

Dear Concern

I have the honour to bring in your kind notice of my objection concerning opening a Liquor store and Cannabis Retail store on Lot 1A, Block 4, Plan 1321104.


The reason for my objection is listed as follows:

1. It's in the vicinity of schools and daycares and its hypocrisy that at one end, we are providing free fundamental Education but allowing Cannabis and Alcohol stores which imprint wrong values and morals in these young minds. When even in third world countries Government is not allowing to open up such stores within few kilometres of these citadels of Education, how come in a have-nation like Canada it is permitted?
2. It's a challenge to the serenity and security of our area.
3. It will add more traffic leading to more pollution in the area.
4. The proposed site is between two ponds where most geese house their nests. It will be an invitation to litter spread by boozers and Cannabis consumers.
5. Walkways around these ponds are mostly used by oldsters, females, and children to relax, walk, and ride bikes. It will bring them to a vulnerable situation and expose them to constant danger, ultimately hinder their free and secure movement, which is against **Section 6** of the Canadian Charter of Rights and Freedoms, which protects the mobility rights of Canadian citizens, and to a lesser extent that of permanent residents.
6. It's generally observed that in areas where such stores are located, more theft and accidents occur in those areas, which adversely affects our auto insurance and lifestyle.
7. Within a few meters of the proposed site, three religious sites are coming up. One of them is related to the Sikh religion, where free food is distributed, which will attract all the penholders, dipsomaniac and druggist people to the area, putting everyone in an awkward position.
8. Bus stop near this site will always be occupied by marijuana or alcohol consumers, which will prevent young children from seeking shelter in those glass cubicles in chilling winters.

Please consider all my concerns, and I request you to stop this proposed project at any cost for the better future of kids studying in near by schools.

Thanks

Gagandeep Basi





Correspondence: November 3, 2020 CCPH Item 3.4 LEE

1 message

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

Mon, Oct 26, 2020 at 12:28 PM

To: [REDACTED]

Office of the City Clerk
780-496-8178

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

From: **Gary Lee** <[REDACTED]>
Date: Mon, Oct 26, 2020 at 9:16 AM
Subject: Submit written comments on public hearing
To: <city.clerk@edmonton.ca>

To whom it may concern:

I am writing to submit comments against the proposed Charter Bylaw 19467. The Public Hearing will be on November 3, 2020 at 1:30 pm at Council Chamber, 2nd floor, City Hall.

I am strongly against the proposed rezoning of DC2 specifically for allowing the Cannabis Retail Sales on the captioned site. It is my understanding that the proposed Cannabis store is purposely placed at the southwest corner of the land to meet the required 200 m buffer from the nearby Ellerslie School; however, I also recognize that there is the Ellerslie Daycare already existed at the southeast corner. Although the current Bylaw doesn't stipulate the required separation between Cannabis Retail Sales and Child Care Services such as Daycare, the potential of kids being too close to the Cannabis Retail Sales will be likely possible in this case especially when there is already a daycare facility nearby within the same strip mall location.

I would like to ask a few questions for the councillors below to think about:

- What is the purpose of having the current Bylaw to create a buffer zone to separate Cannabis Retail Sales and School?
- If kids were in the consideration of the current Bylaw trying to keep them away from Cannabis Retail Sales as much as possible, why the Child Care Services and the required buffer zone were not included in the current Bylaw?
- Has the City also considered the nature of Child Care businesses and the potential of kids being around for this site would be too close to the Cannabis Retail Sales if it will be allowed?

With all my comments and questions above, I am strongly against the proposed rezoning to allow Cannabis Retail Sales for this site.

Regards,
Tsun Ho Lee



Correspondence: November 3, 2020 CCPH Item 3.4 RAI1 message

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

Mon, Oct 26, 2020 at 12:05 PM

To: [REDACTED] >

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

From: **Sarbjit Rai** [REDACTED] >

Date: Sun, Oct 25, 2020 at 10:49 AM

Subject: App20-0254

To: <city.clerk@edmonton.ca>

Hi this is in regards to Lot1A,Block4,Plan 1321104.

My name is karamjit rai and I am the resident owner of [REDACTED].

We feel that we has a community don't want a cannabis retail store in our neighborhood. Stores like these in the area bring along alot of trouble and unwanted traffic. Considering there is a school in walking distance and also a daycare in the same plaza, it is not the message we want to send to our children!

Sent from my iPhone

Dear Concern

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Please consider all my concerns, and I request you to stop this proposed project at any cost for the better future of kids studying in near by schools.

Thanks

Rajnish Vig





Correspondence: November 3, 2020 CCPH Items 3.5 - 3.6 JONZON

1 message

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

Fri, Oct 16, 2020 at 12:56 PM

To: [REDACTED]

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

From: **Sheron Jonzon** <[REDACTED]>

Date: Wed, Oct 14, 2020 at 2:44 PM

Subject: Charter Bylaw 19385

To: <city.clerk@edmonton.ca>

Dear Sir,

I am contacting you to voice my concern and opposition to the proposed rezoning of Lot 1, Block 3, Plan 1422580 from RA7 to RA 8 (Charter Bylaw 19385). My husband and I purchased our lot in Jagare Ridge in 2013. At that time we were sold on the premise that Jagare Ridge would be a very exclusive neighborhood and would have no buildings higher than 3 stories tall. We and our neighbors paid premium prices for our lots based on this premise. Now, well after the fact, there is a proposal to "change the rules" of what our neighborhood will look like. The proposed rezoning will reduce the value of our property.

We are also opposed to amending Bylaw 19384 from Low Rise/Medium Rise to High Density. A very busy 141 Street cannot support the traffic currently; let alone several additional motorists that these buildings would bring. Trying to turn west at the corner of 141 St and Ellerslie Road takes several minutes now. Also, Ellerslie Road can get very congested and the traffic gets backed up. Single lane both ways is not conducive to heavy traffic that denser housing would bring. More vehicles would increase an already long wait time.

This is not right and not fair to everyone who decided to build in our area based on not having any 6 story (or more) buildings in our neighborhood. I strongly urge you to not permit the proposed rezoning of these two areas.

Yours very truly,

Sheron & Myron Jonzon

[REDACTED]

Sheron

Sent from my iPad



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

November 3, 2020 Hearing on Agenda items 3.5 and 3.6

1 message

Prasad Valupadas [REDACTED]

Mon, Nov 2, 2020 at 1:15 PM

To: city.clerk@edmonton.ca

Re:3.5 [Bylaw 19384 - Amendment to the Hays Ridge Neighbourhood Area Structure Plan](#)

This item has attachments.

