rejected by City Planners, unless a developer can provide evidence that the community is fully in support of such changes. The community does NOT support this request.

THE CURRENT ZONING (RA7) ALLOWS FOR LOW RISE APARTMENTS and that is what should be built.

There are many issues with making an exception to this plan:

• The proposed tower makes no sense for the site lines of the block. The GARP states that:

"It is the Policy of Council that: NEW DEVELOPMENT MUST NOT EFFECT AN ABRUPT CHANGE IN HEIGHT BETWEEN ADJACENT LAND USE DISTRICTS OF DIFFERENT DENSITIES."

The proposal would put this massive tower next to small row houses. Not only does this create a visual intrusion, but the density of the building would have huge implications for traffic, noise, congestion and safety.

LOW RISE APARTMENTS would be appropriate, not high rise.

Community consultation was not adequate.

I live 1 block from this development and did not receive a notice in the mail about it.

The website posted on the community notice (on the site) is edmonton.ca/garneau I have tried this address and there is no information about this development. It led me to a general search. I tried entering my address to look for applications and that also yielded no developments, just a ward number.

Please reject this rezoning proposal and suggest that the developer work within the current zoning and GARP guidelines.

Thank you for your consideration,

Nancy Hunt, OWNER and RESIDENT



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 KASZOR

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca> Mon, Nov 16, 2020 at 10:59 AM To: ----- Forwarded message -----From: **Peter Kaszor** < Date: Sat, Nov 14, 2020 at 3:24 PM Subject: re:Public Hearing Nov. 17, item 3.14 and 3.15 To: <city.clerk@edmonton.ca> Cc: Hello We have owned our home at . within The Garneau (east) area for over 30 years. We are opposed to the high rise development proposed for the area south of the Strathcona House complex. Basically it is a massive structure stuck too close to other buildings; it violates sensible guidelines for construction in this area; it is hard to imagine how roadways connected to this structure can handle the traffic to service or support 250 units. A development that is smaller in size and that is closer to area guidelines...like a 4 structure, mixed use building...could be an appropriate development option. thanks.



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 LAWCZYNSKI

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Tue, Nov 10, 2020 at 10:54 AM

To:

----- Forwarded message ------

From: Emma Lawczynski <

Date: Sun, Nov 8, 2020 at 11:25 AM

Subject: Comment on Proposed Charter Bylaw 19481 and Bylaw 19480

To: <city.clerk@edmonton.ca>

To whom it may concern,

I am a resident of the and I would like to state my disapproval of the proposed changes for a few reasons.

Firstly, I am a student, and I do a lot of school work at home. Having a major construction zone immediately next to me would not be conducive to my studying.

Secondly, I bought this apartment for a lot of money, part of which included a south-facing view. The construction of a high rise would not only obstruct the view that I paid for, but it would significantly decrease the resale value of my apartment unit.

Before the motion is passed, I propose these two amendments. In order to limit noise exposure, I propose that construction hours be on a strict time schedule, and to preserve the view and the property values of the Strathcona House, I propose that the high rise have a maximum height of 35m (~10 storeys).

Thank you for your consideration,

Emma Lawczynski



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 MILES

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:00 AM

To:

----- Forwarded message -----

From: **Sarah Miles** < Date: Sat, Nov 14, 2020 at 7:17 PM

Subject: Public Hearing November 17, Items 3.14 and 3.1

To: <city.clerk@edmonton.ca>

Hi there,

I'm a resident of garneau near the proposed tower and I have massive concerns about this potential development in this area. Part of why I love this neighborhood is the feel of the area. Adding in a massive high rise that has no access to a main road will be very disruptive to the area. Already we have issues with traffic and lack of parking, with an additional huge building with no parking or access to the main roads will overload the roads in our neighborhood. Even without this massive development we have issues with people illegally parking on our property. With a new high rise, this issue will only be exacerbated.

I understand that Edmonton is pushing for densification of our core neighborhoods but adding a huge building without the proper infrastructure is very irresponsible and will be a major detriment to our neighborhood.

Sarah Miles, G.I.T. PhD Environmental Engineering Department of Civil and Environmental Engineering University of Alberta



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 NYE

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 10:49 AM

To:

----- Forwarded message ------

From: KN < Date: Fri, Nov 13, 2020 at 8:56 PM

Subject: Public Hearing November 17, Items 3.14 and 3.15

To: <city.clerk@edmonton.ca>

Dear Sir or Madam,

I am writing regards the massive new development proposed for the area behind the small mall shopping plaza on 109 Street. This proposal is completely out-of-proportion to the surrounding neighbourhood and should not be approved on this site.

City council needs to vote against this proposal and request that a smaller development, sensitive to the neighbourhood in scale and design be made instead.

I am not against development per se, but this massive tower in this location violates the Garneau ARP which was designed to protect the neighbourhood. As City Councillors, your primary objective should be to protect and represent the interests of your constituents, not be swayed by potential tax dollar revenue or the interests of the developer.

Please reject this huge tower and protect our neighbourhood.

Thank you,

Keith Nye Long-term resident of Garneau

Edmonton



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 PALMER

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 10:48 AM

To:

----- Forwarded message -----

From: **Janet Palmer <**Date: Fri, Nov 13, 2020 at 6:53 PM

Subject: Public Hearing November 17, Items 3.14 and 3.15

To: <city.clerk@edmonton.ca>

Dear Sir;

Re: Highrise development in East Garneau

As a 21 year resident in The Garneau, I am opposed to this high-rise development on two tiny parking lots in East Garneau. This contradicts the longstanding Garneau Area Redevelopment Plan which recommends placing High-rises on arterial roads. Any possible development should be of medium scale infill type towards the usual 2-3 story housing

All vehicles of residents and service will be forced onto already crowded local streets. This may well cause increased risk should emergency vehicles require access to the area and may result in increased risk to health and safety of all residents.

The Garneau is already one of the most densely occupied neighbourhoods. I am concerned that City Council is relegating our historic area to a ghetto status with its rampant overdevelopment policies.

It is my sincere hope that City Council will reject this proposed development and reconsider its blind acquiescence to any and all exemptions requested by developers.

Yours truly,

J.M.Palmer, B.Sc. M.D.



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 PINTO

To: CRS Council Correspondence < city.clerk@edmonton.ca>

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca> Mon, Nov 16, 2020 at 10:46 AM To: ----- Forwarded message ------From: **Judith Pinto** < Date: Fri, Nov 13, 2020 at 1:49 PM Subject: Public Hearing November 17, Items 3.14 and 3.15

I am emailing to voice my concerns regarding the proposed development to be discussed at the November 17, 2020 Public Hearing (Items 3.14 and 3.15).

The size and scale of the proposed building on a tiny slip of land without access to arterial roadways is simply appalling. Beyond being completely out of line with the Garneau Area Redevelopment Plan (GARP), the building that is being proposed shows no potential to respectfully align with planning guidelines that promote high density highrise towers to be located along arterial roadways. If approved, the high rise, tucked in behind another high rise with no access to arterial roads, on land that is intended for medium scale housing, will have hundreds of residents needing to access residential streets and alleys for all start and end points of all their vehicle commutes posing a safety risk and major disruption to the local community!

Furthermore, one of the many delights of living in the Garneau neighbourhood is the mature trees which the developer is requesting permission to cut down and not replace. In my opinion, this is not acceptable and decreases the quality of life for local neighbours.

To allow a project of this scale to be built at this site is completely unacceptable. I would like to have faith and trust that City Council will reject the developer's request for such a ludicrously inappropriate structure in the interior of The Garneau.

Thank you for your time and consideration. I look forward to hearing of a decision that respects the GARP and the existing local community.

Sincerely,

Judith Pinto (Pinto-Coy) Edmonton, Alberta



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 PROCHNAU

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca> Fri, Nov 13, 2020 at 3:29 PM To: Office of the City Clerk 780-496-8178 --- Forwarded message ------Date: Thu, Nov 12, 2020 at 2:44 PM Subject: File # LDA19 - 0103 - 8630 to 8650 - 108A St NW & 8715 - 109 Street NW

To: <city.clerk@edmonton.ca>

Dear City Clerk,

We are the owners of a number of properties in the Garneau area and are completely opposed to this development specifically the one on 108A ST for the following reasons:

- 1. This development would require a major change to the existing zoning and would set a very bad precedent for the other vacant parcels of land in the area that developers have overpaid for anticipating that council will bend to anyone you wishes to build a high rise. We currently have a vacant parcel next to one of our 4 story buildings and the current owner wishes to build a high rise which would drastically change the area and ruin the value of our building if this was to go through
- 2. Why would the administration support this and sent out a signal that only certain developers get higher density but developers in years past were immediately turned down in the same area. What has changed? Different rules for different people?
- 3. I don't live in the Strathcona House but can you imagine buying a condo there knowing what the zoning has been for years and now your view would be blocked by this monstrosity. How dishonest is that?
- 4. We already have record crime in the area the last thing we need is huge numbers of people moving into an already congested space

This property needs to remain RA7 and the current owners can build a 4 story building if they wish like the rest of us had to. No different rules just because they have some influence over council or the fact it is 2020

Thank you

Byron Prochnau

On behalf of the owners of

Bylane Custom Builders Ltd

&

Branex Property Investments Ltd.





Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 RINTOUL

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:13 AM

To:

message -----

From: Michael Rintoul

Date: Sun, Nov 15, 2020 at 11:44 PM

Subject: Beljam "The Hive" proposal, 271 units containing 90 studios

To: <city.clerk@edmonton.ca>

My wife and I support the East Garneau residents in their battle with Beljam to stop the rezoning and amendments to the GARP, so we stopped by this proposed development to get a feel of what they are going to build there. I thought the Westrich Garneau development on 86 Ave was ridiculous, this is so much more than Westrich proposed, this will kill the community, guaranteed.

