

Tweddle Place



Edmonton

8503 - 39A Avenue NW

Subject: Petition of Opposition to Proposed Rezoning from RF1 to CNC

Dear City Administration and City Council Members,

I am writing on behalf of the concerned residents of Tweddle Place to vehemently express our opposition to the proposed rezoning of 8503 39A Ave NW. We firmly believe that this rezoning would only jeopardize the peace of the quiet neighbourhood within our community but also have severe negative consequences for the long-term property owners who have contributed to the fabric of Tweddle Place for over a decade, and in many cases, for well over three decades.

Tweddle Place is a vibrant and tightly-knit community that takes pride in the convenience and accessibility of various amenities within close proximity. We have carefully nurtured a neighborhood that strikes a delicate balance between residential tranquility and the availability of essential services. However, the proposed rezoning threatens to disrupt this equilibrium.

It is important to note that the businesses and services that are being considered for the proposed rezoning already exist within our surrounding community, often in multiple locations i.e. There are 5 existing daycares within a 5 minute drive from the proposed rezoning location. Additionally, Millbourne Mall houses a diverse range of businesses, is a mere 3-minute bicycle ride, 2-minute drive, or 10-minute walk from the proposed rezoning location, and has been in alignment with The City Plan by supporting the creation of 15-minute districts that allows people to easily complete their daily needs.

In addition to the adverse effects on existing businesses, we are deeply concerned about the increased traffic that the proposed development would bring to our community. The potential surge in vehicles would not only strain our infrastructure but also pose a significant threat to community safety. Tweddle Place has always enjoyed a relatively peaceful and secure environment, which has been conducive to raising families and maintaining a high quality of life. However, the anticipated traffic escalation resulting from the rezoning could compromise this safety, endangering pedestrians, cyclists, and children who rely on the tranquility of our streets. We must prioritize the well-being and security of our community members over the potential economic gains of a new development.

Furthermore, the limited availability of neighbourhood parking is a pressing concern that will be exacerbated if the proposed rezoning is approved. Tweddle Place already faces challenges in providing sufficient parking spaces, particularly during winter months when snow accumulation further reduces the available parking options. By introducing a mixed-use development without adequately addressing the parking needs, we risk creating a severe inconvenience for residents who heavily rely on their personal vehicles. This scarcity of parking spaces will undoubtedly disrupt the daily lives of our community

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members, adding unnecessary stress and frustration to their routines and eroding the comfort and convenience that long-term property owners have enjoyed for years. The Tweddle Place is a quiet neighbourhood, and the proposed rezoning can bring the nuisances in the neighbourhood and would jeopardize the peace of the neighbourhood.

Given these critical concerns regarding the detrimental effects on community safety due to increased traffic, the strain on limited neighbourhood parking, and the well-being of long-term property owners, we strongly urge you to reconsider the proposed rezoning of 8503 39A Ave NW. It is imperative to safeguard the existing businesses, prioritize community safety, address the parking challenges, and protect the interests of those who have dedicated themselves to Tweddle Place for many years.

Thank you for your thoughtful consideration of these pressing matters. We trust that you will act in the best interests of the Tweddle Place community and make a decision that preserves the vitality, harmony, and long-term welfare of our neighborhood.

Sincerely,

Amaan Hameed
TCSYEG

Tweddle Place

TCS
PLUMET
EXPERTS

Edmonton

8503 - 39A Avenue NW

~~28th St~~

The community members who are in favour of the change have said "YES" and the community members who are in the opposition to the change have said "NO" ^{to} _{in} this opposition petition.

