

136 Street and Stony Plain Road Proposed R8 Rezoning

May 30, 2023



where my home is situated in relation to the proposed development - see yellow arrow.



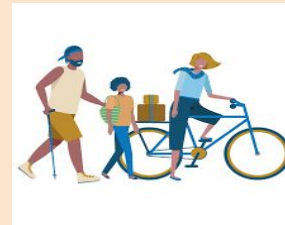
Traffic

Currently

- High traffic on both sides of city block (102 St and Stony Plain Rd)
- High use of 102 St bike lane
- Children drop off at Glenora elementary school
- 136 St is proposed flow-through for future LRT
- Past fatalities/accidents on corner of proposed development

Now add: over 20 units and over 40 cars in one block. Is this safe?

Ask: Updated traffic impact study for public review



Character of Neighborhood

- Historical charm builds great cities and attracts visitors
- Block added high density with new builds - i.e. infills
- 6 stories is disproportionately high; gradual density instead
- Westblock with retail within 5 minutes walk and more suitable for RA8

Ask:

- Keep historical charm while still achieving density
- RF 2 to RF 5 or 3 stories more suitable for neighborhood



Westblock



New infills

Other Concerns

Privacy

- Units will overlook existing residences
- Adding mature landscape may help with privacy

Damage to residences during demolition and digging for 42 underground parking

- Mitigation plan

Loss of equity in existing homes vs ROI on new developments

- Seek win-win situation



Damage to my walls

Thank-you