We did a quick run thru of their proposed building documents of the "Hive" which has even less setbacks than what Westrich Garneau proposed. Their **What WE Heard Report** is very close to ours with the residents saying almost the exact same items of concern, with **13 approvals** and **99 opposed**, so why did the city not just shut this outrageous proposal down. As you drive thru east garneau there is a hough pogh of buildings that does not reflect the character of the garneau or Old Strathcona with many ready to tear down homes and empty lots

The HIVE Parking has only 66 stalls underground with the podium having no setbacks on the West and north and 1.7 m front (108A St) south is next to Townhouse 8622-108A Street with 1.4 m from East sidewalk for the first 15 m by 8 m high South podium wall and then 0 m for the rest of the South podium wall Lot line to the North South alley.

This is so out there in so many ways and I really feel for the residents living next to this Vegas style monster. Traffic will be nuts, plus Beljam wants to change the allies to streets. 66 underground stalls for 271 units plus they are selling the underground parking stalls to the residents of the "Hive". The studies (wind, traffic, number of vehicles, reduction in vehicle s in the future, done by Beljam have many holes in them and do not hold any truth, these need to be verified at the least.

I attach a photo of the townhouse Street showing their north LOT line where the 8 m tall podium wall will be built right on the Lot Line so the podium wall and the townhouse deck will contact, now that's what I call being close to your neighbour.

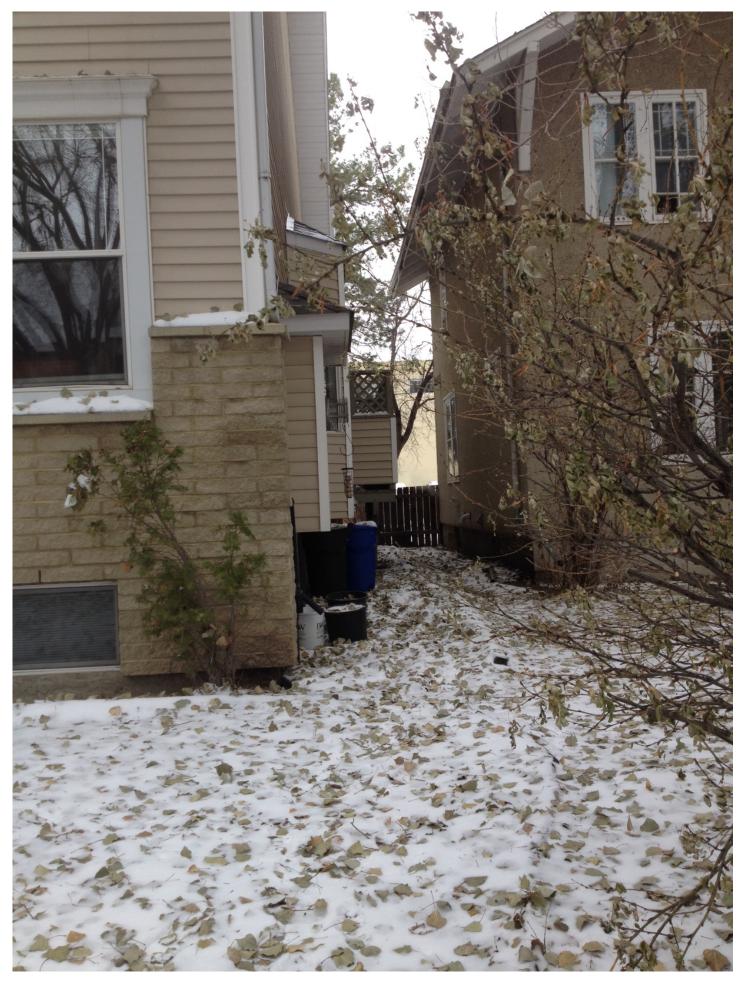
Again, my wife and I completely support the East Garneau residents in their fight to stop the amendments to the GARP and also the rezoing of the 108A Street properties

Michael & Lu Rintoul



8622-108A St.JPG 839K

11/16/2020 8622-108A St.JPG





Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 TANNER

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca> To:

Mon, Nov 16, 2020 at 10:40 AM

----- Forwarded message -----From: **Merrill Tanner** <

Date: Fri, Nov 13, 2020 at 10:42 AM

Subject: "Public Hearing November 17, Items 3.14 and 3.15"

To: <city.clerk@edmonton.ca>

Dear City Council,

I cannot believe that you are even considering these high rises inside our beautiful, historic Garneau neighbourhood!

And trying to push it through while everyone is too busy to notice because of COVID -Shame on you!! Higher density is bad news for controlling COVID infection.

This is the beginning of the end of our neighbourhood - way too high density within the old streets - fewer trees, more shade, less light to grow plants, more traffic issues, more parking issues - as if we do not have enough now. Apparently you will allow the developer to remove the 80 + year old boulevard trees - what are you thinking? We need these beautiful old trees to keep a healthy living environment. All of this is not in the guidelines for the neighbourhood, set up to keep it as a liveable neighbourhood. This is unacceptable. Garneau is not a downtown neighbourhood, we do not want such high density here - keep the high density on the arterial routes not inside the neighbourhood!

Perhaps the house that is for sale behind the mayor's house (to the east) on 75 ave. should be made into a highrise - it would be outside the guidelines for Belgravia but that does not seem to be a deterrent to development anymore.

Best wishes,

Merrill Tanner (she/her/hers pronouns) R.SLP SLP(c) LSVT(R) cert. MBA MMus PhD Speech-Language Pathologist

Life is a shipwreck, but we must remember to sing in the lifeboats! Be kind and gentle and wash your hands!



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 WASELIUS

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:05 AM

To:

----- Forwarded message ------From: seekai@telusplanet.net <

Date: Sun, Nov 15, 2020 at 9:41 PM

Subject: "Public Hearing November 17, Items 3.14 and 3.15" 8630 to 8650 -108ASt. NW and 8715-109 St. NW

To: <city.clerk@edmonton.ca>

Greetings,

Looking to register some concerns, related to the project located at 8630 to 8650 -108ASt. NW and 8715-109 St. NW. Spent some time today walking around the area. I have lived within a block and a half for 27 years. Seen a lot of changes, but this proposal is a little over the top, as far as impact.

Please review this project, as don't believe its at all positive for people who in this section of Garneau.

- To me the foot print for this tower, is just, to small.
- From the drawings I saw, there is little or no provision for parking, which would impact the neighborhood severely. With already precarious parking pressure in my area just blocks away.
- -Add to that, the provision to get in and out of the proposed project. Spilling onto 86 Ave where I live between 107 and 108 St. Laneways, are not designed as thoroughfares. never mind trying to exit on to 109 St.

Please work with the community to come to a better solution prior to any approval or go ahead.

Kind Regards, Kai Waselius.



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 WIEBE

1 message

Dear Councilor Henderson; Dear Sirs;

Garneau seems under siege again (or more accurately, still). It has come to our attention that a new 'development' proposal is at hand, this time to ignore the Council's principle that "Policy of Council that NEW DEVELOPMENT MUST NOT EFFECT AN ABRUPT CHANGE IN HEIGHT BETWEEN ADJACENT LAND USE DISTRICTS OF DIFFERENT DENSITIES. As I understand this guideline, the objective is to 'To provide a transition in height and built form between high rise and low rise developments'. Quite commendable.

We strongly object to any flagrant, irrational proposal to 'develop' a neighborhood when 'develop' means 'destroy'. We would like to believe that Council and the City's Development Office have the responsibility and the desire not only to increase population density, but to do so with sensitivity for neighborhood guality of life and a keen eye on city aesthetics.

The proposal for Council's consideration at the Public Hearing November 17, Items 3.14 and 3.15 not only disregards pragmatic considerations of logistics and infrastructure, it ignores quality of life and aesthetics, it flies in the face of the policy of Council affecting abrupt changes in height (cited above).

There are other issues with the Developer's proposal. Briefly, the concerns I have include:

- 1. This highrise intrusion into Garneau's interior areas will be in an area designated for only mixed medium scale infill housing.
- 2. It abandons the planning principle that high density highrise towers are to be on arterial roads at the outer edges of the neighbourhood.
- 3. Vehicular traffic generated by the tower will have no direct access to arterial roadways, forcing all traffic and service vehicles to use local residential streets and lanes winding through blocks of low/medium scale homes.
- 4. The developer would be allowed to remove the boulevard trees and not replace them in front of the tower. This
 is an example of BLATANT INSENSITIVITY FOR QUALITY OF LIFE AND AESTHETIC PRINCIPLES. AN
 EDMONTON WITHOUT TREES? I THINK NOT.
- Each and all of these issues would create precedents to justify more highrise towers not only in Garneau and Strathcona neighbourhoods between Saskatchewan Drive and Whyte Avenue from 99 to 109 Streets, but in other (perhaps unsuspecting) neighborhoods.

I urge the Planning Department and Council to reject this proposal.

I also urge you to require meaningful statements of justification to accompany any proposals from developers. The recent offer by Westrich to donate \$15,000 to the Garneau playground is a laughable example of how little some developers care about the social impact of their proposals.

Development, by all means; development at a profit, certainly; development that is blind to social implications, not a chance - give that the response it deserves.

Sincerely,

Grace and Len 30-year residents of Garneau

Grace E. Wiebe, PhD Leonard I Wiebe, DSc, PhD



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 ZHU

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 9, 2020 at 11:16 AM

To:

------Forwarded message -----

From: **Frank Zhu**Date: Fri, Nov 6, 2020 at 11:54 AM

Subject: Public Hearing Bylaw 19481 & 19480

To: city.clerk@edmonton.ca <city.clerk@edmonton.ca>

Hi City Clerk,

This is regarding the Public Hearing Notice for proposed charter Bylaw 19481 & 19480, on November 17, 2020 at 1:30pm.

I firmly disapprove to build a new high-rise building along 108A Street NW, it will increase population density of the crowded Garneau area, raise noise & pollution to an intolerable level for already noisy blocks, and will cause traffic congestions all the time on an extremely busy intersection & bottleneck in the City.

As I can't be there in person, I strongly request the City Council to reject the propose bylaw 19481 & 19480.