Name	Address	Yes/No	Living Since	Signature
① RAHWEEK TREHAN	8507 39A Ave	"NO"	2012	
② MAINUL KHAN	8504 39A Ave	"NO"	2022	M. Khan
③ MATTHEW MILETIC	8508 39A AVE	"No"	2011	
④ JIAN yang	8511 39A AVE	"NO"	1993	J. Yang
⑤ NOEL BENITO	8603 39A Ave	"NO"	2020	N. Benito
⑥ SUNGILL CHOI	3916 87St. NW	"NO"	2017	
⑦ Cahya Williamson	3920 87st. NW	"NO"	2005	
⑧ Silvia Carpenter	3932 87st	"NO"	2015	S. Carpenter
⑨ Sharon Minty	8610 -39 B Ave	"No"	2016	S. Minty
⑩ Lacey Findlater	3939-87st	"NO"	2010	L. Findlater
⑪ Rob goerzen	3939-87st	"NO"	2010	R. Goerzen
⑫ Ariadne Richardson	3947-87st	"NO"	2000	A. Richardson
⑬ Bev Krawchuk	3943 87st.	"NO"	1998	
⑭ Blair Krawchuk	3943-87st	"NO"	1998	
⑮ Andrea Patterson	3944-87st	"NO"	1996	A. Patterson

Tweddle Place



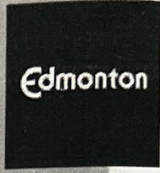
Edmonton

8503 - 39A Avenue NW

The community members who are in favour of the change have said "YES" and the community members who are in the opposition to the change have said "NO" ⁱⁿ to this opposition petition.

	Name	Address	Yes/No	Living Since	Signature
16	Cheryl Chom	8609 39B Avenue NW	Yes "No"	2013	Cheryl
17	Masrur Askari	8605 39B Ave NW	"NO"	2017	Masrur
18	Joel Jumarán	8611 39 Ave NW	"No"	2015	Joel
19	Adnara P.	8508 - 39B ave.	"NO"	2005	Adnara
20	Oliver Jeff	8510 39B Ave	"NO"	1978	Oliver
21	Mavis Lepp	8570 - 39B Ave	"No"	1978	M.L.
22	812	8500 39B Avenue NW	"NO"	2001	812
23	GIUSEPPE SPADAFORA	8509 - 39B AVE	"NO"	1978	Giuseppe
24	Muhammad Saad	8505 39B AVE	"NO"	2008	Muhammad
25	Andrew Leal	8606 - 39B Ave.	"No"	1996	Andrew
26	Jadwiga Cholak	8608 - 39A Ave	"No"	1980	Jadwiga
27	Jordyn Muller	8604 39 Ave	"NO"	1976	Jordyn
28	Lin Preston	8604 39A Ave	"no"	1978	Lin
29	A.W. Schwartz	8512 - 39A AVE NW	NO	1977	A.W. Schwartz

Tweddle Place



8503 - 39A Avenue NW

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Name	Address	Yes/No	Living Since	Signature
30 Robyn Henliday	5612 39A Ave	NO	Mar/23	[Signature]
31 Darby Sherwood	8612 39A Ave	NO	Mar/23	[Signature]
32 David Archibald	3928 87 St	No	June 1/23	[Signature]
33 Yolanda Doyle	8514 39A Ave NW	NO	Nov. 22	[Signature]
34 NTON LY	8516 - 39B AVE	NO	MAR 1993	[Signature]
35 Matthew Cocks	3870 - 85 Street	NO	June 2023	[Signature]
36 Glen Werrick	3832 - 85 St	No	June 2008	[Signature]
37 Hector Perazo	3832 3866 85th St NW	NO	Dec. 2019	[Signature]
38 K. MacKetter	3840 - 85 St NW	No	April 2013	[Signature]
37 [Signature]	3846 - 85 St NW	No	July 2014	[Signature]
40 Hyunjin Seo	3897 - 85 St NW	NO	Feb 2021	[Signature]
41 Nail Dewitt	3877 - 85 St NW	No	Oct. 1999	[Signature]
42 [Signature]	3893 85 St	NO	2013	[Signature]
43 Crystal Nelson	3889 - 85 St	NO	2006	[Signature]
44 Earl Nelson	3889 - 85 St	NO	2006	[Signature]