Bylaw 19384 and Charter Bylaw 19385 will be dealt with together.

3.6 [Charter Bylaw 19385 - To allow for medium rise Multi-unit Housing, Hays Ridge](#)

This item has attachments.

Bylaw 19384 and Charter Bylaw 19385 will be dealt with together.

Dear City Clerk,

I would like to submit the following in conjunction with the above agenda items. I live at [REDACTED], just adjacent to the proposed development. Before purchasing my lot in 2019, I talked to Melcor in regard to what is expected to be built on the property. It was indicated that the development would be low rise and built to the same high architectural standards and would be luxury in style as required of residents who build in the Jagre Ridge community. The high standards have cost community residents significantly, but were we put in the cost to live in the community.

In a September open house hosted by Carrington, community residents were united in their desire that the builder meet the high standards. The builder refused to indicate what was going to be developed until they got the re-zoning. At the same time, it is difficult for community residents to agree to re-zoning if they are not sure what is proposed for development.

I would like the City to not approve the change in zoning until more information is provided on the quality standard expected to be built on the site.

If the City is to move ahead, then as the number of people on the property will go from 250 to almost 1000, security is an issue for me. The backside of my house faces golf hole #15 with a small fence. I would expect this fence to be upgraded to a minimum of 6 feet wood fencing for all the houses along hole #15. Also, security cameras should also be installed along the walk ways. The walk ways have become a regular walking ground for area residents and will become more so with the added condo development. Also would like to see large trees placed in strategic locations to hide the complex as much as possible, and buildings/units positioned to face away from resident homes.

I kindly request the City to have the builder provide more information on the proposed build prior to making a decision.

Thank-you,
Prasad Valupadas



Correspondence: November 3, 2020 CCPH Item 3.7 HUNT

1 message

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

Mon, Nov 2, 2020 at 11:36 AM

To: [REDACTED]

Please see attached.

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

From: **Nancy Hunt** [REDACTED] >

Date: Mon, Nov 2, 2020 at 10:20 AM

Subject: Opposition to GARP changes, NOV 3

To: <city.clerk@edmonton.ca>

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

Please find attached my letter for agenda item 3.7, at tomorrow's (Nov 3) public hearing.

This is regarding bylaw 19462.

I oppose the proposed changes and request a proper and full community consultation prior to any further consideration of changes to the Garneau Area Redevelopment Plan.

Thank you,

Nancy Hunt, OWNER and RESIDENT
[REDACTED]**Letter Nov 2 2020 re GARP.pdf**

60K

Office of the City Clerk
City of Edmonton
3rd Floor, 1 Sir Winston Churchill Square
Edmonton, AB, T5J 2R7
city.clerk@edmonton.ca

Nancy Hunt, OWNER and RESIDENT



NOVEMBER 2, 2020

**RE: Proposed Changes to Garneau Area Redevelopment Plan,
AGENDA item 3.7. Public Hearing November 3, 2020**

Dear Mayor Iveson and Edmonton City Councilors,

I OPPOSE the proposed changes to the Garneau Area Redevelopment Plan (GARP),
Bylaw 19462.

The reasons for my objections are:

1) Lack of community consultation. I am an owner and resident of Garneau and did not receive notice of changes to the GARP, which significantly affects my property and neighbouring properties.

Residents should be directly notified and consulted and not expected to learn of such changes by word of mouth or newspaper advertising.

2) Significance of the proposed changes. The elimination of Schedules C and Q in the GARP are not simply “administrative” changes but change the scale of development allowed in the area. For example, Schedule C specifies a maximum of 4 dwellings per property in my area. I do not support the removal of this limit.

These schedules are necessary as they clarify for residents, developers, and planners the interpretation of the GARP.

I fully support the submission of Brian Kropf, and oppose the proposed changes to the GARP.

Nancy Hunt



Correspondence: November 3, 2020 CCPH Items 3.7 & 3.8 DUNLOP

1 message

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

Mon, Nov 2, 2020 at 1:33 PM

To: [REDACTED]

[REDACTED] message -----

From: **mark dunlop** <[REDACTED]>

Date: Mon, Nov 2, 2020 at 12:05 PM

Subject: Westrich Development 86 Avenue - The Garneau

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

My name is Mark Dunlop. I have lived in The Garneau Community for forty-five years and have owned a home here for thirty-one years.

I am opposed to the Westrich development on 86 Avenue. I am also opposed to the changes to the Garneau Area Redevelopment Plan, specifically the changes to Schedule C and Schedule Q that are being proposed without any consultation with the community.

I understand and support policy to increase population density in the central areas of our city. I believe that thoughtful planning and good governance can make this happen. The Garneau community and neighbouring area is a beautiful and historic part of the city. I am hoping that its essence can be preserved while still accommodating change.

The Westrich development on 86 Avenue does not meet the zoning requirements or the guidelines laid out in the Garneau Area Redevelopment Plan. A DC 2 appeal is being made to circumvent these existing guidelines and push through this design.

Within a five-block area of my house this City Council has approved four housing towers through the DC 2 Appeal process. Two more are being brought forward soon. These are significant developments in their size and scope and will have a tremendous impact on the neighbourhood. While I understand that an efficient process that represents everyone is important it does appear that this particular appeal process (DC2) is being used to circumvent guidelines. Guidelines that are there to protect and best serve citizens and developers. Guidelines that are further being eroded by changes to the Garneau Area Redevelopment Plan.

As a home owner I am afraid of how developments in the Garneau neighbourhood are proceeding. The rules that I felt were there to protect me are being circumvented to better serve developers. My investment in my home, my community and my neighbourhood are important and should be protected by the City Council elected to represent us.

This neighbourhood has many appropriate areas to build higher density buildings. Further diminishing the small number of single family residences in this neighbourhood is short sighted. If we are going to continue to do development through the City Council and DC2 appeals please make these developments more appropriate.

Thank you for this opportunity and to all councilors for their service.

Yours truly,

Mark Dunlop



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Bylaw 19462 and Charter Bylaw 19463 Garneau

1 message

Wayne Jackson [REDACTED]

Thu, Oct 29, 2020 at 6:38 PM

To: city.clerk@edmonton.ca

Attached is the submission by neighbours to the proposed development which is Council Agenda items 3.7 and 3.8 on Tuesday Nov.3.

I would appreciate acknowledgement of receipt - always fearful of technical issues.