Yours sincerely,

Frank Zhu



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 CHATT

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:16 AM

------ Forwarded message ------

From: Rick Chatt
Date: Mon, Nov 16, 2020 at 7:08 AM

Subject: Public Hearing Charter Bylaw 19481 and Bylaw 19480

To: <city.clerk@edmonton.ca>

I am apposed to the zoning to allow a 25 story apartment building on 108A St. There is not enough infrastructure to support an influx of residents on such a small footprint. The street itself is 108A meaning not a full and recognized street, with parking only allowed on the East side, why because it is to narrow. Being an owner in Strathcona House it will force Us to put up barriers to stop traffic going through our property adding further stress to the movement of cars and people. The thought is ridiculous to put such a structure up in that

Spot and reaks of corruption of some sort. Yes there is a university close and students will need housing but the fact is the world is changing and more and more education will be done on line forgoing the need for more housing to be built in the area. Again being an owner I do not need my taxes to go up to support this venture, nor do I need my property value to go down because of this venture.

Thank You Rick Chatt

Sent from my iPad



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 JACKSON

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:29 AM

----- Forwarded message -----

From: Wayne Jackson < Date: Mon, Nov 16, 2020 at 11:28 AM

Subject: Public Hearing Garneau (Bylaw 19480 and 19481) - Nov. 17 (Item 3.14 ane 3.15)

To: CRS Council Correspondence < city.clerk@edmonton.ca>

Mayor and Council

As a long time Edmonton and Garneau resident I wish to add my name to the long list of neighbours who see the proposed 22-25 apartment tower as completely out of place and so impactful on the surrounding area and the entire community.

- Because of its location close to the High Level Bridge exit and the former CPR right of way (now used by the Old Strathcona tourist street car) there is limited access to the residential area east of 109 St and South of Saskatchewan Drive
- A 22-25 story apartment building with 271 dwelling units located on a "dead-end" street with only one access point is completely in the wrong location.
- For well over 50 years the "high rise zone" has been the area north of the former CP right-of-way and for good reason. The area south of the tracks has been designated for walk-up and other low rise development for at least the same time period. The area is just too constrained for a project of this magnitude.
- The project's TIA "justifies" the project by the dependence on the east-west lane at the north end of 108A St. This same lane is the future route of the westerly section of the "Rail Trail" completing its connection to 109 St. and the High Level Bridge with construction scheduled to take place in 2021 or 2022. This does not seem feasible to me.
- The Administration Report "justifies" the project on the basis of the new MDP. Surly the MDP does not envision development at all costs regardless of the merit, location and design of the project.
- The Administration Report also justifies the project on the fact that the current use is a vacant lot used for parking. This lot has been utilized to satisfy the parking requirements of numerous 109 St commercial development applications over the years. Should this loss of parking for adjacent businesses not be addressed as part of the review process? The planners think that the clientele of these businesses are all pedestrians - this is not the case.

Thank you very much for your attention to this second major project in our neighbourhood this month.

Wayne Jackson

November 17, 2020 CCPH Items 3.14 & 3.15

Garneau Estates

Edmonton, AB

Thursday, November 12, 2020

City of Edmonton Office of the City Clerk 1 Sir Winston Churchill Square Edmonton, AB T5J 2R7

Sent via email: city.clerk@edmonton.ca

Re: City Council Public Hearing November 17, 2020, Agenda Items 3.14 and 3.15, Bylaw 19480 and Charter Bylaw 19481

Dear: Mayor Don Iveson and City Councillors

On behalf of Garneau Estates, and the governing board of which I serve as President, please find enclosed information we have prepared related to the above Hearing. Garneau Estates is located directly adjacent and to the south of the proposed re-zoning site, on 108A Street. We respectfully ask that this information be reviewed prior to the Hearing, as time permits.

As part of the 'Engage Edmonton' process this past summer (hereafter referred to as Engage), residents from Garneau Estates participated in the process both individually and collectively. For the latter, we submitted a formal letter to Development Services, copying Mayor Don Iveson and Councillor Ben Henderson. A copy of the formal letter, dated August 24, 2020, is attached to this cover letter. A position of strong opposition to the proposed re-zoning was communicated in our formal letter, supported by various arguments and concerns. We also communicated our support of "considered and measured renewal and rejuvenation" for the site in question, looking forward to potential future engagement - to imagine with the City and Beljan what reasonable and appropriate re-zoning could look like. We continue to be available and interested to participate in such a process.

We confirm we received the Notice of Public Hearing for November 17, 2020 and have reviewed the information provided in the Hearing Agenda related to proposed Bylaw 19480 and Charter Bylaw 19481. We conclude that the proposed re-zoning for this Hearing contains the same design elements we had opposed in the Engage process. Therefore, our conclusion to strongly oppose the re-zoning, as proposed, remains.

We note that there is new information (to us) in the City Administration Report portion of the Agenda to the Hearing, that we were unaware of previously in the Engage process. For example: how the proposed DC2 compares to RA9 zoning. We have also taken the time to review technical studies submitted by Beljan, some of which were available during the Engage process. The purpose of this cover letter is to expand further on some of the objections of Garneau Estates, using the Report and technical studies as the basis. We will expand on these points at the Hearing.

Zoning Comments, DC2 as Compared to RA9:

Hi-Rise Apartment Zone RA9 is the tallest and highest density standard zone in the Edmonton Zoning Bylaw. RA9 is referenced in the City Administration Report as it is the closest standard zoning relative to this DC2 application. The Hi-Rise development that is proposed for this site far exceeds important RA9 limits - to the point of significantly impacting the use, enjoyment and function of the surrounding neighborhood in a negative way.

To quote the City Administration report (pg 185): "The proposed tower is a significant intensification of the site and pushes against the limits of what is considered appropriate tower infill". Further, it is stated (pg 186): "In almost every way, the proposed tower expands beyond the limits of the RA9 Zone...". (bold emphasis this writer).

Examples of this are:

- 1. The ground level setbacks on all four sides are proposed to be significantly less than what is considered standard, using RA9 as the basis for comparison. For example, the proposed South setback, directly adjacent to Garneau Estates Condominiums ranges from zero to 2.4m. This is unacceptable to Garneau Estates. The proposed east setback of 1.7m along 108A Street might be acceptable for a business frontage but it unacceptable for a residential area and is completely inconsistent with the neighborhood. Proposed West and North setbacks are both zero. Related to setbacks, Schedule "B", DC2 Provisions, states that the underground parkade will not be subject to required setbacks and can extend to all Lot lines. Allowing no setback for the parkade will invite substantial construction risk and liability for the City, particularly to the adjacent Garneau Estates side.
- 2. Floor area ratio (FAR)s for RA9 ranges are typically 5.2 to 6.1. The proposed FAR is 10.
- 3. RA9 typical densities would result is 122 to 166 dwellings for this site; 271 dwellings are proposed. On what basis is the proposed density (almost double) deemed acceptable?
- 4. One loading space is proposed, but 2 are required by zoning bylaws as stated in the Transportation Impact Assessment (TIA). The TIA states on (pg 17) the "scheduling efficiencies" can be considered to be an acceptable reason to allow this exception. Why should this be allowed?

In summary, most significant RA9 zoning requirements for Hi Rise Development are being exceeded by the proposal and little substantive explanation has been provided to the surrounding Garneau community as to why it should be acceptable to exceed these limits.

Comments to the Transportation Impact Assessment (TIA):

A Transportation Impact Study (TIA) has been provided by the Applicant. We consider the TIA to have serious shortcomings and oversights. Before reviewing these, it is noted that the proposed site is highly unusual in that none of the streets or alleys that bound the site could be considered 'through traffic' lanes. The north ends of both 108A street and the north-south alley to the west of the site end at the alley directly south of Strathcona House, the east west alley ends at the Strathcona Housing Cooperative at the east end. A very constrained site, to say the least, to consider approval of a Hi-Rise of the scale being proposed.

Perhaps the most important shortcoming of the TIA is that site observations and conclusions are based on a single day of site visits by one person — April 8, 2019, with a total site visit time of only 3 hours. The 3 hours of site visit time also included time spent observing traffic on 86 Avenue and 109 street, away from the lanes that bound the site. This results in insufficient data to draw conclusions on regarding the impact of the Hi-Rise on the surrounding alleys and 108A street. For example, common daily traffic challenges of area residents — not observed or recorded during the 3 hours of site visits - include:

- Large vehicles (commercial, delivery, moving, waste removal, utility, etc) on one of the 2 alleys
 or 108A street bounding the Hive site. These vehicles can prevent traffic going in the opposite
 direction from passing. At times these vehicles can be parked to conduct deliveries, business,
 moving, neighborhood repairs, servicing etc, causing traffic backups and delays.
- It is impractical for two vehicles travelling in opposite directions to pass one another in the
 north-south alley. One of them typically has to yield to the other by stopping and perhaps
 backing up. The is exacerbated if one of the vehicles is a larger commercial vehicle.

Perhaps the most significant oversight of the TIA concerns the width of the north-south alley. The clear width of this alley measures only 4.2 to 4.4m. This width does not meet the commercial lane width standards. It restricted in width by buildings, utilities, and private property, all of which occur along the full length of the north-south alley, not just opposite the proposed site. The TIA report is silent on the width of the north-south alley. Businesses to the west of the Hi-Rise site have to be supplied and serviced from vehicles in the alley – there are no loading docks for these businesses. The design of the Hi-Rise directs all underground parking, surface parking, loading spaces and waste collection to enter/exit on the west side of the Hi-Rise, in and out of this narrow alley. In addition to current traffic volumes (including bicycles and pedestrians), it is not functional nor safe to add all Hi-Rise traffic to this alley. Repaving this alley (as noted in the Community Amenity Contribution, pg 195 of Agenda) is not a 'solution' to an alley width problem that does not meet commercial standards.

In summary, we cannot support the conclusion of the TIA: "The Hive will have minor impacts on the operation and motor vehicle capacity....". We also note that the City Administration report reaches the same conclusion, but curiously adds the word "very": "vehicular traffic resulting from this development will have **very minor** impact on area roadways (pg 196 of Agenda).