Tweddle Place



Edmonton

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Name	Address	Yes/No	Living Since	Signature
45 Sunwoo	3883 85 St NW	NO	2018	[Signature]
46 Kevin Gugen	3833 85 NW	NO	2016	[Signature]
47 Liz Spurgeon	3833-85 St NW	NO	2016	[Signature]
48 J. D. Smith ^{Thomas}	7879-85 St NW	NO	2022	[Signature]
49 Matthew	3873 - 85	NO	2020	[Signature]
50 Sabrina Robertson	3845 - 85 St	NO	2012	[Signature]
51 Sam	3867 - 83 St	NO	2023	[Signature]
52 Erika Karavyl	3847 83 St	NO	2023	[Signature]
53 Danila Adrusula	3865 85 St.	NO	2014	[Signature]
54 Peter Jaf	3863 85 St	NO	2016	[Signature]
55 Nicole Duma	3859 85	NO	2017	[Signature]
56 ETIENNE CADOTTE	3835 85 St	NO	2006	[Signature]
57 Phillip Fisher	3834 85 St	NO	2022	[Signature]
58 Kurt Silva	8431 Millwood Rd NW	NO	2015	[Signature]
59 Karla Touet	8429 Mill Woods Road NW	NO	2016	[Signature]
60 Ignacio Clavero	8425 Mill Woods Rd NW	NO	2018	[Signature]

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Name	Address	Yes/No	Living Since	Signature
61	Enzo Manzano	NO	2018	
62	Jannatun ibrah	NO	2020	
63	Dennis Hubicka		8405 Mill Woods rd. n.w. (9?)	
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7910 36 Avenue NW, Edmonton, Alberta T6K 1H7. Ph: 780-463-2456 / fax: 780-461-7220
Email: facilitymanager@leefield.ca Website: www.leefield.ca

City of Edmonton
Development Services
6th Floor Edmonton Tower,
10111 104 Avenue NW
Edmonton, AB T5J 2RJ
Email: city.clerk@edmonton.ca

Subject: Opposition to Re-Zoning (Charter Bylaw 20495)

June 1, 2023

Dear Sir or Madam:

Please be advised that the Leefield Community League is strongly opposed to the Rezoning of RF1 to CNC, at Lot 128, Block 30, Plan 7622212, (8503 39 A Avenue, Edmonton, Alberta) for the following reasons;

- 1) There is no need for yet *another* commercial retail store in this quiet and peaceful residential neighborhood. The last thing this neighborhood needs is yet another unnecessary commercial development that will jeopardize the peace and safety of this quiet neighborhood.
- 2) The Millbourne Market Mall is less than a five minute walk from the proposed location and it not only has a large supermarket (Freshco), it also has a Circle K convenience store that is open 24 hours a day. There are many other businesses/stores located in this mall, including a gas station, Subway, banks, Daycare, two hair salons, etc. I also note that there are a number of leasing opportunities available at this same mall as well. There is also a commercial strip mall plaza in the nearby vicinity (39 Avenue and 91 Street). It would make far greater sense for the applicant to pursue either of these leasing opportunities and would make much more sense to the community and residents in this area as the impact to both pedestrian and vehicle traffic would be negligible as opposed to the location being proposed in the applicant's rezoning application.
- 3) Although this location is technically in the North Millbourne community, this location is on the border of the Leefield Community League (right across the street) and will negatively impact both the pedestrian and vehicular traffic coming in and out of the Leefield neighbourhoods. I point out that there are currently five Day Care facilities in this area which necessitates parents dropping off and picking up their children daily. The last thing this community needs is additional vehicle and traffic coming to an unnecessary convenience store.
- 4) The proposed re-zoning location is in a residential area which is already desperately short of parking for the people that live in the immediate and surrounding area. There is a large, sprawling apartment complex directly across the street from this location which houses hundreds of people. This complex has an outdoor parking lot with limited parking and many residents are forced to park on 86 Street, and this continues all the way to Malcolm Tweddle Elementary School and 39 Avenue. We believe that the addition of another, unnecessary convenience store in this area will only add to the terrible traffic and parking situation in that immediate area.
- 5) The added pedestrian and vehicular traffic of an unnecessary convenience store will be an additional risk to the young children going to and from the nearby Malcolm Tweddle Elementary School, the Mill Woods Christian School and Edith Rogers School. The safety of the vulnerable children from these schools is our primary concern.
- 6) This proposed location is also at the corner of an extremely busy intersection, which is already congested with pedestrian and vehicular traffic. If approved, the risk level for a pedestrian and vehicular traffic will increase dramatically.

