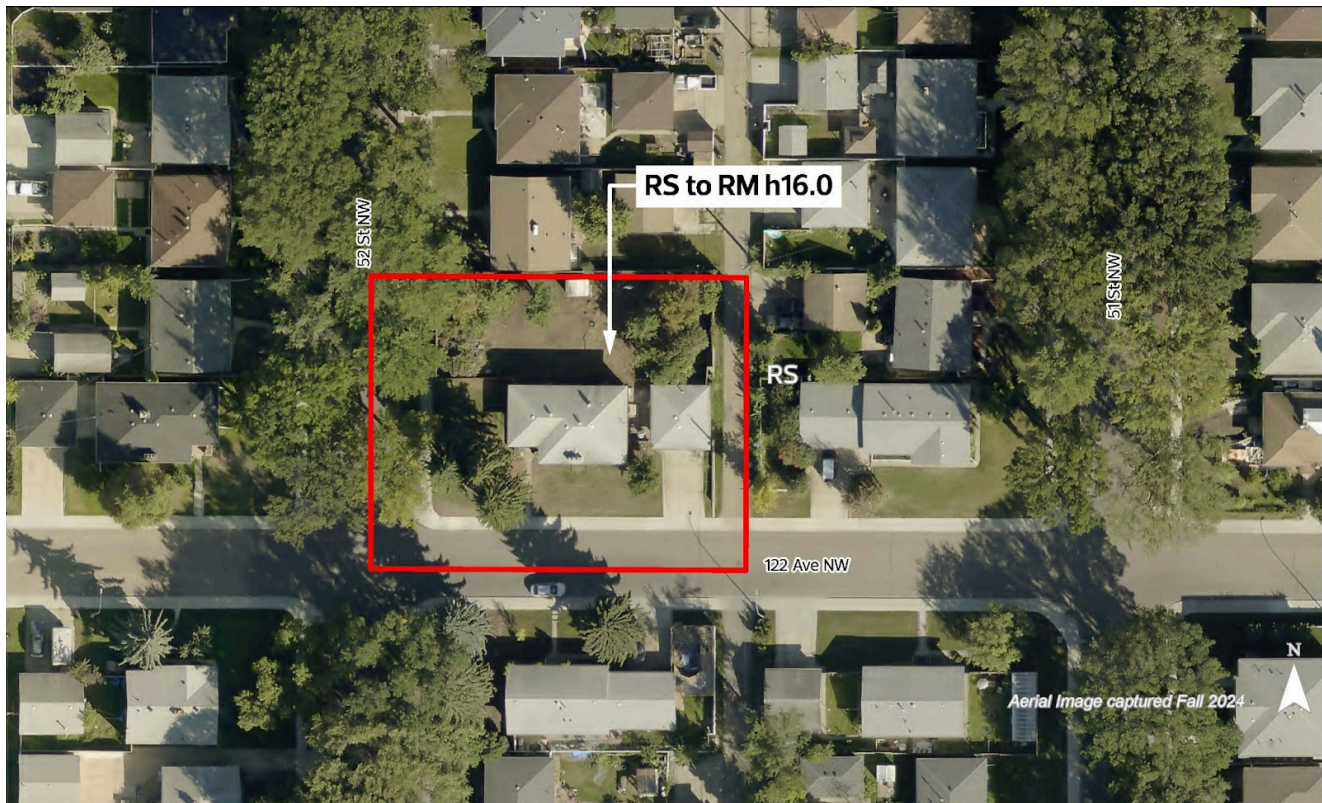


12207 - 52 Street NW and 5108 - 122 Avenue NW

Position of Administration: Non support



Summary

Bylaw 21180 proposes a rezoning from the Small Scale Residential Zone (RS) to the Medium Scale Residential Zone (RM h16.0) to allow medium scale housing. .

Public engagement for this application included a mailed notice, site signage, information on the City's webpage, and a Community League hosted meeting. Administration heard from 17 people, 13 in opposition and three with questions. Most concerns were related to neighbourhood character and traffic/parking.

Administration does not support this application because:

- The site is not located within a node or corridor as identified in The City Plan or in the North Central District Plan and it does not comply with District Policy location

requirements for the support of low rise development in locations outside of nodes and corridors.

- It does not comply with District Policy location requirements for the consideration of additional scale.

Application Details

This application was submitted by SATT Engineering Ltd. on behalf of the landowners (Rooh Preet Dhanju and Kanwal Preet Singh Dhanju).