Thank you

Wayne Jackson
[REDACTED]



Garneau 86 Ave GARP AMENDMENT and REZONING submission Final Oct. 29.docx
34K

Charter Bylaw 19463 and Bylaw 19462 (Agenda items 3.7 and 3.8)

86th Avenue – Garneau - ARP AMENDMENT and REZONING

NEIGHBOURS' SUBMISSION TO CITY COUNCIL (FINAL Oct. 29, 2020)

This submission is on behalf of the residents of 75 households in condominium apartment buildings, the Sir Douglas Bader Building, a fraternity residence and detached dwellings located in the immediate vicinity of the project site. The names and addresses of the residents are listed at the end of this submission.

1. SUMMARY

We are respectively requesting Mayor and Council to direct the proponent to revise the development proposal related to setbacks from property lines, building height, facade improvement and protection of boulevard trees in order to address the design weaknesses described in the Administration Report and reduce the impact on nearby properties and Garneau residents.

The proposed building is oversized for the site. If built as designed it will impact the neighbours' quality of life and enjoyment of their property and community.

The Administration Report describes a series of design weaknesses but downplays or dismisses their impact on nearby properties.

An analysis of the Administration Report reveals to us that the design does not meet minimum standards of compatibility with the surrounding area.

2. ADMINISTRATION REPORT ANALYSIS

Mayor and Council, we draw your attention to a series of statements in the Administration Report and ask that you recognize their importance related.

The Administration Report (Page 1) states that the application *meets the **basic expectations of compatible infill***. As neighbours to the proposed development we ask: Is this good enough? Is this all the City expects from its development industry? We believe that our community and our city expect better.

The Administration Report (Page 7) states the following:

- *This site **does not align very well** with (the Residential Infill Guidelines) locational criteria*
- *The **most significant deviation** from these guidelines is that they suggest the maximum building length of mid-rise apartments should be no more than 48 metres, permitting views through the site and limiting building mass along the block face*
- *The proposed building is 75 metres in length, taking up nearly half the block with **minimal architectural variation along the facade**.*
- *The rezoning site is approximately 81 metres long by 40 metres deep with an area of 3240 square metres. This **is quite a large redevelopment site for the interior of a residential neighbourhood** encompassing just under 50% of the entire south side of 86 Avenue NW on this block. As such, **there should be special massing and design considerations**, given this context.*
- ***Unfortunately**, the proposed DC2 provision can be described as a slightly inflated RA8 style building ...*
- *Overall this proposal **does not exhibit a particularly unique response to its context**. It is essentially a rectangular box with mostly the same setbacks in all directions and no setbacks on any facade.*

The table at the top of Page 8 of the Administration Report reveals that the proposed DC2 zone exceeds many City design standards for a comparable zoning district.

- *At the end of Page 8 the Administration notes “**The proposed rear setback is the greatest deviation** from both the existing RF6 Zone and the RA8 Zone, but does not in itself create significant issues.”*

Mayor and Council we respectfully ask: How can a rear setback of 3 metres (9.84 feet) with balconies extending into the 3 metre space not create significant issues for the folks who live to the south across the lane? Such a minimal setback may be appropriate for a mixed use project in an area such as Whyte Avenue, but should not be an acceptable design standard on a residential street.

On Page 9 the Administration Report states:

- ***What the design lacks*** in order to be able to more appropriately fit in its context is *stepbacks of the facades*
- Given ***the lack of creativity*** in the massing of the building it becomes even more important for other more detailed design elements of the building to be to a high standard.
- The front, side and rear facades have essentially the same pattern of windows and balconies with ***no modifications to respect the context*** of what they face, such as attempting to address privacy, and overlook concerns to the south, east and west. ***The proposed DC2 provision does not have any requirements for articulation of the facade*** to angle windows or balconies so they are not facing directly across the lot line.
- ***In fact there is no requirement for any sensitive consideration*** of the locations of windows or balconies or private screens, non-transparent glazing or any other design feature that could assist with addressing the issue.

On Page 14 the Administration Report concludes:

- However, ***the massing and design does not respond well to the surrounding context and the building is not particularly sensitive to the existing neighbourhood character***. This will likely lead to it being perceived as a bit out of place, and ***there may be some negative impacts on the immediately adjacent properties***.

Mayor and Council, with all of these recognized deficiencies, why is the Administration recommending approval without conditions?

What the Administration has described in its Report should not be described as *there may be some negative impacts on the immediately adjacent properties*; the impacts are substantial.

3. NEIGHBOURS OBSERVATIONS

As neighbours to the proposed development we would like to highlight the following:

- With the minimal setbacks (3 m) and balconies extending into the setback space the properties to the south and east will lose all privacy and much of their sunlight. How can the apartment's south and east balconies provide an enjoyable space for the building's residents? How can this not be a "significant issue"? The 25% of the rear wall that is indented to allow for vehicle entry, garbage collection, and deliveries does not improve the situation for the residents to the south or in fact for the building's residents who will be looking into this indented space.
- In comparison:
 - (1) The five story apartment building to the east has a 10 m rear yard setback and a 7 m front yard setback;
 - (2) The nearby five story apartment building at 8488 111 St. has an estimated 8 m rear yard setback and a 5 m front yard setback; and
 - (3) The newly built 4 story apartment building at 10837 83 Ave backing on Whyte Avenue commercial properties has estimated setbacks of 7 m (front), 10 m (rear) and 4 m (side).Such traditional requirements contribute to a more pleasant streetscape, a functional lane, and reduced impact on surrounding properties?
- The planned site coverage - 75% - substantially exceeds the Garneau Area Redevelopment Plan's 60% maximum. Our neighbourhood has many mid-rise projects which meet the 60% standard. The 60% standard should not be waived on a residential street in the internal part of the community.
- The proposed building is 75 m (82 yards) in width. This would make it wider than, but comparable to, two mid-rise buildings in our community - the Ashbourne Seniors residence and the Garneau Bay Apartments, in the 111 block of 84th Avenue. Both buildings have substantially larger setbacks than the proposed building on each of their sides and at the front and the rear.
- The proposed building is designed at 6 stories in height. The apartment building to the east and most other mid-rise apartment buildings in our

community are 5 stories. Six stories impedes site lines for 85 and 84 Avenue residents and increases the shadow impact on the north side of 86 Avenue.