We urge the Planning Committee and the City of Edmonton to take our concerns and the concerns of the many residents who are also opposed to this project very seriously and for the good and safety of the local residents, deny the re-zoning of this area pursuant to Charter Bylaw 20495.

Yours truly,

Leefield Community League
As represented by Jay Huber, Vice President

daycare



★ Rating ▼

🕒 Hours ▼

⚙️ All filters

🔍 Search this area

Southview Child Care

4.7 ★★★★★ (14)

Day care center · 3650 91 St NW
Open · Closes 6 p.m. · (780) 436-1823



Website



Directions

Sensorium Early Learning Centre

4.9 ★★★★★ (35)

Day care center · 3916 91 St NW
Open · Closes 5:45 p.m. · (780) 757-5437



Website



Directions

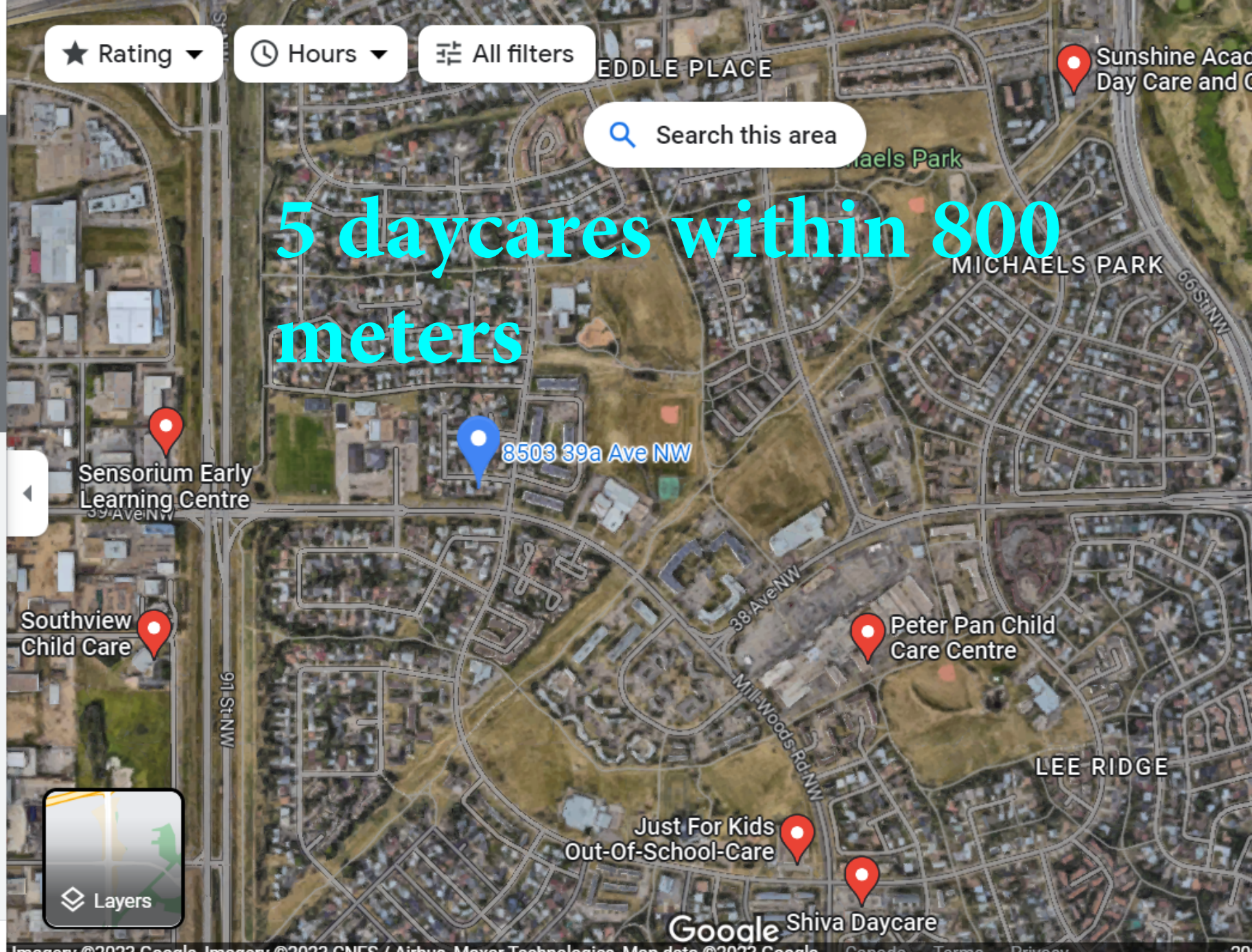
Shiva Daycare

4.9 ★★★★★ (28)

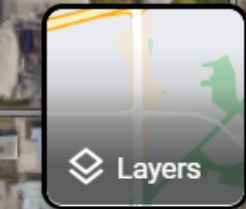
Day care center · 121 Millbourne Rd E Northwest
Open · Closes 6 p.m. · (780) 463-8755



Directions



5 daycares within 800 meters



Layers

Update results when map moves



780-757-KIDS (5437)
3916 91 Street NW
Edmonton, AB
<http://www.senselc.com>

June 6th, 2023

Dear Edmonton City Council,

I am writing to you in regards to the rezoning of RF1 to CNC at Lot 128, Block 20, Plan 7622212 (8503 39 A Avenue, Edmonton, AB).

I am opposing this re-zoning as this would allow possible child care services. I had a child care centre in this area since 2013 at 3530 91 Street NW and over the pandemic I was forced to move. I have recently reopened in October 2022 across the street from the proposed rezoning at 3916 91 Street NW **which is only 900 Meters away** from