Comments to Wind Impact Statement:

The Wind Impact Statement submitted by the Applicant is noted by the authors to be "screening level in nature". The Schedule "B" DC2 Provision states that a detailed wind analysis will be conducted as a requirement for a Development Permit. However, significant concerns related to wind and wind effects have been raised by Garneau Estates and community members during the Engage process and previous interactions. These concerns are not addressed in the "screening level" of the wind study. Detailed wind analysis is requested to be conducted **prior** to considering approval of the re-zoning proposals, as they directly impact the feasibility of approval. Namely:

Potential increased downwash and channeling wind effects by the addition of the Hi-Rise: in the
Engage process, many community members expressed concern regarding existing occasional
severe winds/gusts in the east-west alley south of Strathcona House. Perhaps high wind gust
are due to the combination of the location of Strathcona House (a corner lot exposed lot at the
top of the river valley), winds that accelerate up the valley floor, and possibly the size and

- curved shape of Strathcona House? Would the addition of the proposed Hi-Rise exacerbate these wind effects, given its proximity to Strathcona House? This needs to be studied prior to the consideration of the proposed re-zoning as it is a **potential safety issue for pedestrians and cyclists**. We are especially mindful of this request given the intent to make the east-west alley part of the Garneau Rail Trail Project.
- There is a potential for increased snow loads on roofs of Garneau Estates units due to very close proximity of the proposed Hi-Rise to Garneau Estates. The roofs on Garneau Estates units have not been designed or constructed for potential snow drifting that can result from higher adjacent structures. These potential snow loads may be exacerbated by the minimal setbacks proposed in the re-zoning application. Garneau Estates had requested this be addressed during the Engage process. The Wind Impact Statement says that roof snow loading and snow drifting have not been addressed in their study. Potential snow loading due to wind effects from the Hi-Rise must be addressed prior to consideration of the proposed re-zoning. This is a potential safety issue for Garneau Estate residents.

The Need for a Construction Feasibility Study Prior to Re-Zoning to a Hi-Rise:

As mentioned previously, the alleys and 108A street surrounding the site are narrow and not 'through traffic' lanes. The resulting lack of ingress/egress presents a serious challenge for construction on the scale of what is proposed. The north south alley is very narrow, 108A Street is relatively narrow (8m, including the east parking lane), and the east west alley appears to be slightly wider, but relatively narrow. Currently, these roadways can each be grid-locked by one stopped commercial vehicle, delivery truck, service vehicle (utility such as Epcor), moving truck, waste disposal vehicle, etc. — let alone considering construction traffic. Construction traffic could consist of large-scale earth work equipment for excavation, concrete trucks and pumps, tractor trailer loads of materials, cranes off-loading materials, etc — all large scale for hi-rise construction over an extended period of time (years). In addition to this very real challenge of limited site access (stoppage, tight turning radii for tractor trailers, etc), there is a complete lack of storage adjacent to the site for construction materials (lay down area for materials, etc).

Given that the proposal area 'fills' up the lot area, that there is very restricted road access to the site, very limited adjacent lay down and construction storage area, and almost no nearby parking for construction workers, this writer respectfully requests – based on my decades of construction experience as a civil engineer – that a preliminary construction feasibility study be conducted prior to approval of hi-rise rezoning, to determine if construction on this scale at this site is practical and safe for the surrounding community. In addition to constructability and safety, the daily living needs of the many residents and businesses adjacent to the site on all 4 sides must be considered (commuting to work, reliable access for delivery services, access for waste collection, normal snow removal, emergency services access, etc).

Summary:

In conclusion, Edmonton's "What is Zoning" booklet states that variances should not "interfere too much with the amenities in a neighborhood or significantly impact the use, enjoyment or value of neighboring properties". In a similar way that the City Administration concludes that the DC2 re-zoning proposed by Beljan "expands beyond the limits of the RA9 Zone", the impact that would be felt by the neighborhood should the application be approved should be thought of as "beyond the limits" of being acceptable.

Sincerely,

Greg Miazga, President of Garneau Estates

Attachment: Letter of August 24, 2020, 3 pgs

Monday 24 August 2020

City of Edmonton
Development Services
6th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton AB
T5J 0J4

Attention: Mr. Andrew McLellan - File Planner

RE: LDA 19-0130 Garneau – "The Hive" Re-Zoning Application – 8630 to 8650 - 108A Street

Dear Mr. McLellan:

Please note that we serve on the Board – as President and Vice President/Secretary respectively – of Garneau Estates (Condominium Association 982 0610), an executive 10 townhome bare land condominium development, that aligns the western side of 108A Street between 86 Avenue to the south and the small parking lot situated directly across the narrow laneway from Strathcona House to the north.

The owners of Garneau Estates wish to go on record by relaying and confirming our strong opposition to the captioned proposed re-zoning application, which contemplates the construction of a 25-storey apartment tower... to be quite literally squeezed onto the above subject small parking situated directly across the said laneway from Strathcona House.

It is quite important to keep in mind that at present the site in question is zoned — as per DC2.128 and DC2.528-Area B — to structure(s) that cannot exceed 4 storeys in height. Moreover, this proposed re-zoned 25-storey apartment development would clearly be offside, and certainly would not conform in any way, shape, or form, with the "Overall Plan Objective" as outlined in the 2017 Garneau Area Redevelopment Plan (ARP)... which commits "to maintain the existing character of the Garneau Area" and which also states in the "Overall Development Concept" the following: "The development concept for Garneau complements the existing pattern of development by providing for gradients in height and density. In general, the height and density of land uses in Garneau will decrease from north to south and from west to east".

Hence, it is quite apparent that the developer in question – Beljan – is not just requesting a few minor variances to the current zoning regulations... but in essence... is seeking a very fundamental, so dramatic, and quite material change to the current, proper, and time-tested zoning criteria.

Furthermore, when you consider this proposed re-zoning application in isolation and upon its own merits – in other words asking yourself how "reasonable" is indeed this specific re-zoning

application – you cannot fail but to come to the conclusion that it is a very bad idea and holds no merit whatsoever.

To begin... such a contemplated 25-storey high-rise apartment tower... would most assuredly have an overall negative visual impact upon the surrounding landscape and streetscape. Is it "reasonable" to block the view of almost all of the 100 south-facing owned residences of Strathcona House? And what about a number of the south-facing residences of Manhattan Lofts? Moreover, what about the 10 townhomes of Garneau Estates... in that this behemoth of a structure would be looming over — and peering down — upon our west-facing back decks? Again... is this "reasonable"?

Now with regard to the almost non-existent on-street parking that currently exists in the surrounding neighbourhood... this proposed structure containing up to 271 apartment units... would undoubtedly greatly exacerbate this ever-increasing and quite serious problem. When the developer — Beljan — first started to "sell" their proposed project back in November of 2018... at that time they had committed to provide parking stalls for only 50% of these units. But now with the City Council of Edmonton having, in June of this year, removed the minimum on-site parking requirements from the municipal zoning bylaw — commonly known as "Open Option Parking" — it can be safely assumed and fully expected that Beljan would reduce this number of planned parking stalls even more... so as to maximize, as much as possible, the return on their investment — while also improving their bottom-line profit. Once again... is this "reasonable"?

This leads to another important consideration... that of the speculative activity on the part of certain property developers in the Garneau neighbourhood. At this moment – within a 2-block radius of Garneau Estates – there already exists two large open-air excavations (one being the old Knox-Met site on 109 Street - the other situated just west of the Granite Curling Club on 86 Avenue) – that for at least two years are awaiting some form of development. They remind one of forsaken and quite large desolate bomb craters. There is another smaller site located just east of the Mucho Burrito Mexican Grill restaurant located on 109 street... although unexcavated... nevertheless has been barren and undeveloped for again around 2 years. It certainly appears that the quite significant downturn in the oil and gas industry has negatively impacted such developments from going ahead. But in the meantime... the Garneau neighbourhood... has to live with such open and gaping sores, and the resulting negative impact upon the fabric and sense of community. Hence, in this quite weakened provincial economy, is it "reasonable" to consider the approval of the subject Beljan's contemplated 25-storey highrise apartment tower... especially in light of the ongoing and so very worrisome COVID-19 pandemic (e.g. the undoubted and obvious worry of having to constantly take an elevator in order to reach your particular high-rise apartment unit)?

Now with regard to staging this quite lengthy 3-year (at minimum) construction project... there is great concern on our part due to the so limited and very restricted access to the site in question. It is bound on three sides by a narrow laneway to the west, another narrow laneway to the north, and by 108A Street to the east. It is important to note that 108A Street is

effectively a dead-end at its northern periphery. So... where and how... would the lumbering and quite noisy dump trucks, cement trucks, delivery trucks, excavators, bulldozers, cranes, labourers, etc. – safely and without having a negative impact upon the quality of life of surrounding residents/businesses – gain daily and constant access to this very small and restricted site? Please take note that the narrow laneway to the west is used by the five small businesses/restaurants that front onto 109 Street for their regular supply deliveries – while the narrow laneway to the north is used non-stop by the numerous residents of Strathcona House in order to access their underground parkade. It would also surely prove to be a constant hindrance (for sure a lot of noise, dust, and dirt), and certainly an undisputed disruption, to those residents that live on 108A Street – and in particular – a safely concern for the parents of the numerous young children who regularly play in the front yards of the Strathcona Housing Co-operative (located at the northern end and eastern side of 108A Street). In light of the above outlined very legitimate concern of not being really able to effectively stage this proposed huge construction project... is it then at all "reasonable" to actually consider the approval of the subject LDA 19-0130 Garneau – "The Hive" Re-Zoning Application? We think not.

In closing... we maintain that Garneau is already one of the more densely populated neighbourhoods in our great city. We also welcome considered and measured renewal and rejuvenation of this our treasured community. However, for the various quite legitimate concerns raised herein... we are very much opposed to the Beljan – LDA 19-0130 Garneau – "The Hive" Re-Zoning Application... it is most assuredly not at all "reasonable" and quite simply "beyond the pale".