Rezoning

The proposed Medium Scale Residential Zone (RM h16.0) would allow development with the following key characteristics:

- Residential development, with opportunity for commercial uses at grade, to a maximum Height of 16.0 m.
- A maximum Floor Area Ratio of 2.3.
- A Rear Setback of 3.0 m.
- A 3.0 m Interior Side Setback Abutting Small Scale Residential Zone (RS)

Site and Surrounding Area

This 1,078 m² corner site is surrounded by land zoned RS in all directions.



View of Site from 122 Avenue

	Existing Zoning	Current Development
Subject Site	Small Scale Residential Zone (RS)	Single Detached Dwelling
North	Small Scale Residential Zone (RS)	Single Detached Dwelling
East	Small Scale Residential Zone (RS)	Single Detached Dwelling
South	Small Scale Residential Zone (RS)	Single Detached Dwelling
West	Small Scale Residential Zone (RS)	Single Detached Dwelling



View of site along 52 Street looking towards 122 Avenue

Community Insights

This application was brought forward to the public using a broadened approach. This approach was selected because there is no District policy support for the proposal, and there has not been many land development applications in this neighbourhood so the notification radius was increased. The broadened approach included:

Mailed Notice, February 12, 2025 and March 6, 2025

- Notification radius: 120 metres

- Recipients: 260
- Responses: 17
 - In support: 0
 - In opposition: 13
 - Questions only: 4

Questions were related to the following:

- The address on one of the two properties on the postcard notification was incorrect, 12207 - 52 Street NW was inadvertently identified as 12707 - 52 Street NW. A letter notification was sent notifying recipients of the error, and it was also mentioned at the Newton Community League meeting noted below.
- On Feb. 27 the Newton Community League requested that the Administration attend a league hosted session on March 4 regarding the proposed zoning which was attended by the Planner and Senior Planner. Councillor Salvador was also in attendance. Key messages from the Administration included:
 - An overview of Planning Coordination's Public Engagement Charter and notification process for land use applications.
 - An overview of the proposed rezoning site and major differences between the current and proposed zones, and applicable District Policy.
- What is Urban Mix?
- How can feedback be provided?

Site Signage, March 20, 2025

- One rezoning information sign was placed on the property so as to be visible from 52 Street NW and 122 Avenue NW.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Newton Community League

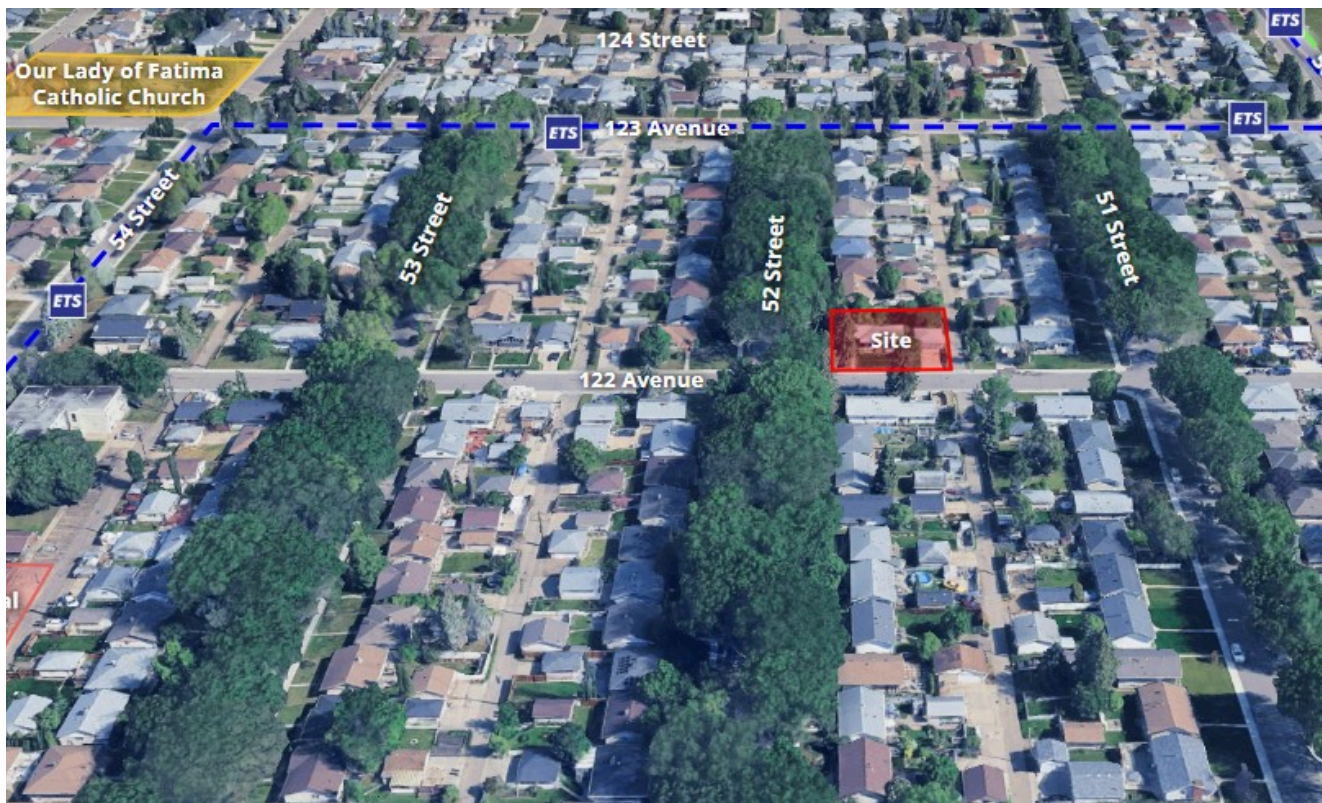
Common comments heard:

