A stylized graphic on the left side of the page shows a person's profile in shades of blue and black, looking towards the right. The background behind the profile is a grid of squares in various shades of blue and black, resembling a cityscape or a map. The main text is on a light blue background.

Call for Comprehensive Community Engagement

TWIN BROOKS

Bylaw 21018

Rezoning from DC2.677 to CN; located at 11025 - 9 Avenue NW

Speaker

Barbara-Jean Lake-Ramnath

Date

February 3, 2025

Twin Brooks - Proposed Rezoning

Opposition to Saloco Developments Ltd.'s application to change the zoning of Twin Brooks Professional Centre from DC2.677 to Neighbourhood Commercial (CN)

Review zoning history

Flawed community engagement process

Impact to community of the proposed zoning change to CN

Request to table the vote to conduct comprehensive community engagement

History of Current Zoning



2002

Province of Alberta deemed this land excess and put it up for sale.

2002-2006

Current site-specific zoning DC2.677 established after hundreds of hours of community engagement.

2006

Zoning Bylaw 14208 passed on March 9, 2006, prioritizing health and professional services with DAYTIME hours.

2016-2017

Twin Brooks Professional Centre construction began in 2016 and officially opened in 2017.

2024-2025

Development Services received an application to rezone from Direct Control Zone (DC2.677) to Neighbourhood Commercial Zone (CN).

Flawed Community Engagement

1

The community was severely under-informed about the rezoning application due to limited engagement efforts and 60-meter notification.

2

Only 13 homes on the east side of 111th Street were notified out of 175 via postcard, leaving 162 homes uninformed.

3

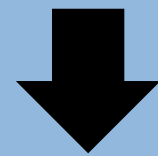
Obstructed signage from EPCOR construction further hindered awareness, affecting residents on both sides of 111th Street.

4

60-meter zoning bylaw is flawed, it fails to account for the far-reaching impact of the proposed new zoning businesses, which will affect a much larger area.

Postcard Notifications

Inclusive Engagement?



Notifying 13 homes?