Yours truly,

p.p. ____ Greg Miazga

President

Garneau Estates

E-mail: gsmiazga@gmail.com

André Giasson

Vice President/Secretary

Garneau Estates

E-mail: aifgiasson@gmail.com

Cc: His Worship Don Iveson

Mayor, City of Edmonton

Councillor Ben Henderson

Ward 8



Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 RINTOUL

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 11:24 AM

----- Forwarded message -----

From: Michael Rintoul

Date: Mon, Nov 16, 2020 at 10:48 AM

Subject: "Public Hearing November 17, Items 3.14 and 3.15" To: CRS Council Correspondence <city.clerk@edmonton.ca>

Beljam "The Hive" proposal, 271 units containing 90 studios

My wife and I support the East Garneau residents in their battle with Beljam to stop the rezoning and amendments to the GARP, so we stopped by this proposed development to get a feel of what they are going to build there. We thought the Westrich Garneau development on 86 Ave was ridiculous, this is so much more than Westrich proposed, this will kill the community, guaranteed.

We did a quick run thru of their Beljam's proposed building documents of the "Hive" which has even less setbacks than what Westrich Garneau proposed. Their **What WE Heard Report** is very close to ours with the residents saying almost the exact same items of concern, with **13 approvals** and **99 opposed**, so why did the city not just shut this outrageous proposal down. As you drive thru east garneau there is a hough pogh of buildings that does not reflect the character of the garneau or Old Strathcona with many that look ready to tear down homes and empty lots.

The HIVE Parking has only 66 stalls underground with the podium having no setbacks on the West and north and 1.7 m front (108A St) south is next to Townhouse with 1.4 m from East sidewalk for the first 15 m by 8 m high South podium wall and then 0 m for the rest of the South podium wall Lot line to the North South alley.

This is so out there in so many ways and we really feel for the residents living next to this Vegas style monster. Traffic will be nuts, plus Beljam wants to change the allies to streets. 66 underground stalls for 271 units plus they are selling the underground parking stalls to the residents of the "Hive". The studies wind, traffic, number of vehicles, reduction in vehicles in the future, done by Beljam have many holes in them and do not hold any truth, these need to be verified at the least.

I attach a photo of the townhouse showing their north LOT line where the 8 m tall podium wall will be built right on the Lot Line so the podium wall and the townhouse deck will contact, now that's what I call being close to your neighbour.

Again, my wife and I completely support the East Garneau residents in their fight to stop the amendments to the GARP and also the rezoing of the 108A Street properties

Michael & Lu Rintoul	
	8622-108A St.JPG
	839K







Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 Strathcona House Residents

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Mon, Nov 16, 2020 at 9:48 AM

---- Forwarded message -----

From: Strathcona House Volunteers Date: Thu, Nov 12, 2020 at 4:24 PM

Subject: City Council Public Hearing November 17, 2020, Agenda Items 3.14 and 3.15, Bylaw 19480 and Charter Bylaw

19481

To: <city.clerk@edmonton.ca>

Dear Office of the City Clerk,

The attached letter is in regards to the upcoming City Council Public Hearing on November 17, 2020, Agenda Items 3.14 and 3.15, Bylaw 19480 and Charter Bylaw 19481. The letter is signed by residents of Strathcona House, , which is located directly adjacent to the proposed rezoning and development site.

We thank you very much for your time and consideration.

Kind regards,

Strathcona House Residents

2020-11-12 - Strathcona House Letter of Objection.pdf 4483K

November 12, 2020

City of Edmonton
Office of the City Clerk
1 Sir Winston Churchill Square
Edmonton, Alberta
T5J 2R7

Re: City Council Public Hearing November 17, 2020, Agenda Items 3.14 and 3.15, Bylaw 19480 and Charter Bylaw 19481

Dear Office of the City Clerk,

The owners and residents of Strathcona House are greatly concerned about the proposed rezoning and development of addresses of 8632, 8634, 8638, 8648, 8650 - 108A Street NW, scheduled to be discussed as Bylaw 19480 and Charter Bylaw 19481 at the November 17, 2020 City Council Public Hearing. Strathcona House is located directly north of the proposed site, and as such, we have a strong interest in the outcome of this application. We have attached a copy of our letter of objection that we previously submitted to Mayor Iveson and City of Edmonton Councillors on August 26, 2019. If possible, we would greatly appreciate this letter and the attached document being reviewed prior to the hearing.

The concerns outlined in our letter of objection were based on information provided during the Beljan Development Community Information Session that took place on December 11, 2018. With new information being provided to the community since that information session, we would like to expand on some of the concerns that we have with the proposed rezoning and development.

We are concerned that we have not been heard. Throughout the Community Information Sessions and Online Public Engagement Opportunity, we have expressed our strong opposition to the proposed rezoning and development of the 108A Street site. Based on the information provided in the Administration Report for the November 17, 2020 City Council Public Hearing Agenda, we feel that the Applicant has not adequately addressed any of our concerns and we therefore remain strongly opposed to the application. We believe that further public consultation is needed to ensure community concerns are addressed by the Applicant, prior to any decision on rezoning this site.

We are concerned about the negative impact that the proposed rezoning and development will have on our property values. Owners in Strathcona House made large financial investments in their properties based on the current zoning of the 108A Street site, which ensures that the site would be developed to a maximum height of 4 stories. At a distance of approximately 20 meters from Strathcona House, the proposed rezoning and development would impede the sunlight access and the views for south-facing Strathcona House suites, which would have a very negative impact on property values in our building and would significantly impact our use and enjoyment of our properties. We are also concerned about the impact that decreased sunlight access will have on our mental health, particularly during the darker seasons when the "winter blues" commonly occurs. To mitigate these effects, we would like the Applicant to significantly reduce the height and massing of the proposed development and increase the setbacks on the north side of the site (which are currently set to zero). We feel these changes are achievable, reasonable, and more respectful to the owners in Strathcona House and to the existing family-oriented characteristic of the neighbourhood along 108A Street.

We are concerned about increased traffic and parking congestion in our neighbourhood. This proposed rezoning and development would be a complete overdevelopment of this site in terms of height, massing, and setbacks. A structure of this scale will cause long term, unreasonable traffic and parking issues on the surrounding alleys and 108A street. We are additionally concerned about the proposed development increasing public use of our private ramp located on the east side of Strathcona House. Many members of the public currently use this ramp as a connection between 108A street and Saskatchewan Drive. The ramp is not rated for heavy vehicles or excessive traffic. The ramp was not discussed in the Traffic Impact Assessment (TIA) that was completed by the Applicant, yet we know that it helps to maintain traffic flow in the area when alleys and roads are often blocked. We believe the current TIA is inadequate and more work needs to be done by the Applicant to ensure that proper baseline information has been collected, prior to any decisions on rezoning this site.

We are concerned about the potential increase in the wind tunnel effect that is experienced along the east-west alley on the south side of Strathcona House. The gusts of wind are very powerful and can pose a risk to pedestrians. Based on our experiences, any increase in this effect could be considered a safety issue. The Wind Impact Statement that was completed by the Applicant is "screening-level in nature", did not include on-site wind tunnel tests, and was only completed for the former proposed building height of 22 storeys. We believe the current Wind Impact Statement is insufficient and that the Applicant should conduct a wind tunnel test on the site to ensure that proper baseline information has been collected, prior to any decision on rezoning this site.

We are concerned about the noise pollution that will be caused by a development on the 108A Street site. Many of us work from home fulltime and a multi-year construction project would be extremely difficult to endure at a distance of approximately 20 meters, significantly impacting our use and enjoyment of our properties. We would like the Applicant to reduce the scale of the proposed development which will shorten the construction period and reduce the period of noise pollution for residents surrounding the site.

We think the site has great potential for redevelopment with a building that is contextually respectful of the existing neighbourhood. We want to see a development on this site that fits with the existing Garneau Area Redevelopment Plan, ensuring building heights reduce from north to south. We are very interested and available to work with the City and with Beljan to improve the proposed rezoning and development plans, ensuring that a new development on this site will be aligned with the characteristics of this neighbourhood and will not have excessive negative impacts on the lives of Strathcona House residents and the many other owners along 108A Street.

Sincerely,

Strathcona House Residents

Strathcona House Residents Strathcona House 10883 Saskatchewan Dr. NW Edmonton, Alberta T6E 4S6

August 16, 2019

Office of the Councillors 1 Sir Winston Churchill Square Edmonton, Alberta T5J 2R7

Dear City of Edmonton Councillors,

Beljan Development is applying to rezone and develop the addresses of 8632, 8634, 8638, 8648, 8650 - 108A Street NW from DC2.528 (Low Rise Apartment Housing) to DC2 (High Rise Apartment Housing). As residents of Garneau, we have a vested interest in the outcome of the developer's rezoning application and proposed development. Garneau is not a "not in my backyard" (NIMBY) community, but as a mature core neighbourhood, we believe Garneau already supports a higher population density than neighbouring communities.

The proposed rezoning and development plan referenced throughout this letter refers to the rezoning and development plan as presented during the Beljan Development Community Information Session that took place on Tuesday, December 11, 2018 from 6:00pm - 8:00pm at the City Arts Centre.

1. Why this application should be denied

1.1 The rezoning and development is not contextually sensitive to the character and scale of the existing neighbourhood.

The construction of a high rise directly south of Strathcona House, that is taller than Strathcona House, would negatively impact the residential character of the neighbourhood and of the historic, single-building-depth, Saskatchewan Drive skyline that has become prominent in the area. In this way, the proposed development would not support the Overall Plan Objective in the 2017 Garneau Area Redevelopment Plan (ARP) which is "To maintain the existing character of the Garneau Area". It would also fail to follow the 'Overall Development Concept' outlined in the Garneau ARP that states "The development concept for Garneau complements the existing pattern of development by providing for gradients in height and density. In general, the height and density of land uses in Garneau will **decrease** from north to south and from west to east." 2017 Garneau ARP:

<u>https://www.edmonton.ca/residential_neighbourhoods/plans_in_effect/Garneau_ARP_Consolidation.pdf</u>
The negative impact of the development could be reduced if the height of the proposed development is **significantly** reduced.