- There are 11 lovely boulevard trees, so valued by our community, in the boulevard on the north side of the site. The community is worried about the impact of the 3 m setback on the streetscape. Preservation of the trees is not addressed in any of the reports.
- The Traffic Impact Assessment submitted noted *that the traffic volumes on the local roadways within this area of Garneau are relatively high compared to many local roadways in the City of Edmonton*. This, in our view, makes it all the more reason to insist on the higher design standards.

4. OUR REQUEST

The Garneau residents listed below respectively request City Council to instruct Westrich Properties to revise the design by making the following changes:

- 1. Increase the front and rear yard setbacks to match the setbacks of the apartment building to the east.**
- 2. Increase the side yard setbacks from 3 m to 4 m.**
- 3. Reduce the building height from 6 stories to 5 stories to match the height of the apartment building to the east.**
- 4. Improve the architectural variation along the façade as suggested in the Administration Report.**
- 5. Ensure that all boulevard trees are preserved.**

Thank you for your consideration.

Submitted by:

Wayne Jackson



Submitted on behalf of the following Garneau owners/residents:

David Buchanan, Zuzana Buchanan [REDACTED]	Allyson Brooker, Wade Baumberger [REDACTED]	Catherine Taylor Bader Building [REDACTED]
Chris Westbury [REDACTED]	Janis Watkin [REDACTED]	Keith Nye Bader Building [REDACTED]
Taras (Terry) Mandziuk [REDACTED]	Samuel Shapiro [REDACTED]	Michael Cunningham Bader Building [REDACTED]
David Pilgrim Suzy Depledge [REDACTED]	Laura Byrtus [REDACTED]	Shannon Loughren [REDACTED]
Sean Fulton, Alda Ngo [REDACTED]	Pearl Quan [REDACTED]	Shirley Serviss [REDACTED]
Michael Rintoul, Lu Rintoul [REDACTED]	Norma Nocente Garneau Place [REDACTED]	Ryan Duruisseau-Kuntz Delta Upsilon Fraternity [REDACTED]
Judith Pinto [REDACTED]	[REDACTED] Carrington Garneau Place [REDACTED]	Marion Allen, Laurie Allen [REDACTED]
Leonard Wiebe, Grace Wiebe [REDACTED]	Verena Farhi [REDACTED]	Branko Boskovic Ann Murray [REDACTED]
Natalie Sharpe [REDACTED]	Sheila Rich, Tony Rich [REDACTED]	Dan Neil [REDACTED]
Teresa Lee [REDACTED]	Christine Yao, Roger Yao [REDACTED]	Graham Bell [REDACTED]
Sheila Hawkin [REDACTED]	Blair Lowe [REDACTED]	Nancy Hunt [REDACTED]
Wayne Jackson [REDACTED]	Victoria Jones [REDACTED]	Kathleen Rich [REDACTED]

Linda Johnson Tom Johnson [REDACTED]	Magaret Poetschke Robert Poetschke [REDACTED]	Sophia Ikram Majid Ikram [REDACTED]
Robert Uchida, Laura Veeze [REDACTED]	Lorne Pendelton Christine Mowatt [REDACTED]	Megan Rich [REDACTED]
Shamun Ladha [REDACTED]	Otilie Sanderson, Robert Burch [REDACTED]	Bruce Laverty [REDACTED]
Lisa Hicks, Alex Hicks [REDACTED]	Katherine Moore [REDACTED]	Robert McPherson [REDACTED]
Adam Dingle, Liz Frost [REDACTED]	Julie Labonte [REDACTED]	Seaneen O'Rourke [REDACTED]
Susan Davis, Stuart Cowen [REDACTED]	Mitchell Jenkins Justine McBain [REDACTED]	Cheryl Oakes. Whitmore Bldg. [REDACTED]
Kahlie Forster [REDACTED]	Anne de Villars David Jones [REDACTED]	Janice Durvek, Janke Durvek [REDACTED]
Lindsey Lubkey Whitmore Bldg. [REDACTED]	Mathew Strumburg. Whitmore Bldg. [REDACTED]	Derrick Dillane [REDACTED]
Mike Brennan Whitmore Bldg. [REDACTED]	Garrett Kruger Whitmore Bldg. [REDACTED]	Chris Persson [REDACTED]
Joel Gaucher [REDACTED]	Jack Stecher, Kira Pronin [REDACTED]	Sharon Pianzola Arturo Pianzola [REDACTED]
Felipe Canavera [REDACTED]	Nora Lambrecht, Bart Lambrecht [REDACTED]	Bev Lent [REDACTED]
Patricia Mills, Doug Mills [REDACTED]	Anna Thomsen [REDACTED]	Richard Marsden [REDACTED]
Brian Peel [REDACTED]	Karen Parker [REDACTED]	Marcia Lopez [REDACTED]

**Correspondence: November 3, 2020 CCPH Items 3.7 & 3.8 PINTO**

1 message

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

Mon, Nov 2, 2020 at 8:47 AM

To: [REDACTED]

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

From: **Judith Pinto** <[REDACTED]>

Date: Sat, Oct 31, 2020 at 3:22 PM

Subject: Public Hearing: November 3, 2020 - Westrich/Stantec 86 Ave NW Development Proposal

To: <city.clerk@edmonton.ca>

Re: Agenda Item # 3.7 & 3.8 - Garneau 86 Avenue Midrise Rezoning request; Bylaw # 19462 & 19463.

I am contacting you in advance of the November 3rd public hearing scheduled to review the Westrich/Stantec development project on the south side of the 110th block of 86th Avenue NW to specifically express my concerns with many of the proposed amendments and exceptions to local zoning guidelines and the Garneau Area Redevelopment Plan (GARP) that are being requested by the developer.

My work schedule does not permit me to attend the Council meeting to offer my input in person, therefore, I am choosing to submit this in writing in addition to offering my proxy to speak at the Council Meeting to a trusted neighbour.

Despite numerous efforts on the part of the community to liaise and negotiate directly with Westrich/Stantec, they have consistently refused to consider reasonable accommodations to their plans. This includes ensuring the building height, set backs on all sides, and other architectural features are done in a way that is compatible with the needs of the Garneau community's residents as a whole, immediate neighbours - of which I am one - and the quality of housing needs for future residents of the building itself.

With regards to this being a "revised" proposal/request on the part of Westrich/Stantec, I just would like to offer the following perspective for your consideration: It seems that the original proposal (26 storeys) was intentionally so outrageous that it makes their current request for exceptions and amendments seem reasonable by comparison. This is a good bargaining tactic to be sure, but one that leaves a lot of room for cynicism. This is particularly true as they stated (at their initial brief consultation with the community) that they had received encouragement and tacit approval for their original concept (26 storeys on the south side of 86 Ave) from City Planners (and by implication, City Council) and were strictly consulting the community as a formality. While this has been found to be untrue, their false representation did not put the City Planning department or City Council in a favourable light and, frankly, some doubts linger.