- Neighbourhood Character / Scale (9)
- Traffic / Parking (5)
- Property Value (3)
- Safety / Crime (3)
- Loss of trees (2)

- Lack of care for site / garbage (2)
- Access to light / view (1)
- Family displacement (1)
- Speculation (1)
- Construction impacts, e.g. (noise, vibration (1)
- Introduction of commercial opportunities the proposed zone provides (1)

The Newton Community League (CL) hosted a March 4 meeting that was attended by approximately 30 residents. In follow-up to the meeting, on March 10, 2025, the CL requested a written response to several questions for the City and for the developer. Responses were provided on March 24, 2025 and are included as Appendices to this report. A letter of strong non-support was received from the CL on May 2, 2025. The concerns listed are generally those outlined above.

Application Analysis



Site analysis context

The City Plan

The City Plan identifies the subject site as a residential area within a redeveloping area.

District Plans

The proposed rezoning site is located in the North Central District Plan, and is identified as Urban Mix, which is intended to support housing, shops, services and offices in one land use

category. The RM h16.0 Zone would allow for a four storey building which is considered low rise development.

District Policy 2.5.2.5 supports low rise development where at least one of the following criteria are met:

- On corner sites at the edge of the neighbourhood where the block face fronts onto an Arterial Roadway or Collector Roadway,
- On or adjacent to sites zoned for greater than Small Scale development or for commercial or mixed use development and along an Arterial Roadway or Collector Roadway, or
- Within 400 metres of Mass Transit Stations and along an Arterial Roadway or Collector Roadway

The proposal does not fully meet any of the listed criteria. While the site is located on a corner site, it is located centrally within the neighbourhood not at the edge, and it fronts onto local roadways, not an arterial or collector roadway. The site is surrounded by land zoned RS (small scale development), and is not within 400 m of a Mass Transit Station.

Review of this application also included District Policy 2.5.2.6 for the consideration of additional scale where at least two criteria are met. Only one of the criteria is met as identified in the table below.

District Policy 2.5.2.6 Criteria	Analysis	Compliance (Yes or No)
In a Node or Corridor Area or within 100 metres of a Node or Corridor Area	The site is not located within a Node or Corridor area and is more than 100 metres away from what could be defined as a Local Node. Local Nodes are not identified in District Plans.	No
Within 400 metres of a Mass Transit Station	The site is not within 400 m of a Mass Transit Station.	No
Along an Arterial Roadway or a Collector Roadway	52 Street NW and 112 Avenue NW are both local roadways.	No
At a corner site or adjacent to a park or open space	The site is a corner site. The site is not adjacent to a park or open space.	Yes
Adjacent to a site zoned for greater than Small Scale development	Adjacent sites are zoned for small scale development.	No

Land Use Compatibility

The subject site can be developed with up to 14 units under the current RS zoning. The following table outlines the major differences between the current and proposed zones:

	RS Zone Current	RM h16.0 Zone Proposed
Typical Uses	Residential Uses	Residential Uses
Maximum Height	10.5 m	16.0 m
Maximum Site Coverage	45%	N/A
Maximum Floor Area Ratio	N/A	2.3
Minimum Front Setback (52 Street)	4.5 m	3.0 m - 4.5 m
Minimum Setback (Abutting 12211 - 52 Street NW)	1.2 m - 1.5 m	1.5 m- 3.0 m
Minimum Flanking Side Setback (122 Avenue)	1.2 m - 2.0 m	3.0 - 4.5 m
Minimum Setback (Alley)	10.0 m	3.0 m
Maximum Number of Dwellings	75 m ² Minimum Site area per Dwelling	N/A
Minimum Density	N/A	45 Dwelling/ha

Mobility

The proposed rezoning is not anticipated to have a significant impact on the existing transportation network. In accordance with the Zoning Bylaw, vehicular access shall be from the abutting alley only. Upon redevelopment, the owner would be required to remove the existing vehicular access to 122 Avenue and restore the boulevard and curb and gutter. The alley abutting the site to the East may require upgrades upon redevelopment to better support access to the development.