my location. I still have space for 50+ children and having a new child care centre in my immediate vicinity would be detrimental to my growing business. Actually, having a new child care centre would jeopardize the existing daycares in this community that are all trying to get back on their feet after the pandemic as they also have empty spaces.

Thank you for your time and consideration and I can be reached at the above phone number or e-mail info@senselc.com, thanks.

Sincerely,

Alka Kalia

Owner & Director

Sensorium Early Learning Centre



PETER PAN CHILD CARE CENTRE AND OUT OF SCHOOL CARE TOWER 1

June 6, 2023

City of Edmonton, Development Services
6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta
T5J 2RJ

Attention: City Clerk

Dear Sir/Madame,

Re: File Number: LDA22-0562 – Zone Change RF1 to CNC

It has come to my attention that the following proposal is on the Agenda for the Council Public Hearing on June 12th, 2023, with the intention that the purpose may be for the development of a daycare center. (address: 8503 – 39A Avenue NW).

I would like to oppose this re-zoning from a Residential zone to Neighbourhood Convenience Commercial Zone.

There is no need for a convenience store or personal services as there is a Mall just down the road (Millbourne Mall). There is no need for a daycare as there is a daycare in the Millwoods Christian School, Millbourne Mall and another new one at 3916 – 91 Street, I can other name others but there are too many to name. All these daycares have many spaces available. There is absolutely no need of a daycare in this community.

