

Bylaw 19864
(111 Ave Mid-rise Apartment)

Resident Input

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Prince Rupert: Setting the Stage

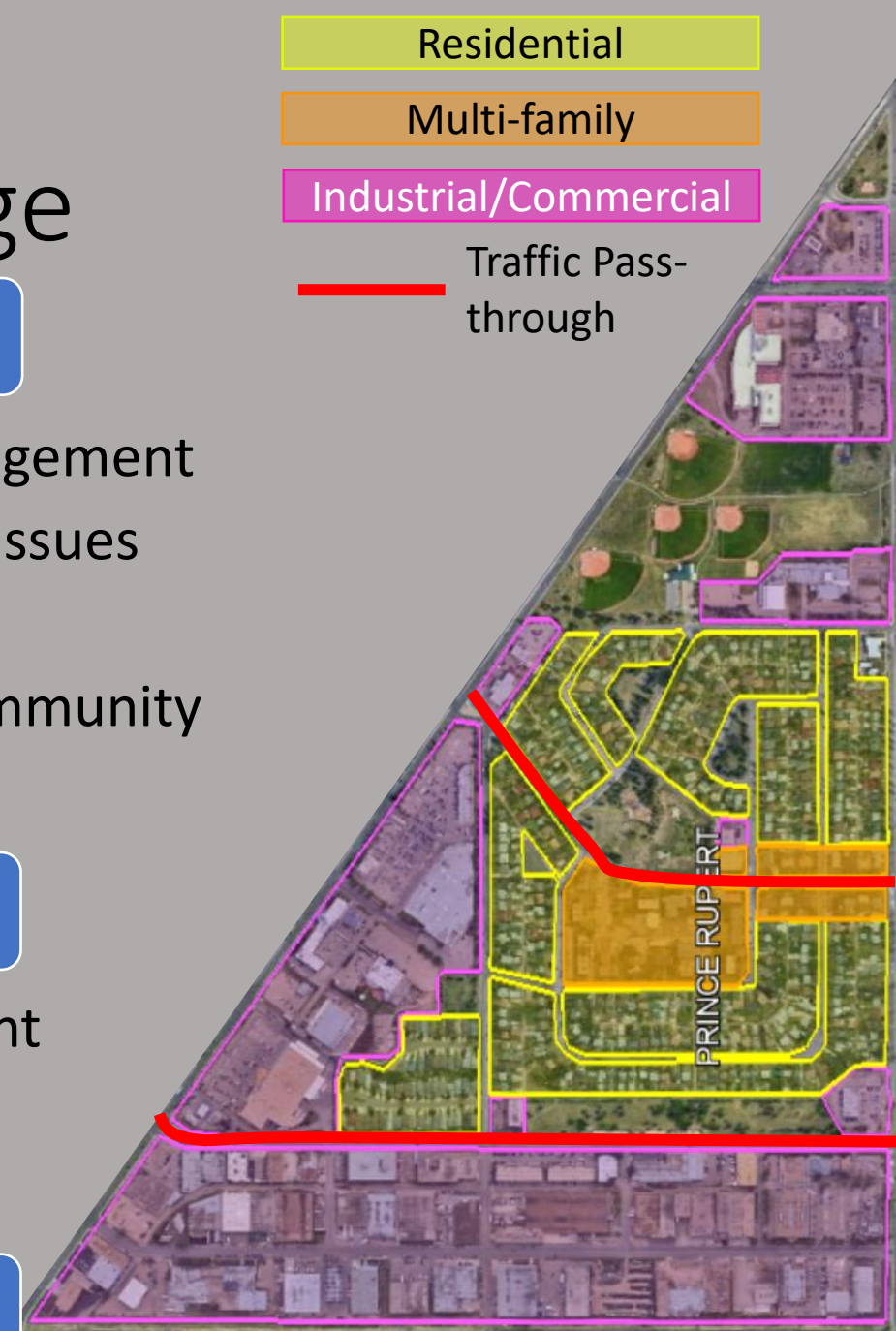
Key Community Issues

- High renter presence (50%) reduces community engagement
- Large industrial/commercial presence → connection issues
- High traffic pass-through: 119 St, Tower Road
- Commercial facilities → approaching a 15-minute community
- Residential redevelopment is due

Support densification *that fits the community*

- Split lots, garden suites, small townhouse development
- Seeking to increase **permanence on a suitable scale**
- Not seeking more commercial area

Concerned about long-term cumulative impacts



Position Summary

Strongly Oppose this development

- Height → significant issues
 - Development will loom over neighbours
 - Shade → impact solar capacity, gardens, mental health, loss of enjoyment
 - Property value loss will cause real damage
- Out of proportion with community
- Significant traffic issues
- Safety of active transport



Traffic Impacts

- Proposal encourages illegal or unsafe actions:
 - **Illegal lane changes** – short distance to 119 st to head north
 - **U-turns on 111 Ave** – legal and safe?
 - **Trespass on private property**
- 116/119 St cut community now, traffic growing with Blatchford
 - 116 St speeding issues
- No analysis of 119 St – nearest N-S corridor and access to Yellowhead
 - 119 St one-way each direction, can back up >0.5 km
 - Back-ups often impact multiple roads and business access pts



Traffic Impacts (cont)

- Limited exit points to long, narrow alley (800 m) paralleling popular off-leash area
- *Changes primary vehicle access to an uncontrolled intersection*
- Narrow service road is **only option** for E-W pedestrians, cyclists; road use → **conflicts**
- **Elimination of potential active modes corridor!**
- Double-parked deliveries will **block all traffic** – driver entitlement is very real
- **TIA → challenges with service road due to size, geometry**



Traffic Impacts (cont)

- Service road “additional mitigation measures”?
 - Reliance on “continuing to monitor traffic operations” suggests monitoring today
 - Signalizing 117 St a poor option – **3 lights in 3 blocks?**
 - **Restricting parking** in front of private residences
 - Conversion to one-way traffic → ***Who decides? When? How?***
- ***None of this is necessary with community-sensitive design OR location with more appropriate infrastructure***
 - ***Better locations exist, right across the street!***



Appropriate Development

- Re-developing neighbour communities increasing densification while **still being sensitive** to neighbourhood
 - Split lots
 - Multiplexes
 - Garden suites
 - Townhouses/rowhouses
- Prince Rupert already has a mix of uses and a core of **>15 apartment buildings**
- **Prince Rupert was designed to achieve current City goals**

Appropriate Development

- ***Moderate density increase*** can help the city and the community
- Great European cities – ***mostly low-rise residential*** areas that encourage active transport
- ***Support more permanence*** in Prince Rupert
- Prince Rupert ***does not need more commercial*** – empty opportunities in community now
- Multiple multi-family styles with max height of 10 m? ***OK!***
- We ***cannot welcome*** 20m+ developments that damage residents and community
- This 160 unit apartment ***does not fit*** the community – higher density than is being built in Edmonton's flagship sustainable community
 - ***If this high density is more desirable, why is BLMR not progressing in Blatchford?***

What Next?

- **Reject this development and**
 - Create livable core communities with max 10m buildings abutting single-family
- ***Rectify process failures***
 - ***Stop DC2 Dominos:*** develop zoning regulations to achieve goals with resident-CL input
 - ***Failure to notify*** community league, impacted neighbours of public hearing?
 - *Invited councillors to visit and gather evidence once aware of hearing (thanks Cllr Rutherford for at least responding!)*
 - Council “**unable to discuss**” once hearing scheduled? – i.e. once public is aware?
→ process is skewed to developers

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