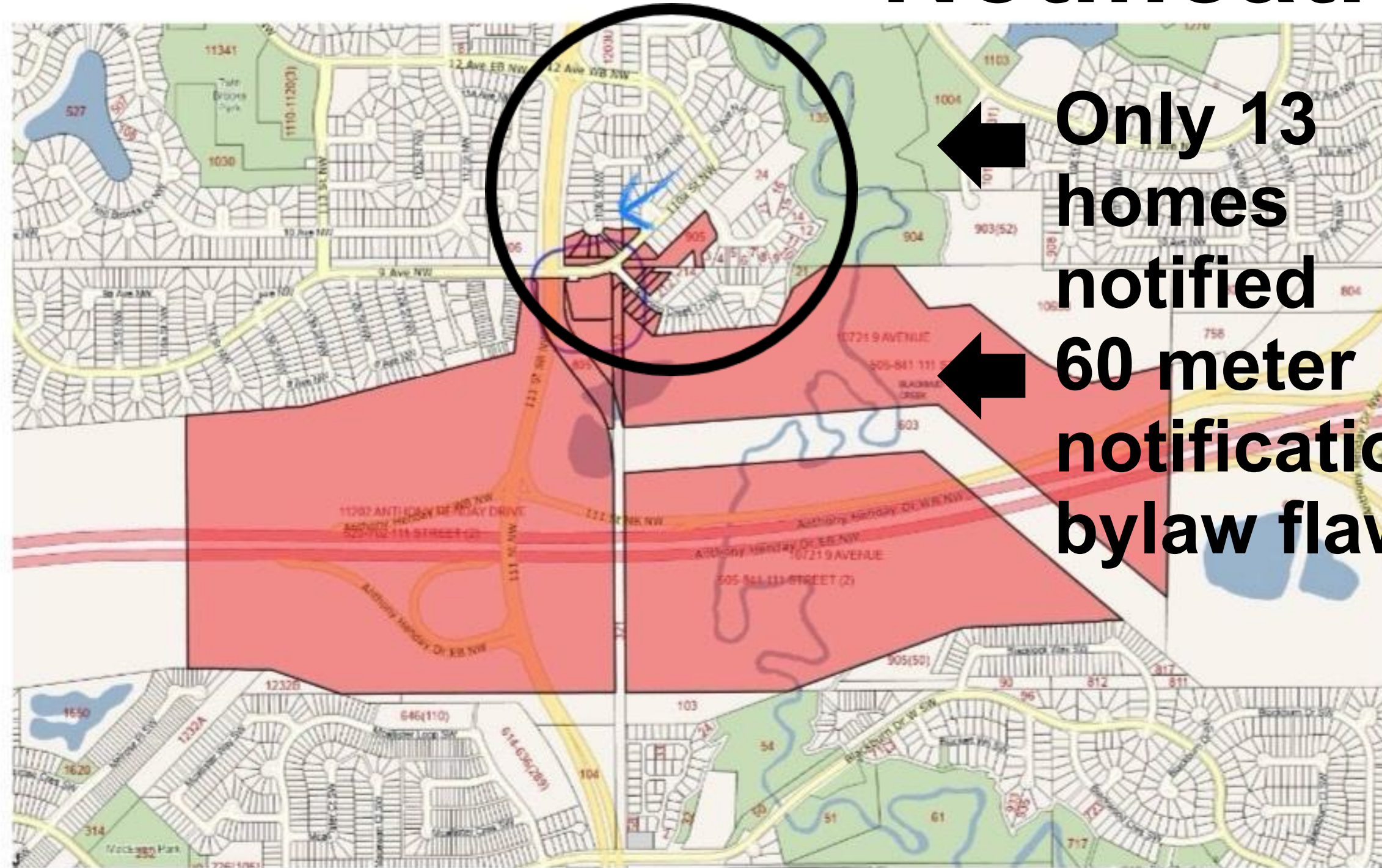


**Claim of “Community Engagement” is
profoundly MISLEADING**

On August 8, 2024, Development Services notified by
postcard only 13 Twin Brooks homes on the east side
of 111th Street.

August 23, 2024
60 m Buffer from: 11025 - 9 Avenue NW
521375465-001 (LDA24-0294)
NHBD: Anthony Henday South

