

My personal experience living next to a large development



Nancy Hunt, Garneau Resident

88 Ave and 110 St.

This was approved by City Council in 2021 and built over the following 2 years.

What was actually built

(Note this is smaller than the proposed RM)



Approved as a "townhouse with suites" this building serves as a 24 bedroom rooming house, with individual rooms rented out. Lots of students, frequent turnover.

Rent \$900 - \$1650 per month

WHAT WORKED: rear set back modified to not shadow my property, mindfulness to privacy (windows, fence)

WHAT DIDN'T: see next slides

GARBAGE takes up 3 properties

Short term residents - like a U of A residence. No one on site takes ownership.



Noisy HVAC Units outside my windows



It is difficult to sleep with the windows open next to these 3 units.

I have reported when they were broken and clanging.

OTHER ISSUES living next to large scale



MAINTENANCE COMPLAINTS:

- LEAF BLOWING into road
- SNOW CLEARING very slow

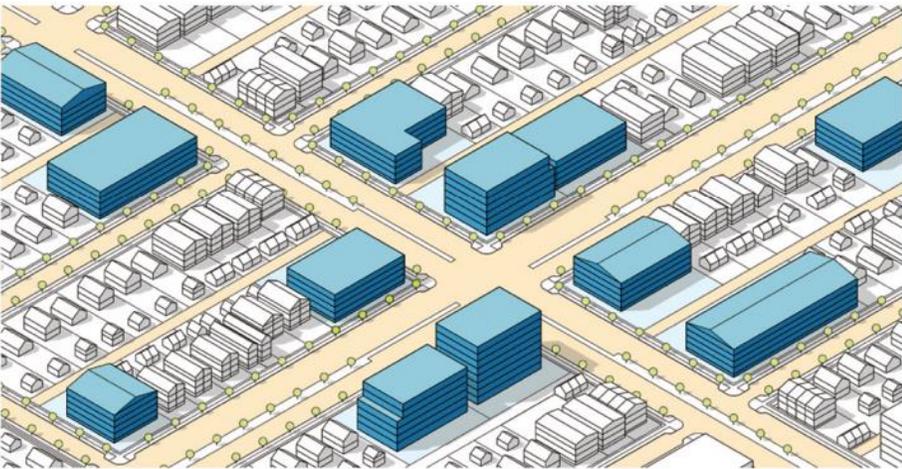
CONSTRUCTION ISSUES:

- Debris issues during demolition.
- Construction issues - nails in my tires, vehicles parked behind my garage.
- Alley blocked frequently.

We are not just talking about a single lot.

RM

Medium Scale Residential Zone



All of the City's renderings of RM are multi-lot developments.

Rezoning would put neighbouring historic and affordable properties at risk.

Source: p. 9, PGA Garneau workshop boards, Nov 13, 2024

RM would be too intrusive and disruptive in the middle of a unique historic RS block.



Keeping this RS is a very small request

Compared with this 1953 photo of North Garneau, only the purple area is the proposed to remain RS small scale. We are asking the City to commit to keeping some small scale in Garneau.



Everyone's needs can be met by maintaining the current small scale RS zone.

Enable housing diversity by including some small scale.



Support preservation of historic blocks.



Infill that achieves:
-density (8 dwellings permitted... 16 people)
-meets demand for family housing
-investment return