1

1.2 Parking Concerns.

The proposed rezoning and high rise development features **225** units with only **89** parking stalls allocated as below:

- 73 resident parking stalls
- 2 visitor parking stalls
- 2 car share parking stalls
- 12 surface level parking for adjacent businesses

This proposal is far below the current parking allowances for high rise developments in Garneau which are:

Dwelling Size	Minimum	Maximum	In ADDITION to parking for
Studio	0.5	1	businesses, Beljan Development's proposed build should include the
1 Bedroom Dwelling	0.5	1	AT LEAST THE MINIMUM number of
2 Bedroom Dwelling	0.75	1.5	resident and
3 or more Bedroom Dwelling	1.0	1.75	visitor parking stalls.

As community members who live in this area and experience the heavy traffic at all times of the year, we are deeply concerned about the impacts to visitor parking for current and future residents. While it is true that Edmonton is an increasingly walkable and bike-friendly city, and that urban density plays an important role in combating urban sprawl, adequate parking is still a necessity to keep communities accessible and vibrant.

Accessible parking is currently very challenging for both residents and visitors of the area surrounding the proposed development, and street parking in the Strathcona and Garneau neighbourhoods has been further constricted with the addition of bike lanes. Due to the high number of businesses and the existing density in the area, residents and visitors are left to search for elusive street parking. Many people find themselves traversing multiple icy blocks in the winter to get from parked vehicle to destination. Those of us with physical challenges, families with young children and the elderly are faced with additional barriers and increased risk to personal safety. Neighbourhood parking is vital for current and future communities to remain healthy and connected which has been reflected in the recent City of Edmonton Saskatchewan Drive Redevelopment project under WHAT WE HEARD APRIL 2018 and WHAT WE HEARD JULY 2018.

The immediate streets surrounding the proposed development site face these specific challenges:

- Overflow parking from surrounding businesses
- Overflow parking from existing high rise developments
- Citizens who use this area to access the University LRT station or the 109 street transit corridor
- Students and faculty who park and walk to the University of Alberta
- Employees and visitors who park and walk to the University Hospital

Beljan Development should meet AT LEAST the minimum parking requirements according to current bylaw standards for Garneau. Reducing the number of units in their development would help to reduce the number of parking stalls they need to provide.

1.3 The development does not address the need for family dwellings.

The overwhelming majority of suites in the proposed development are intended to be 1 bedroom dwellings, not suitable for families.

Healthy communities have diverse populations including families and multi generation households. To reduce barriers for families living in densely populated, expensive core neighbourhoods, and to ensure there are a sufficient number of students to attend the Garneau elementary school, the proposed development should be focused more on providing family dwellings. This is in line with 'Planning Framework' outlined in Section 1, D.13, Objective 5B of the Garneau ARP that plans "To increase housing in the inner city with the emphasis on the provision of family accommodation". It is also outlined in Policy Number G.1 of the Garneau ARP which objectives include "To encourage the development of family oriented housing".

1.4 The proposed rezoning and development of a high rise at this site will have negative impacts in the following ways:

https://www.edmonton.ca/residential neighbourhoods/plans in effect/Garneau ARP Consolidation.pdf

A. Loss of Property Value

The proposed development will reduce the property value of Strathcona House suites (specifically south-facing suites) as it will block the view of Edmonton that these suites currently have. Many owners purchased their suites knowing that the beautiful view of the southside of Edmonton is a primary asset of the property.

B. Loss of Sunshine

The proposed development will significantly reduce the amount of sunshine that reaches the Strathcona House south-facing suites and shared private garden throughout the year. The shadow cast by the proposed development will fall on the Strathcona House.

C. Noise Pollution

With the proposed development, there would be an increase in noise pollution in the area surrounding the site. Multiple years of construction noise would be detrimental to those who work from home. In particular, those who work from Strathcona House where the 1960s windows provide very limited noise insulation.

D. Reduced Walkability

The proposed development would reduce walkability of the surrounding area due to increased resident and visitor vehicle traffic. Families with small children walk through the proposed site multiple times a day to access the nearby Garneau elementary school. Many individuals also commute through the site multiple times a day on their way to and from the LRT, University of Alberta, or University Hospital. The increase in vehicle traffic is a safety concern to pedestrians.

E. Emergency Access

Emergency access to the site of the proposed development is already limited with the site being bordered by neighbouring properties, two narrow alley lanes, and one narrow dead-end street (108A Street) as shown on the image below. Large delivery trucks, dump trucks, moving trucks, utility vehicles, road maintenance crew vehicles, snow plow vehicles, and other oversized vehicles often block the narrow alley lanes bordering the site in order to access nearby businesses and the Strathcona House loading dock. The proposed highrise development would increase the need for emergency services to access the area. We are strongly concerned that, should the development be approved, there will be inadequate access for emergency services to address the demands of this area in Garneau.



Google Maps 2019

F. Environmental Concerns

With very few mature trees remaining directly around the site, the mature trees that are here are very important to the local wildlife. Large songbird populations inhabit the trees that surround the site and Edmonton's urban forest and wildlife would be impacted by the removal of these mature trees for this development.

G. Wind Tunnel Increase

There is a strong wind that whips around the south side of Strathcona House. The proposed development could potentially increase this wind tunnel, creating dangerous conditions for residents and commuters in the area.

H. Surface Water Drainage

The proposed development site will result in the removal of a large gravel parking lot that currently allows for surface water drainage. As a result, the proposed development will put additional pressure on the drainage infrastructure in the area surrounding the site.

1.5 There is significant high rise housing already in Garneau.

Garneau currently supports its fair share of urban density within the City of Edmonton. Council should look to other neighbourhoods to meet the need for increased density.

According to the 2016 Census data shown in the following table, 53.11% of residents in Garneau live in high rise dwellings that are 5+ stories tall. With so many high density dwellings already in place, the proposed development threatens to disrupt the residential character of the community that we struggle to maintain.

Structure Type

	Number	Percentage
Single Detached House	742	11.71
Duplex/Fourplex	158	2.49
Row House	102	1.61
Apartment/Condo (5+ Stories)	3,364	53.11
Apartment/Condo (1-4 Stories)	1,116	17.62
Manufactured/Mobile Home	1	0.02
Institution/Collective Residence	848	13.39
Hotel/Motel	1	0.02
RV/Tent/Other	2	0.03
No Response	0	0.00
Total	6,334	100.00

Source: 2016 Municipal Census - Garneau Neighbourhood Summary Report (https://www.edmonton.ca/city_government/documents/census/Summary%20Report%20of%20All%20Questions_GARNEAU_2016.pdf)

2. What we are asking for:

- 2.1 Please recognize that the proposed rezoning and development does not align with the residential character or development concept for the area.
- 2.2 Please recognize that there are major parking concerns with the proposed rezoning and development. Beljan Development should meet AT LEAST the minimum parking requirements according to current bylaw standards for Garneau. Please conduct a parking assessment on the streets and avenues adjacent to the proposed site.
- 2.3 Please recognize that the proposed rezoning and development does not address the need for the increase of family dwellings in the Garneau neighbourhood. The current DC2.528 zoning which allows for Low Rise Apartment Housing is better suited to meet the needs of families in our community.
- 2.4 Please maintain the current zoning of the site. Please recognize that the proposed rezoning and development of a high rise at this site will have the following negative impacts:
 - A. Loss of Property Value for the owners of one hundred (100) south-facing suites at Strathcona House, caused by the new development blocking the southside city view that these suites currently have.

- B. Loss of Sunshine for the owners of one hundred (100) south-facing suites at Strathcona House, caused by the new development casting shade on Strathcona House. Please conduct a Sun Shadow Study on the existing structures surrounding the proposed site.
- C. Increased Noise Pollution in the residential area surrounding the proposed site that will be caused by multiple years of construction noise from the proposed development. Please conduct a Noise Impact Assessment for the areas surrounding the proposed development.
- D. Reduced Walkability due to increased vehicle traffic from residents and visitors of the new development. Please conduct a traffic impact assessment on the adjacent streets and avenues to the proposed site.
- E. Emergency access around the proposed site is already limited and, with the addition of the proposed development, there is a risk that there will be inadequate access for emergency services to address the demands of this area of Garneau. Please conduct an emergency access study for the areas surrounding the proposed site.
- F. Environmental impacts caused by the removal of mature trees from the land on and around the proposed site and, subsequently, the loss of habitat for local songbird populations. Please conduct a Biophysical Impact Assessment on the areas surrounding and including the proposed site.
- G. Wind Tunnel Increase as a result of the construction of a high rise directly beside the existing Strathcona House high rise. Please conduct a Wind Impact Statement for the areas surrounding and including the proposed development.
- H. Surface water drainage on the proposed site will be reduced as a result of the proposed development. This will result in additional pressure being put on the drainage infrastructure in the surrounding area. Please conduct a stormwater and surface drainage test of the area including and surrounding the proposed site.
- 2.5 Please recognize that there is already significant high rise housing available in the Garneau neighbourhood. Garneau is not a NIMBY community and it supports increased density, but we currently meet and exceed the density requirements for this part of the city. There is strong opposition to this proposed development in the existing community.

We are passionate about fostering meaningful change in our community and, as residents of the Garneau community, we appreciate you taking our concerns into consideration. We strongly oppose the proposed rezoning and development of this site.

In community,

Strathcona House Residents shccvolunteers@gmail.com

I confirm that I have read, understood and support the attached Letter of Opposition from Strathcona House Residents addressed to the Office of the Councillors dated August 16, 2019.

I oppose Beljan Development's proposed rezoning and development of the addresses of 8632, 8634, 8638, 8648, 8650 - 108A Street from DC2.528 (Low Rise Apartment Housing) to DC2 (High Rise Apartment Housing).

rint Name: Mould Mordololous
ddress: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner denant (circle one) of unit number(s):
Signature: Movia Morddollena
Date: Ag 20,2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:

I confirm that I have read, understood and support the attached Letter of Opposition from Strathcona House Residents addressed to the Office of the Councillors dated August 16, 2019.

I oppose Beljan Development's proposed rezoning and development of the addresses of 8632, 8634, 8638, 8648, 8650 - 108A Street from DC2.528 (Low Rise Apartment Housing) to DC2 (High Rise Apartment Housing).