Sincerely,

A handwritten signature in blue ink that reads "Ainee Ramji". The signature is stylized and cursive.

Ainee Ramji
Owner



Shiva Daycare and Shiva Daycare Program for School Aged Children
121 Millbourne Road East NW
EDMONTON, AB T6K 1P6
780-463-8755

June 8, 2023

City of Edmonton Development Services
6th Floor, Edmonton Tower
10111-104 Avenue NW
Edmonton, Alberta
T5J2R1

Subject: Regarding development of Neighborhood Convenience Zone

Dear Sir/Madam,

It has come to my attention that there is a proposal with the intention of tentative development of a daycare center in our neighborhood (Address: 8503-39 A Avenue NW).

I would like to oppose this re-zoning from a Residential Zone to Neighborhood Convenience Commercial Zone as there are already enough daycare centers to fulfill the needs of the families in the neighborhood. Our daycare center still has space for accommodating new children and having a new child care centre in our neighborhood is not a requirement at the moment.

Sincerely,

Renu Devi

Owner/Director



SOUTHVIEW CHILD CARE
An Early Learning and Care Centre

June 8, 2023

City of Edmonton, Development Services
6th floor, Edmonton Tower
10111-104 Avenue NW
Edmonton, AB, T5J 2RJ

Attention City Clerk:

Dear Sir/Madame,

It has come to my attention that the following proposal is on the Agenda for the Council Public Hearing on June 12, 2023, with the intention that the purpose may be for the development of a daycare centre.

“Address: 8503 - 39A AVENUE NW

Planner Description: The purpose of proposed Charter Bylaw 20495 is to change the zoning of Lot 128, Block 30, Plan 7622212, from (RF1) Single Detached Residential Zone to (CNC) Neighbourhood Convenience Commercial Zone; as shown on the map. The proposed CNC Zone allows for convenience commercial and personal service uses intended to serve the day-to-day needs of residents in the neighbourhood. There is no neighbourhood or area-specific plan that governs this area.

Zone Change: RF1 to CNC

Status: In Review

Council Public Hearing Date: Jun 12, 2023

Planner Contact: Gilbert.Quashie-Sam@edmonton.ca

File Number: LDA22-0562”

The reason for our opposition to this proposed rezoning because the proposed zoning can possibly have daycare services. There are over 5 daycares with in the radius of the proposed location. Southview Child Care has been operating at this location since August of 1997. In the past few years, there have been vacancies in our centre as well as at the other locations.

There is certainly no need for another venue of early learning and care centre in this community.

Sincerely,

Frances Aarnoutse B.Ed

Executive Director

Associate Member of the Association of early Childhood Educators of Alberta



Best 2 min 10 min 4 min —

8503 39a Ave NW, Edmonton, AB T6K 3R8

Circle K, 7609 38 Ave NW, Edmonton, AB

+ Add destination

Leave now ▾

Options

📱 Send directions to your phone

🚗 **via Mill Woods Rd NW** 2 min
Fastest route now due to traffic conditions 800 m