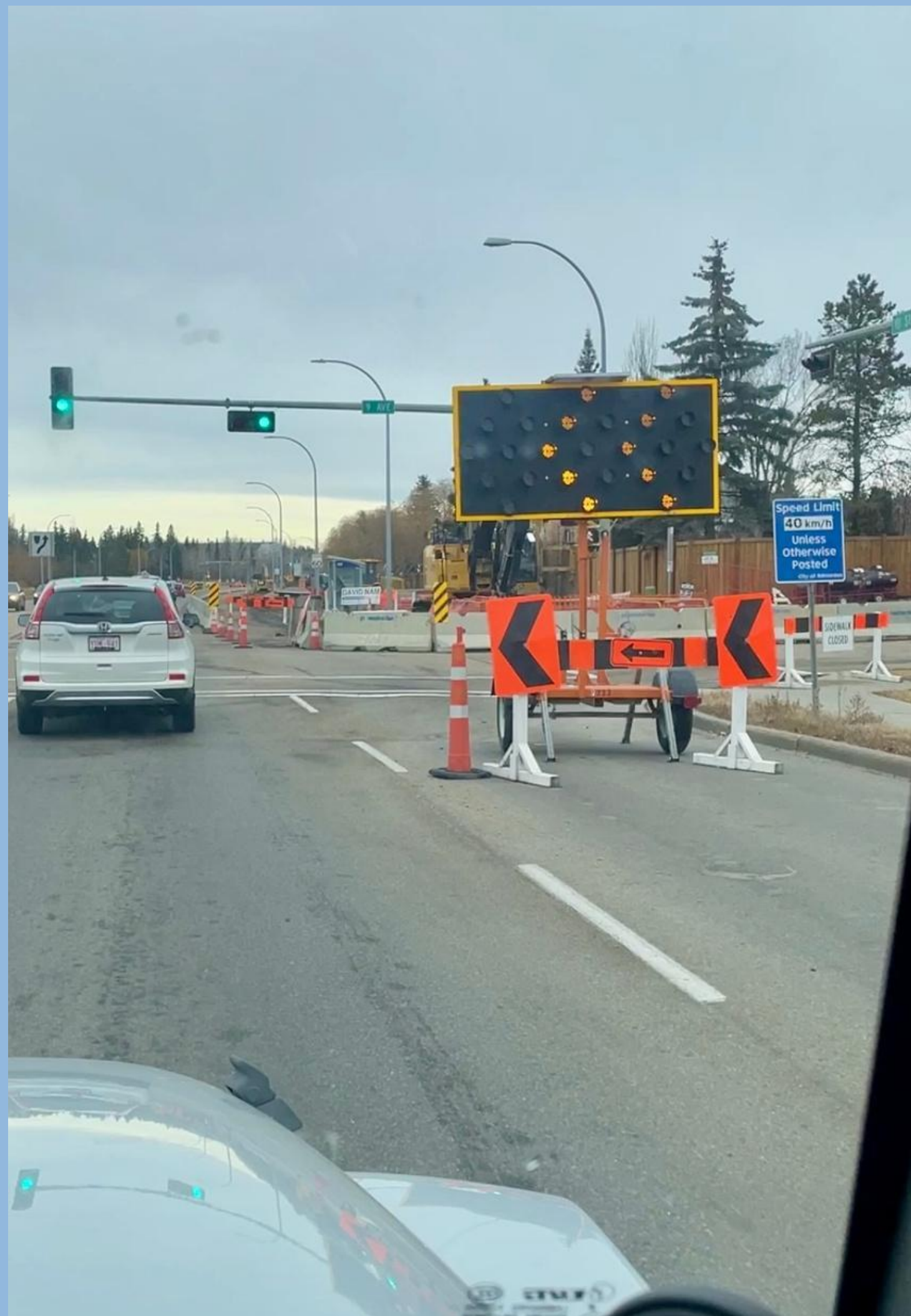
Postcard Notifications



← Only 13
homes
notified
← 60 meter
notification
bylaw flawed

Site Signage

- Signage view of 111th Street, travelling north toward 9th Avenue
- Rezoning site sign on driver's right



Site Signage



- Signage view of 9th Avenue, travelling west toward 111 Street
- Rezoning site sign on driver's left



Site Signage



REZONING sign.