Print Name:	MARTHA ROGALSKI
Address: Strath	cona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner/	tenant (circle one) of unit number(s): 307
Signature:	A
Date: Aug	ust 22,2019
Print Name:	
Address: Strat	hcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner	r / tenant (circle one) of unit number(s):
Signature:	
Date:	

I confirm that I have read, understood and support the attached Letter of Opposition from Strathcona House Residents addressed to the Office of the Councillors dated August 16, 2019.

I oppose Beljan Development's proposed rezoning and development of the addresses of 8632, 8634, 8638, 8648, 8650 - 108A Street from DC2.528 (Low Rise Apartment Housing) to DC2 (High Rise Apartment Housing).

Print Name:	rtur Kruszelnicki
Address: Strathcona Ho	ouse, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am ar owner tenant	(circle one) of unit number(s):
Signature:	3-3-1
Date: /	3 20 2019
Print Name:	
Address: Strathcona F	louse, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant	t (circle one) of unit number(s):
Signature:	

Loppose Beljan Development's proposed rezoning and development of the addresses of 8632, 8634, 8638-8648-8650 - 108A Street from DC2 528 (Low Rise Apartment Housing) to DC2 (High Rise Apartment Housing)
Print Name RINGO TSANG
Address. Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner y tenant (circle one) of unit number(s): 511, 601, 605, 701, 802, 901,7
905, 912, 1110, 1112, 1209, 1403, 1501, 1508, 1602, 1604, 1712, 1804,
Signature:
Date. AUG /19, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):

I confirm that I have read understood and support the attached Letter of Opposition from Strathcona

House Residents addressed to the Office of the Councillors dated August 16, 2019.

Signature

Date:

Print Name:	AJIT	MASAND	\$	RADHIKA	MASAN	D
Address: Strat	thcona House,	10883 Saskatchew	an Driv	e NW, Edmonton A	AB T6E4S6	
I am an owner	tenant (circle	e one) of unit numbe	er(s):	705,709,5	711, 1705	\$ 1807
Signature:	Hasano		R	redictor d	Hazand	
Date:	Aug 18	2,2019		Aug 18, =	2019.	
	1					
Print Name:	AJIT M	ASAND &	RAD	HIKA MAS	AND	
Address: Strat	thcona House,	10883 Saskatchew	an Driv	e NW, Edmonton A	B T6E4S6	
I am an owner	r / tenant (circle	e one) of unit numbe	er(s):	705, 709, 7	11, 1705 \$	1807
Signature:	Maran	4	-	adlik A	Hasan	d
Date:	Aug 1			Aug 18,	2019	

Print Name: ANTHONY FUNG
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s): 806
Signature: Anthony Jump. Date: August 20, 2019
Date: August 20, 2019
Print Name: DIONISIA FUNG
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner) tenant (circle one) of unit number(s):
Signature: Divisio Leng
Date: August 20/2019

Print Name: Sandra Boychuk
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s): 809
Signature: BBoy chuk
Signature: Boychuk Date: August 19, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name:_	Radhika	Gokul	(Sde	owner).
Address: Stra	thcona House, 108	83 Saskatchewan	Drive NW, Ed	monton AB T6E4S6
l am an owne	r / tenant (circle one	e) of unit number(s):81	2.
	0			
Signature:*	Gokul	18/04/19/0	H	5 1 .
Date:	20/08/2019			-
Print Name:_				
Address: Stra	athcona House, 108	83 Saskatchewan	Drive NW, Ed	monton AB T6E4S6
I am an owne	er / tenant (circle one	e) of unit number(s):	
Signature:			4	
Date:				

Print Name: David Wielsen
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
109 10883 Saskatchewan Dr
Signature: Day Miss
Date: Avy 20/19
Print Name: Khum Niglson
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s): # 909
909 10883 Suskatchewan Dr Signature: (Lhan night
Date: A vy 19/19

Print Name:	QUN	CHIZN
Address: Stratho	cona House, 10	0883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner /	tenant (circle o	one) of unit number(s): 井 100
Signature:		9
Date:	Ay. 2	5.2019
Print Name:		
Address: Strat	thcona House,	10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner	r / tenant (circle	e one) of unit number(s):
Signature:		

Print Name:	OLGA HA	MMOND			
Address: Stratho	cona House, 10	0883 Saskatchew	van Drive N\	V, Edmonton A	AB T6E4S6
I am an owner/	tenant (circle o	ne) of unit numb	er(s): <i>[</i> /	207	
Signature:	O. lloe	eeeeeee			
Date:	21 Ac	eeeeeeee ugust, 2i	19		
			*		
Print Name:	- 4	- 2			
Address: Strath	ncona House, 10	0883 Saskatchev	van Drive NV	V, Edmonton A	B T6E4S6
I am an owner /	tenant (circle o	one) of unit numb	er(s):		
Signature:					
Date:	79				

Print Name: David SMITH
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner/ tenant (circle one) of unit number(s): 1208
Signature: Danil Smill
Signature: David Smith Date: August 18th 2019
Print Name:
Fint Name.
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
oignature
Date:

Print Name: Judith E. James
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s):
Signature:udith A. Sames
Date: August 17, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: CHRISTINE HALL
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s): 1408
Signature: Christine Hall
Date: <u>AUGUST 18, 2019</u>
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:
Print Name: JESS SHA
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s): 1409
Signature:
Date:

Print Name: My Biva Sutencha
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s): 1701
Signature: D. O. Co. C.
Date: 19 08 2019
Print Name: Mrs. A. Sutendre.
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s): 1701 .
Signature: AR. Swenda
Dale: 19/08/2019

Print Name: JAMES MENK
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner / tenant (circle one) of unit number(s): 1706
Signature: James Menk
Signature: James Menk Date: 17 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: Carol Furrer
Address: Strathcona House, 19883 Saskatchewan Drive NW. Edmonton AB T6E4\$6
t am ab owner) tenant (circle one) of unit number(s): 1708
Signature: Afure
Signature: Aug 19, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewari Drive NW, Edmonton AB T6E4S6
l am ar, owner / tenant (circle one) of unit number(s):
Signature:
Signature:
Date

Print Name: VALERIE GAGNON
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner)/ tenant (circle one) of unit number(s): 1802
Signature: Valévie Gagnin
Signature: Valévie Gragnia Date: August 21 2019
Print Name: JEAN-FRANÇOIS GAUTHIER
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner)/ tenant (circle one) of unit number(s): 1802
Signature: Jaw Moun Cas Schult
Date: Aufunt al 2019

Print Name: <u>Angela Seehagen</u>
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner) tenant (circle one) of unit number(s): 1810
Signature: August 16, 2019
Date: August 16, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:

Print Name: Robin Mountford
. Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am all owner tenant (circle one) of unit number(s):
signature: Robin mountful
Date: Flug 20, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name:	Ellen Armstrong
Address: Strath	ncona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner	tenant (circle one) of unit number(s): 1903
Signature:	Ellen Ormstrong
Date:	aug. 16, 2019
Print Name:	Sophia Diago
Address: Strat	thcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner	r /(tenant)circle one) of unit number(s): 1903
	2 Saphia Diego
Date:	19/08/19

	Fred Mensch (1315458 ALBERTA
dress: Stra	thcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
m an owne	tenant (circle one) of unit number(s):
ignature:	1111
	Med august 19/2019
Date:	august 19/2019
Print Name:_	
Address: Str	athcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an own	er / tenant (circle one) of unit number(s):
	AND CONTRACT OF THE CONTRACT O
Signature:	
Signature:	

Print Name: KICHARD HARRISON
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s): 200/
1001
Signature: All Stars
Signature: <u>ADSHama</u> Date: <u>21 Aug</u> , 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: TOXO PROKOP CZAK
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner) tenant (circle one) of unit number(s): 2008
Date: Aug 20, 2019
Sale. This is a second of the
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s):
Signature:
Date: Adj 12019
Print Name: Marlene Chatt
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature: Mala Chatt
Date: 2019

Print Name: Adhikar Gokul (Sole owner)
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s):
Signature:
Date: 20/08/2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: Timothy Leung
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner) tenant (circle one) of unit number(s):_#306
1
Signature: June 5
Date: August 21, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: Topa Okson
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am a owner / tenant (circle one) of unit number(s): 4(2, 1107
Signature: Jodd Olgen.
Date: Aug 21 26 (9
Print Name: Tono Ohsa
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner tenant (circle one) of unit number(s):
Signature: Joeld (
Signature: Joeld OL Date: Aug Zl Zo (9)

Print Name:/	KATHCRINE LACKEY
Address: Strath	cona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner	tenant (circle one) of unit number(s):
Date: AU	19, Z019
Print Name:	SEBABTIAN LACKEY
Address: Strath	acona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner	tenant (circle one) of unit number(s):
Signature:	
Date: 2	D Aug. 2019

Print Name:	STUART REID/995128 A
Address: Strathco	ona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / te	enant (circle one) of unit number(s):
	0883 - Sash Dr.
Signature:	Mu
Date:	
Print Name:	
	ona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
ram an owner / te	enant (circle one) of unit number(s):
Signature:	
Date:	

Print Name: Annika Mangin
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner // tenant (circle one) of unit number(s):
Signature: A Mangu
Signature: A Mangin Date: August 19, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: Monica Molina	
Address: Strathcona House, 10883 Saskatchewan Drive NV	/, Edmonton AB T6E4S6
I am ar owner / tenant (circle one) of unit number(s)	7
Signature:	
Date: Aug 19/ 2019	
Print Name: Molina	
Address: Strathcona House, 10883 Saskatchewan Drive NV	/, Edmonton AB T6E4S6
I am an owner tenant (circle one) of unit number(s):# 1 &	7007
Signature: Wholies	
Date: 19/2019	

Print Name: Arent Algar
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
l am an owner / terract (circle one) of unit number(s): 1 Δ1
Signature:
Signature: Aug. 19/2/19
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
Address. Stratification rouse, 10005 Saskatonewan Diffe 1444, Edinoritor AD 101-100
am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: Kaymond Word
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature: Ray
Date: Aug. 17. 2019.
Print Name: Amy Wong
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s): 1607
Signature:
Date: Aug. 17, 2019.