With all of the aforementioned in mind, I would encourage you to consider the current proposal and the considerable feedback you have received from local residents and property owners as the "starting point" rather than comparing it to Westrich's initial proposal and seeing the current request as a reflection of their "generous concessions" to the community.

On a personal note, the back side of their proposed building will have the balconies on the south face (facing the alley) immediately looking into my backyard and the north facing windows of my home. This will decrease the potential for me, my family, my pets and my guests to enjoy an appropriate level of privacy in my own back yard. This concern, however, seem minor in comparison to the potential chaos, safety hazard and traffic congestion that would arise from the lack of adequate set backs along the alley with potentially hundreds of vehicles exiting into a narrow, clearly residential back lane - I can only imagine the risks to me and my vehicle as I attempt to back out of my garage in the mornings! Add to this, the noise and safety risks from garbage and recycling vehicles which will have limited space for navigating, especially without adequate set backs. I can't even begin to consider my frustration with the potential loss of sunlight with buildings that are built higher than 4 storeys.

As you have likely gathered at this point, I am not in favour of the proposed development as it currently stands and request that you vote to have this proposal returned to the developer with the recommendation for them to make reasonable and appropriate attempts to engage with the neighbours and the Garneau community to co-create a development that supports a healthy, vibrant lifestyle for all residents of this historic, beautiful neighbourhood.

Thank you for your time and consideration. I continue to hope that this process can lead to a reasonable, mutually beneficial outcome for Westrich/Stantec and the residents of the Garneau community.

Sincerely,
Judith Pinto (aka Judith Pinto-Coy)





Correspondence: November 3, 2020 CCPH Items 3.7 & 3.8 STANLEY

1 message

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

Fri, Oct 23, 2020 at 1:14 PM

To: [REDACTED]

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

From: Lynette <[REDACTED]>

Date: Wed, Oct 21, 2020 at 12:39 PM

Subject: Re: File LDA19-0297, public hearing November 3, 2020

To: Andrew McLellan <andrew.mclellan@edmonton.ca>, <city.clerk@edmonton.ca>

Cc: <ben.henderson@edmonton.ca>

Mr. McLellan,

This morning, I received a card in my post indicating that the above-noted file, and the zoning and bylaw amendments requested, would proceed to public hearing on November 3 without an opportunity for resident input, other than at the hearing. Unfortunately, I am unable to attend the hearing.

I strongly object to manner in which this proposal is being shoved through with no meaningful opportunity for residents of Edmonton and Garneau to voice concerns.

This is not a simple zoning application, but a proposal to further weaken the GARP without community consultation, and for the benefit of, and upon the request of, specific developer-applicants. This absolutely flies in the face of both good planning, and good administrative law.

Bylaws are in place to apply equally to everyone according to their terms. Amendment of a particular section of the bylaws for the benefit of a specific, private, for profit entity is not appropriate. It is doubly inappropriate in this case, as the GARP was enacted with a holistic view to the functioning of the Garneau community as a whole. The part this applicant seeks to have amended for their own financial benefit, is one part of a whole plan for Garneau wherein each part contributes to the whole, the ultimate goal of which is to protect the heritage nature of the Garneau neighbourhood.

As we have already seen, in the Court of Appeal decision, *Mohr v Strathcona (County)*, 2020 ABCA 187 (CanLII) (“*Mohr*”), the law mandates that any development in Garneau must adhere to the GARP: that any variance required under land use bylaws must comply with the policies laid out in the GARP. If any for-profit developer is simply able to have applicable portions of the GARP amended or deleted to benefit their pocketbook simply by asking, then, frankly, what is the point of the GARP, or any bylaw, in the first place?

The GARP is not an ordinary bylaw. That much is clear owing the city's history of approving permits for developments that conflict with the GARP. I imagine it is hard for some to see the value in working to understand the requirements of a unique bylaw that comes up only intermittently. The result of that, however, is that the community league, and residents, have, over the past 10 years, spent tens of thousands of dollars and thousands of hours of time, objecting to, and appealing these illegal decisions. Despite that, until *Mohr*, they just kept happening. It is absolutely no coincidence that this bylaw amendment proposal has come up in the short time since the *Mohr* was decided last March. It is an obvious attempt at a further end-run around the GARP, since the old one has been called out by the court as illegal.

Ultimately, my concern with this amendment is that it will have the same effect on development in Garneau that the first illegal (ie. conflicting with GARP) permit issuance had, which is that it will be the thin edge of the wedge. Since that first illegal permit issuance in 2011 (in respect of 11053 84 Ave) at least three more similarly GARP-contravening apartment buildings have been built in the GARP area reserved for single family homes. Once developers realized that a zoning variance that violated the GARP was theirs only for the asking, they kept doing it. In the process they managed to waste tens of thousands of the community league's dollars over appeals until the community league had no more resources to fight. The community league's funding comes from the city. It is hardly a good use of municipal resources to require citizens to waste their own time, and the city's money, fighting permits which never should have been approved by city staff.

Now that the illegal back door to riding roughshod over the GARP has been closed, the applicant is asking the city to give developers the thin edge of the wedge that will allow them to circumvent the Court of Appeal's ruling, and make a greater profit off the backs of our community, in contravention of the very bylaw meant to protect the community.

The purpose of the GARP is to protect the unique heritage nature of the Garneau neighbourhood. It is for the benefit of the residents of the city, and the people who live and work in the community. It is not appropriate for the city to waive the benefit of the GARP on behalf of the people just so a specific person can make more money. It is exponentially inappropriate to do so without full public consultation, as is the case here.

It seems to me that if the City has an issue with requiring developers to adhere to existing bylaws, as the law clearly requires, the proper solution is not to simply amend them one section at a time until their whole purpose is defeated, but for the city to open a full review of the totality of the bylaw in question, call for community consultation and do it properly, instead weakening specific parts at the request, and for the financial benefit, of individual developers.

The purpose behind the policy in question has not changed. The only “change” motivating this inappropriate and opportunistic request to amend the GARP, is that a developer can make far more money from 159 suites that he can from the currently-permitted stacked row housing. If the developer wants to build

10/23/2020

City of Edmonton Mail - Correspondence: November 3, 2020 CCPH Items 3.7 & 3.8 STANLEY - <https://mail.google.com/mail/u/1?ik=a9...>

something with greater density than is allowed in the current location, perhaps he should be encouraged to purchase land where the GARP allows such development (and there is plenty) rather than asking for GARP to be amended for his sole financial benefit.