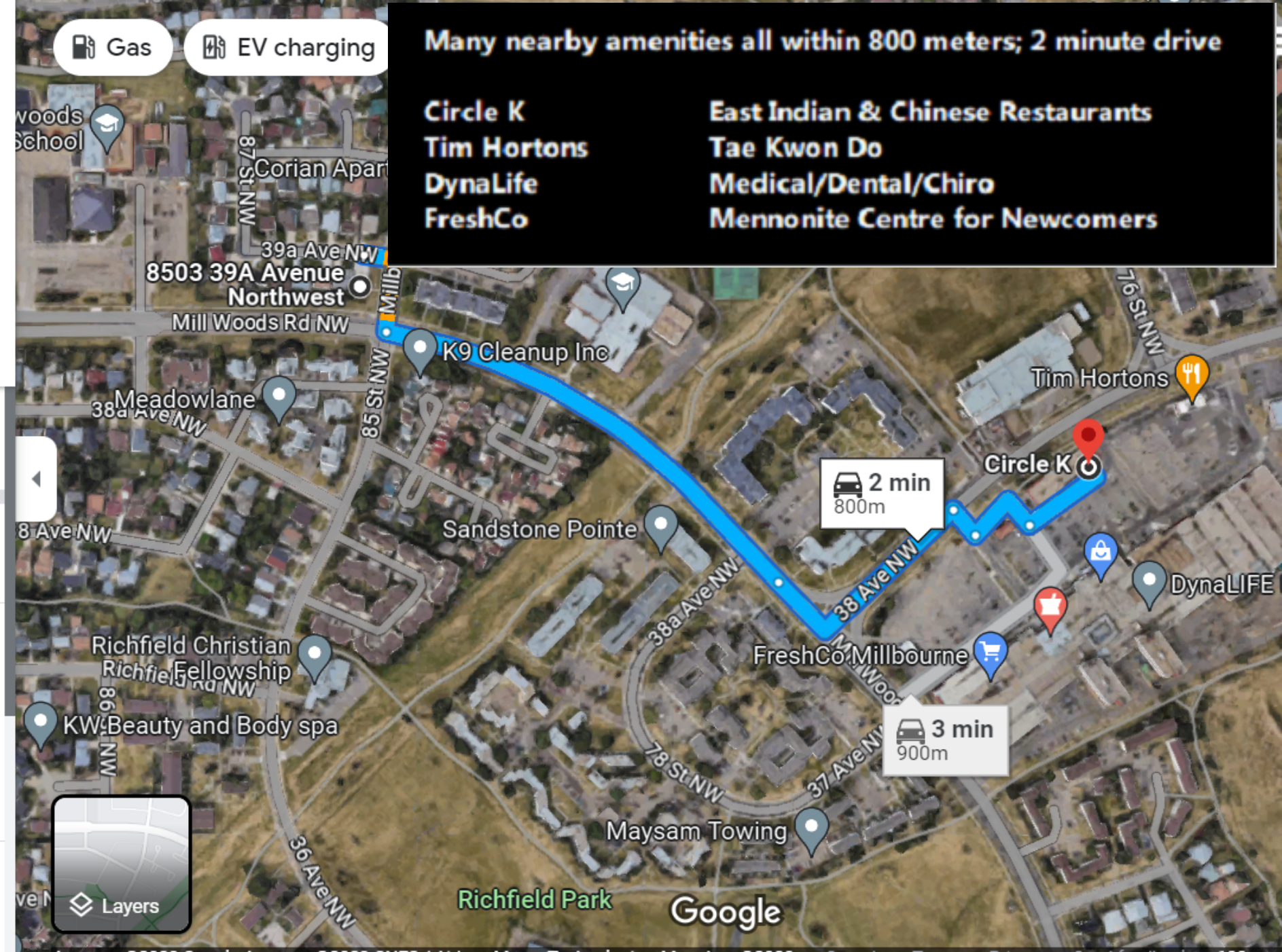
Details

🚗 **via Millbourne Rd W Northwest and Mill Woods Rd NW** 3 min
900 m

🛢 Gas EV charging

Many nearby amenities all within 800 meters; 2 minute drive

Circle K
Tim Hortons
DynaLife
FreshCo
East Indian & Chinese Restaurants
Tae Kwon Do
Medical/Dental/Chiro
Mennonite Centre for Newcomers



Google



Nearby lease options available at Millbourne Mall (800 meters away)

Nearby lease options available
3904 91 St NW (900 meters away)

FAITH NATION



SENSORIUM
EARLY LEARNING CENTRE 0-12

Available for Lease

7900 SF

6200 SF

4200 SF

780-440-6500