Print Name: Jill Golinowski
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature: All Eclumusky
Date: August 20, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: Carmela Lesiuk	
Fillit Name.	
Address: Strathcona House, 10883 Saskatchewan Drive	NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):	2012
rail all owler / teriain (order one) or any teriain (or	
Signature: Outstand	
Date: August 19/19	
J /	
A =1 = 0	
Print Name: Schjon Aster	
Address: Strathcona House, 10883 Saskatchewan Drive	NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):	2012
All Harmon and Marie Land and Marie	
	100 a 200 a
// // - /	
Signature:	
Signature: 19- Aug-19	

rint Name: Emilia Grindlay
ddress: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner (tenant (circle one) of unit number(s): 102
Date: Avgvst 21, 2019
Date: August 21, 2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Signature:
Date:

Print Name:	Jarah Bateman
Address: Strathco	ona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner to	enant (circle one) of unit number(s): 302
Signature:	autet
Date: Au	g. 17, 2019
Print Name:	ste Boora
Address: Stratho	ona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner bt	tenant (circle one) of unit number(s): 3 02
Signature:	yelon. not 17/2019
Date: Aug	act 17/2019

Print Name: W. JAMES MCCREEDY
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner tenant (oircle one) of unit number(s):
Signature: Date: Aug 20/19
Date: Aug 25/19
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: Jenna Westover
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
tediose. Stratiosita Freedo, Feedo essitationwall Billy (1777, Edinolloll / 18 192400
am an owner /tenant (circle one) of unit number(s): 402
Signature:
Date: Aug 20, 2019
Donaidad Vinan
Print Name: Davifay Khan
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / (enant (ci)cle one) of unit number(s): 40 2
Signature: August 1997
Date: Any 20th /2019

Print Name:	LARIA RUBIA	70	
Address: Strathcon	a House, 10883 Sask	katchewan Drive	e NW, Edmonton AB T6E4S6
I am an owner /(ten	uant)(circle one) of uni	t number(s):	504
Signature:_\therefore	in Min		
Date: AUCUST	18, 2019		
Print Name:/	VICHOLAS N	ILKINS	
Address: Strathcor	na House, 10883 Sask	katchewan Drive	NW, Edmonton AB T6E4S6
I am an owner / (er	nant (circle one) of uni	it number(s):	
Signature:	Misk Mi	illi	
	8/18/19		

Print Name: ALLEN HUSTIN
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner (tenant)(circle one) of unit number(s):
Signature: All Austo Date: Aug 21/19
Date: Aug 21/19
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: HEATHER MCGUIRE
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner (circle one) of unit number(s): 702
Signature:
Date: AUG. 21/19
Print Name: JORDAN MCGUIRE
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner (tenant (circle one) of unit number(s): 707
Signature: MAMAL
Signature:

Print Name:	Tariq, Shawky Ibrahim
Address: Strath	ncona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
am an owner i	(tenant)(circle one) of unit number(s): 706
Signature:	Tanj di
Date:	Aug 20th, 2019
Print Name:	
Address: Stratl	hcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
l am an owner	/ tenant (circle one) of unit number(s):
Signature:	
Date:	

Print Name: Sharon Damer.	
Address: Strathcona House, 10883 Saskatchewan Driv	e NW, Edmonton AB T6E4S6
am an owner / tenant (circle one) of unit number(s):	807
Signature:	
Date: Qug 20, 2019	
Print Name: Gary Damer-	
Address: Strathcona House, 10883 Saskatchewan Driv	e NW, Edmonton AB T6E4S6
I am an owner /tenant (errcle one) of unit number(s):	807.
Signature: Dary James	
Date: Quq 20, 2019	

Print Name: JAMES ESHPETER
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s): 907
Signature: 1. Ediput Date: 146. 20 /2019
Date: Aug. 20 /2019
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Date:

Print Name: Jeanne	He ILNICKI
Address: Strathcona House, 1088	3 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / (enant) circle one	of unit number(s): 1412
Signature: Slnuki	
	16
Print Name:	
Address: Strathcona House, 1088:	3 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one)	of unit number(s):
Signature:	
Date:	

Print Name: TANIA WITHRA	
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T68	Ξ4S6
I am an owner (tenant (circle one) of unit number(s):	
Date: Aug 18, 2019	
Date: Aug 18 2019	
Print Name:	
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E	4S6
I am an owner / tenant (circle one) of unit number(s):	
Signature:	
Date:	

Print Name: Ryan Furrer
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner (tenant)(circle one) of unit number(s): 1708
044
Signature:
Signature:
Date.
Print Name:
Address: Strathcona House, 10883 Saskatchewan Drive NW, Edmonton AB T6E4S6
I am an owner / tenant (circle one) of unit number(s):
Signature:
Orginature
Date:



8623A 108A St. NW Edmonton, AB T6E 4M7

November 12, 2020

City Clerk, City of Edmonton, email: city.clerk@edmonton.ca

Re: City Council Public Hearing November 17, 2020, Agenda Items 3.14 and 3.15, Bylaw 19480 and Charter Bylaw 19481

Dear Mayor Don Iveson and City Councillors:

On behalf of Strathcona Housing Co-operative members, I would like to express our continued concern over the Beljan high-rise development proposal on 8632/34/38/48/50 -108a Street in Garneau. As our building is located directly across the street from this proposed development, we feel we will be negatively impacted by this massive high-rise and respectfully ask that this information be reviewed prior to the Hearing, as time permits.

To date, our concerns have been expressed by:

- attending and commenting on the proposal at Beljan's first open house;
- December 2018 letter to Chris Dulaba of Beljan Development, bcc'd to Ben Henderson; and,
- · City of Edmonton public engagement meetings, in person and online.

Over time we have consistently expressed our opposition and concerns regarding a project of this scale on the lot in consideration as outlined in our letter to Beljan (see attachment).

Currently, what is most concerning is that amendments to the project did not take into consideration any of our concerns or those shared by the rest of the community. The proposed changes mean that the high-rise is expected to take up more space and be even taller. We would are even more concerned about how this over development will affect the neighbourhood with regards to:

- safety of our children and other pedestrians;
- flow of traffic;
- lack of parking will exacerbate a persistent issue of outsides using our private parking spots;
- lose of valuable sunshine; and
- how an already windy corridor will get windier.

We feel the construction of such a large building will only exacerbate these existing problems and so far Beljan has not adequately addressed these issues.

It should be noted that we are not opposed to development. On the contrary, we welcome any family-friendly, affordable housing project that respects the history, community atmosphere, and character of this street and neighbourhood. A new development should add value to the community not negatively impact residents' quality of life.

We implore that the city reject the current application for rezoning of this area and force Beljan to amend its plans according to the current zoning and the Garneau Area Redevelopment Plan. We also ask that Beljan consult with community members to create a proposal that will maintain all the things we love about living in our community.

Sincerely,

Susan Satterthwaite

Strathcona Housing Co-operative,

Board President

shc.boardofdirectors@gmail.com

cc: Ben Henderson

Attachment: Letter to Chris Dulaba of Beljan Development



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Correspondence: November 17, 2020 CCPH Items 3.14 & 3.15 STYS

1 message

OCM OCC Internet Mail <city.clerk@edmonton.ca>

Thu, Nov 12, 2020 at 11:33 AM

----- Forwarded message -----

From: **Anna Stys**

Date: Wed, Nov 11, 2020 at 5:22 PM

Subject: proposed rezoning in Garneau, hearing Nov 17, 1:30

To: <city.clerk@edmonton.ca>

We would like to add our names to the large list of individuals who feel strongly about refusing the Garneau Area Redevelopment Plan zone amendment plan for the following reasons:

- 1. Parking: It is a residential area, and constructing a 22-25 storey building would not bring in new families-especially with the limited parking that will be available for those new families. Parking is already very difficult in the area, and this will absolutely increase the problem exponentially. Making Edmonton more "walkable" is a worthy endeavour, but 271 families who don't have vehicles? This idea is just not rational. Garneau is just not the right place to build this huge residential and commercial building, if that is your goal.
- 2. Traffic: Traffic will be unmanageable. In reviewing the traffic study, we were concerned that some of the data was collected in 2015. That is outdated and does not represent the increased traffic that we have observed in the last 4 years. Adding 271 dwellings plus retail stores to a tiny area will be dangerous for not only increased traffic but it will also seriously decrease accessibility for emergency vehicles in the area as well.
- 3. Sunlight: The study that was done showed that a 22-25 storey building would still give some sunlight to the surrounding buildings and area. Seriously? The shadow it will create will be enormous and will impact everyone, not only in the winter, but in the summer as well. Seasonal affective disorders as well as generalized depression and anxiety will certainly increase if this building is erected.
- 4. Wind issues: The wind in the area is already quite strong; it already knocks out screens from the apartments in Strathcona House. I have not seen rigorous studies to show that the wind issues have been appropriately addressed. Adding a 22-25 storey building in an area where there are already huge wind issues risks turning the area a hazardous wind tunnel.

5. Putting up a high rise building in Garneau will destroy the character of the community which is a wonderful mix of family homes, students and small businesses which are all part of our vibrant community. We do agree that the idea of enhancing the atmosphere of Garneau is always welcome. We need to keep Garneau charming, safe, and a great community to belong to. Adding a high rise commercial/apartment complex will only serve to add to congestion, parking problems, sun problems, wind problems, emergency vehicle access problems, and turn it into a commercial area. The initiallyproposed building that was 4 storeys high would be fine-it would add shops and would be welcome in our community. We need more livable, charming areas like the Garneau we now have, and not the proposed monstrosity that is being proposed.

Please urge you to strongly reconsider the decision to rezone the area to a developer who will erect a high rise will just destroy the character of our neighbourhood.

Sincerely,

Drs. Anna and Peter Stys