Kind regards,

Lyn Stanley



Correspondence: November 3, 2020 CCPH Items 3.7 & 3.8 WEGMANN1 message

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

Mon, Nov 2, 2020 at 9:24 AM

To: [REDACTED]
[REDACTED]

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

From: **Brenda Wegmann** <[REDACTED]>

Date: Sun, Nov 1, 2020 at 8:16 PM

Subject: RE: November 3 Public Hearing, Bylaw 19462

To: <city.clerk@edmonton.ca>

Cc: [REDACTED]
[REDACTED]

Dear Sir or Madam:

RE: November 3 Public Hearing, Bylaw 19462,

I am a longtime North Garneau resident at [REDACTED] NW and I strongly oppose the deletion of Schedules C and Q of the ARP (Area Redevelopment Plan). It is very important to preserve some measure of historic presence in our older neighbourhoods so they do not lose their character and fall into the bland sameness of current construction.

These deletions should not be made.

Hoping for the best,

Brenda Wegmann

North Garneau, Edmonton
[REDACTED]



Correspondence: November 3, 2020 CCPH Item 3.11 EL-ZORKANY

1 message

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

Fri, Oct 23, 2020 at 1:28 PM

To: [REDACTED]

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

From: ginzor [REDACTED]
Date: Wed, Oct 21, 2020 at 9:16 AM
Subject: Charter Bylaw 19466, hearing Nov. 3
To: City Clerk Edmonton <cityclerk@edmonton.ca>
Cc: Henderson, Ben <ben.henderson@edmonton.ca>

The application requests a 6 storey (no.of units not specified) building with commercial, health, food services, on first floor.

The application does not specify number of proposed apartment rental or condo units to be built, which would be helpful in assessing the impact of the proposal.

The site is quite small, and even with underground parking in the development, the number of parking spaces is likely to be inadequate, as present city tendency is to allow developers to rely on street parking especially for the non-residential uses approved. The surrounding streets are already full almost all the time, there are seldom any free spaces along all of 89 avenue, even at this time with no store, and only the Route 99 diner on the corner of 89ave/99st open (for reduced no. of customers). There will be even less street parking within a few blocks if the city proceeds to turn 100 street into one-way north-bound, with a bicycle lane and NO street parking as outlined in city plans a year or so ago.

This development seems to be up for consideration in isolation, as the full impact of the approved large Bateman re-development project at the corner of 99 st and 89 avenue remains to be seen. My understanding from a preliminary circular from their new architect is that the same number of units is proposed but now in about 8 storey building. The Bateman project involved major changes to the westbound lane parallel to 89 ave., which will affect in and outflow of traffic to the new building. Hence details on access/parking for the current proposal are not provided.

I believe the new building should be limited entirely to residential uses, ideally with a 4 storey height limit, and at least one underground parking stall per unit.

Virginia El-Zorkany, [REDACTED] Edmonton.



CRS Council Correspondence <ocmcouncilcorrespondence@edmonton.ca>

Correspondence: November 3, 2020 CCPH Item 3.12 ETCRC

1 message

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

Mon, Nov 2, 2020 at 11:38 AM

To: OCM OCC Meeting Coordinators <ocmoccmeetingcoordinators@edmonton.ca>, Mayor's Correspondence OM <mayorscorrespondence@edmonton.ca>, CouncillorsEAs and CAs* <councillorseasandcas@edmonton.ca>

Please see attached.

Mayor Iveson and Council,

Attached is a memo from the Energy Transition Climate Resilience Committee (ETCRC) regarding the **November 3, 2020 City Council Public Hearing**.

ETCRC's memo summarizes their recommendations with regards to **Adoption of the Edmonton Exhibition Lands Planning Framework (Agenda Item 3.12)**.

Regards,
Lisa Dockman
for

ETCRC Co-Chairs Chelsea Donelon and Shafraaz Kaba, ETCRC Sub-Committee Chair Jacob Komar



Lisa Dockman, B.Sc., B.Ed., CPF

ENERGY TRANSITION PROJECT MANAGER

CITY ENVIRONMENTAL STRATEGIES, ECONOMIC & ENVIRONMENTAL SUSTAINABILITY,
URBAN FORM AND CORPORATE STRATEGIC DEVELOPMENT

9th Floor, Edmonton Tower - 10111 - 104 Ave, Edmonton, AB, T5J 0J4

Phone: (780) 442 0259 Email: lisa.dockman@edmonton.ca

Sign up for energy transition updates [here](#).

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Memo ETCRC for CR 8164 Exhibition Lands Bylaw 19267 (Nov 3, 2020).pdf

98K

Memorandum

November 2, 2020

To: Mayor Iveson and Council

From: Edmonton's Energy Transition Climate Resilience Committee (ETCRC)

Subject: **Adoption of the Edmonton Exhibition Lands Planning Framework (Charter Bylaw 19267, CR_8164)**

Agenda Item 3.12 - City Council Public Hearing, November 3, 2020

Dear Councillors,

Our committee generally supports the proposed planning framework for the Exhibition Lands development, but has concerns regarding the current commitments (or lack thereof) made to sustainability targets and goals.

Overall, the Exhibition Lands is a great example of a dense, urban development that is built around the LRT and provides multiple options for active transportation, green corridors and nodal living. However, our committee has concerns that the sustainability commitments in the framework are very vague, use soft language (consider, encourage, where feasible etc...) and fundamentally are not aligned with the City of Edmonton's climate commitments; specifically the Community Energy Transition Strategy and City Plan.

Based on the current planning framework, the development would be built out over 30+ years starting in approximately 2022. Based on the City's own modelling, we know that all new homes must be net zero *before* 2030. This means that most of the homes that will be built in this development will need to reach this target. Our concern is that if this reality is not considered from day one, these targets will be either impossible, or much more difficult

to achieve for future phases of the development. Furthermore, all of the buildings built that aren't Net Zero, will only add to the growing list of buildings that will have to be retrofitted; this is especially a concern as recently built buildings make the worst financial case for deeper energy retrofits.