Current Allowed Uses Under DC2.677



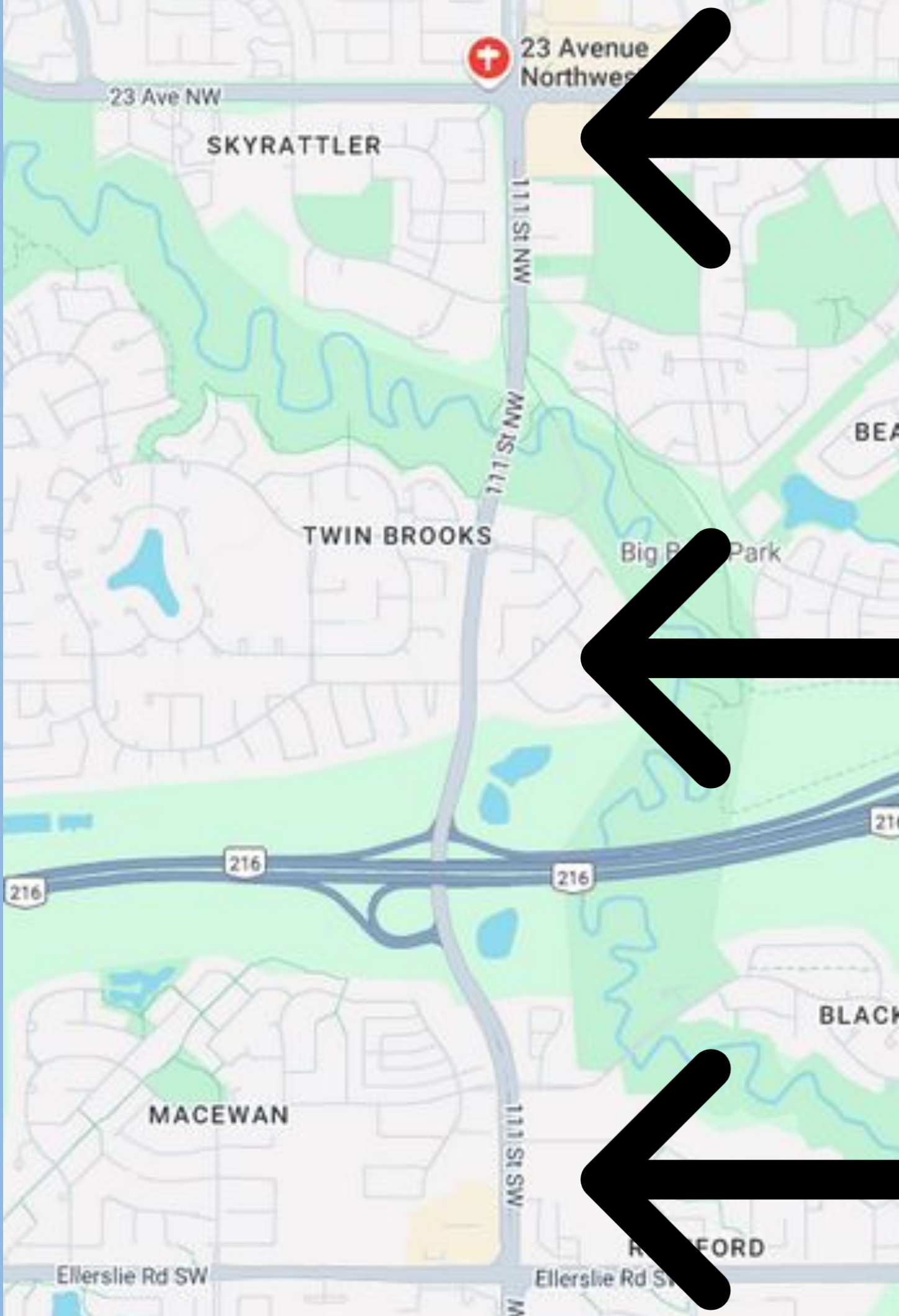
- a. Business Support Services, excluding custodial services, janitorial firms and firms specializing in office security
- b. General Retail Stores, not to exceed 275 m² and limited to one commercial retail unit (CRU) per building, excluding Convenience Retail Stores, automotive parts and accessories stores, video sales and rentals stores, furniture and appliance stores and hardware stores
- c. Notwithstanding (b) above, Convenience Retail Stores limited to drug stores, information stores and personal care items will be permitted.
- d. Health Services
- e. Personal Service Shops, excluding laundromats and dry cleaning establishments with a cleaning facility on site
- f. Professional, Financial and Office Support Services
- g. Public Libraries and Cultural Exhibits
- h. Restaurants, not to exceed 75 occupants
- i. Specialty Food Services, not to exceed 50 occupants and limited to one commercial retail unit (CRU) per building
- j. Veterinary Services

**Community also proposed
childcare services**

Century Park



Twin Brooks



Twin Brooks - Proposed Rezoning

Two Choices

Approve this zoning change without meaningful Public Consultation and Community Engagement.

Table this vote and request Administration to notify all 175 homes east of 111 Street and engage in meaningful public consultation.