We recommend that the planning framework require emissions neutral buildings for the entire development; the plan needs to be in full alignment with the Edmonton Declaration. To achieve this goal, the plan will need to explore multiple pathways, as a start we recommend the following:

- Making all of the buildings electrified with a minimum target of Net Zero ready.
- Using low temperature district energy to share energy around the development. Low temperature district systems are one of the lowest cost paths to get buildings to Net Zero; especially in dense developments like this one, where space and options will be limited. They can integrate renewables such as sewer heat recovery, geoechange and other sources of waste heat (similar to the Blatchford redevelopment). Combined with building heat pumps they can reduce heating and cooling energy usage by 60-80% and give every building access to a very efficient source of *electric* heat.
- Explore other prescriptive or performance targets for buildings that align with the City's 1.5C plans.
- Build a mobility hub incorporating infrastructure for multiple transportation modalities outside of the conventional, proposed modes. For example, integrate infrastructure for electric vehicles, car sharing, e-scooters and the bicycle network into the proposed transit hubs.

These strategies need to be considered from day one and need to be a core component of the development. Leaving these decisions and plans until 5+ years into development only makes their implementation more difficult and costly. There are critical infrastructure policy decisions that need to be identified early, we need to study them now, while they still make sense.

The Blatchford Redevelopment was a terrific example of our City's commitment to act on the climate emergency and our ability to be leaders. However, it cannot be a "one off", all future developments must follow similar climate commitments in order for us to reach our climate goals; the decisions we make today will last well into the future.

Sincerely,

Jacob Komar, Action on Buildings Sub-Committee Chair
Chelsea Donelon, Co-Chair Energy Transition Climate Resilience Committee
Shafraaz Kaba, Co-Chair Energy Transition Climate Resilience Committee



Correspondence: November 3, 2020 CCPH Item 3.12 ELLIOT

1 message

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

Tue, Oct 20, 2020 at 5:40 PM

To: [REDACTED]

From: Brian Elliott <[REDACTED]>**Sent:** October 19, 2020 4:07 PM**To:** city.clerk@edmonton.ca**Cc:** [REDACTED]**Subject:** Comments on Exhibition Lands Planning Framework

Hello,

I am a resident of Virginia Park. I've followed the planning activities for the redevelopment of the Exhibition Lands, including participating in the local presentations / workshops. I received the Notice of Public Hearing in the mail today.

I won't be participating in the public hearing on November 3rd, but would like to offer a couple of comments:

- In general, I agree with the proposed redevelopment, but am concerned with the very long overall timeline that was presented at the last community workshop.
- I would like to see the Borden Park modification timeline clearly stated. I understand the City can't project timelines for the vast amount of private redevelopment that the overall project includes, but I would really like to see the City's portions defined as much as is possible at this time.

I'd cc the Mayor on this email, but can't find his contact email on the City's website. I'll use the online tool to send this message on to him.

Regards,

Brian

**Correspondence: November 3, 2020 CCPH Item 3.12 KRYSKO**

1 message

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

Mon, Nov 2, 2020 at 9:15 AM

To: [REDACTED]

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

From: [REDACTED]

Date: Sun, Nov 1, 2020 at 7:04 PM

Subject: Comments Notice of Public Hearing November 3, 2020 - Edmonton Exhibition Lands

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

Councillors of Edmonton City Council,

As you prepare to vote on adopting the Edmonton Exhibition Lands Planning Framework I urge you to reflect on the fact you are deciding a vote that will affect Edmontonians for the next 30 years before this project is completed.

My husband and I are in our mid-50s. We live one block off of Gretzky in Bellevue. We attended the majority of the public hearings and on paper it all sounds good. The reality for us is that by the time this project is completed we will be dust in the wind.

What I hope, however, is Edmonton City Council doesn't see this as an opportunity to use this new community to turn the neighbourhoods of Montrose, Bellevue, Elmwood, Eastwood and Parkdale into an area where communities die and are forgotten.

Honestly we don't have a lot of faith in City decisions as evidenced by the horrendous uptake in social disorder when the Edmonton Expo Centre was transformed into a homeless shelter from March to August of this year. Theft, vandalism, passed out people, people shooting up, discarded needles and mini tent cities were found on our tree-lined boulevards, outside our curling rink, swimming pool and alleys - basically any area was taken over. In 28 years of living here, never have we witnessed such a negative consequence from what was meant to be a helpful action.

In Bellevue, as seniors are moving out, young families are moving in. We are hopeful the Exhibition Lands will become a thriving inter-generational community where seniors don't have to leave their neighbourhoods to enjoy retirement, young families can watch their kids grow up in local schools just like we did and post-secondary students add their energy to an eclectic area.

Please don't let this be another Blatchford where nothing is done for 10 years. Residents in the surrounding communities work very hard to make their communities safe and thriving. Please manage it properly. We hope to see action start soon.

Thank you

Jim and Jan Krysko

[REDACTED]

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Correspondence: November 3, 2020 CCPH Item 3.12 OGL

1 message

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

Tue, Oct 20, 2020 at 5:52 PM

To: [REDACTED]

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

From: **go ogl** <[REDACTED]>

Date: Tue, Oct 20, 2020 at 1:32 PM

Subject: Comments to Northlands Area redevelopment plan

To: <city.clerk@edmonton.ca>

Cc: <tony.caterina@edmonton.ca>

Hello,

We got the notice of public hearing for Nov 3. Here are our comments.
We decided to copy the councillor to have our voice heard.

Your planning won't benefit the City & residents in the neighbourhood in the short term /long term.

-Construction of a new LRT Station south of EXPO centre.

1 Please consider canceling this proposal.

2 There won't be enough population in the area that A new LRT station would be needed.

3 If you plan to build this new LRT station to suit the needs of the visitors to the Expo centre. Coliseum LRT station does the work.

4 And how many people would you bring to the Expo centre annually?

5 The necessity to have a train station between stadium LRT and coliseum LRT is a waste.

6 A closer LRT station wouldn't make Expo Centre prosperous, it's what type of shows/exhibits the City is bringing to the Expo centre. I.e. NBA has a game in NewYork or Toronto, as a fan of NBA, I would still make my way there.

-Move Coliseum LRT slightly north : no need.

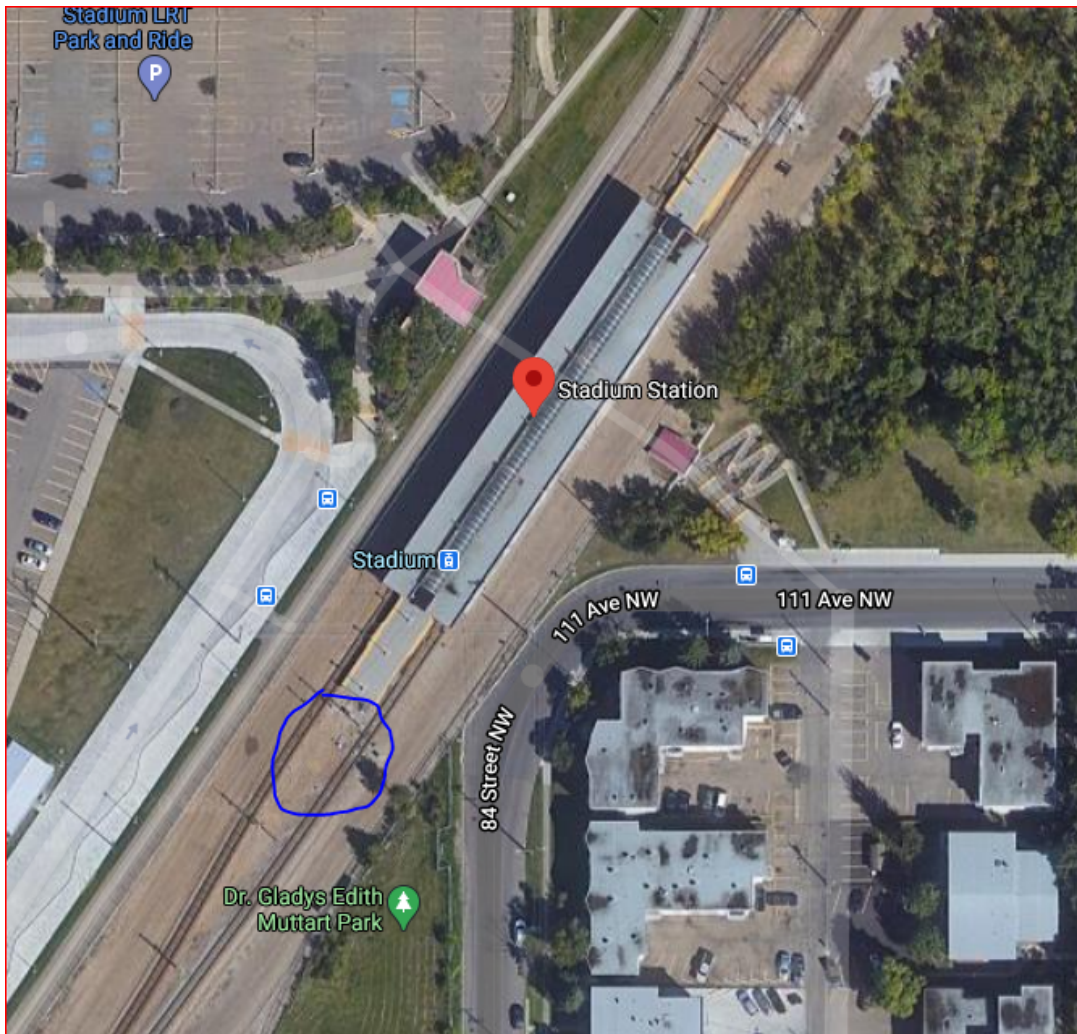
-decoupling of Wayne Gretzky Drive: We couldn't understand your plan based on your information.

-Road access at 115 Ave: It might affect the cyclist's safety, but helps to reduce the traffic on 112 ave.

Since you gave us the chance to start this email. I am questioning more about the Stadium LRT project.

Not too long ago, the City renovated slightly(added a ramp) on the south end of Stadium LRT platform(blue circle in the screenshot). If you planned to renovate the Whole Stadium LRT this year, why did you need to spend money on the south end platform when you are demolishing this part right now??

Thanks for your time. Will comment more if we think of anything new.



Regards



November 3, 2020
CCPH
Items 3.12 - 3.17

Public Hearing on November 3, 2020 - Re: Northlands Area Redevelopment Plan

1 message

Sheldon Oleksyn [REDACTED]

Thu, Oct 29, 2020 at 4:00 PM

To: Jeff Booth [REDACTED] "city.clerk@edmonton.ca" <city.clerk@edmonton.ca>

Dear Mr. Booth and Office of the City Clerk:

Please find attached our letter in anticipation of the Public Hearing being held on November 3, 2020 at 1:30 pm. I have sent the same to Tony Caterina, our Councillor for Ward 7.

Please confirm receipt of the document and let me know if you require any further details or information from me prior to the Hearing.

Sincerely,

Sheldon K. Oleksyn

Executive Director



[REDACTED] North
Edmonton, Alberta [REDACTED]

E-mail: [REDACTED]



Letter to the City Clerk Re_ Nov. 3 Public Hearing - October 29, 2020.docx

131K

October 29, 2020

City Clerk
City of Edmonton

Re: Public Hearing – November 3, 2020, 1:30 PM.

Dear to Whom it May Concern:

Sport Central is a registered charity providing sports equipment for free to children who cannot afford to play. Founded in 1991, we have provided over 160,000 low-income children and youth with safe gear. By helping children and youth between the ages of 4 to 17, Sport Central serves families and the community, preserving dignity and the right to play. Every year we help over 9,000 kids across Edmonton, northern Alberta and beyond get into sports. We are located within the Northlands Area Redevelopment Plan.

In advance of the Public Hearing on November 3, 2020 at 1:30 pm, our Board of Directors and myself have a few questions about the plan and its implementation:

- 1.) Do you know at this stage if the expansion plan will affect our buildings? The document and map sent to us is unclear on this matter.
- 2.) We currently have a turn-off at 119th Avenue providing excellent access to our two buildings. Will this access be changed when Wayne Gretzky Drive is recoupled? Additionally, will we have the same access to travelling south on Wayne Gretzky Drive after the road redesign is completed?
- 3.) If Sport Central wants to eventually expand our current facilities for additional storage, will the Redevelopment Plan change our zoning designation and limit our usage for expansion?
- 4.) We understand the roll out for this plan could take a decade or more. During this transition period how will the area be managed in light of the current social problems and challenges we are facing? Is there a strategy in place, or in the works, that will protect our neighbourhood from further degradation, increased vandalism and issues associated with under-used properties and buildings?

Thank you for helping us understand better this Plan and what will be happening in the interim.

Sincerely,

Sheldon K. Oleksyn
Executive Director

cc: Tony Caterina,
Councillor - Ward 7



_____, Edmonton, Alberta _____

www.sportcentral.org