ETS bus routes are available nearby on 50 Street, 54 Street and 123 Avenue and bus stops are roughly 200m walking distance from the site. A rapid bus route is anticipated to operate on 50 Street in the future mass transit network associated with the 1.25 million population scenario of the City Plan.

Utilities

Development allowed under the proposed zone would be required to include on-site stormwater management techniques utilizing a controlled outflow rate to mitigate its impact on the existing drainage infrastructure. Details of the required stormwater management will be reviewed at the Development Permit stage.

Low Impact Development (LID) is recommended for the development allowed under the proposed zone. Details of any proposed LID would be reviewed at the Development Permit stage.

There is a deficiency in on-street fire protection adjacent to the property in terms of hydrant spacing. The developer will be required to address this deficiency. Edmonton Fire Rescue Services (EFRS) may be able to perform an Infill Fire Protection Assessment (IFPA) at the Development Permit stage to potentially alter or lessen on-street fire protection infrastructure upgrades, assuming certain criteria are met.

The applicant/owner will be responsible for all costs associated with infrastructure changes required by this application.

Appendices

1. Community League / Citizen Q & A (City)
2. Community League / Citizen Q & A (Applicant)

Written By: Cyndie Prpich

Approved By: Tim Ford

Branch: Development Services

Section: Planning Coordination

Response to Questions from Community League to the City (received March 10, 2025)

1. Will there be parking spots on the property? If so, one per dwelling? Will they be charged extra on-top of rent for these or included?

The City has an [Open Option Parking](#) strategy. Open Option Parking means that minimum on-site parking requirements have largely been removed from Edmonton's Zoning Bylaw, allowing developers, homeowners and businesses to decide how much on-site parking to provide on their properties based on their particular operations, activities or lifestyle. Removing parking minimums doesn't necessarily mean that no parking will be provided. Businesses and homeowners know their parking needs best and have an interest in ensuring they are met, making this approach more likely to result in the "right amount" of parking **[Standard FAQ response]**

Prices for parking and rent for tenants is something that is entirely decided by the landowner, and it is not a consideration of rezoning.

2. What is the realistic expectation for Tenants during street sweeping and snow removal parking bans?

Please refer to the webpage on [Winter Parking Bans](#) for information.

3. Will we be removing any mature trees for this project?

Trees located on public property are protected. A [Public Tree Permit](#) is required for work within 5m of a Boulevard/Open Space Tree, or 10m of a Natural Stand to ensure protection during construction.

Trees located on private property are not protected. The Zoning Bylaw ([Section 5.60 Subsection 7](#)) encourages the retention of private trees by allowing existing trees of a certain size to replace/lessen new tree planting requirements. **[Standard FAQ response]**

The subject site has a lane so access to the site will be expected from the lane and will not impact boulevard trees on 52 Street. The existing access to the site from 122 Avenue must be closed and restored with redevelopment of the site.

4. Have there been similar rezoning applications with similar caveats required (ie: outside city plan) that the city can provide as examples? What were the outcomes of these applications? What are the statistics on rezoning applications of this nature where the recommendations was either non-support or support? Please delineate where the recommendation of non-support, but council passed the rezoning.

One very important component of the review of land use applications (rezonings) is the policy framework which is guided by The City Plan and District Plans and policies. A review of the land use policies considered for the subject rezoning application was provided in the meeting handout and highlighted that the proposed rezoning does not align with the policy.

There are rezoning applications (bylaws) that have been taken forward to a Public Hearing with a recommendation of non-support; however, they are not tracked statistically. You can review the Council Meeting calendar on the [Public Hearing webpage](#), select identified Public Hearing dates (typically held on Mondays) to see the agenda items. You can then refer to the PH agenda for Aug. 19/24 (Items 3.24 and 3.25) which will give you examples of two rezoning applications where there was a recommendation of non-support, and the proposed bylaws were not supported by City Council. Click on the agenda item and the reports are available to read and you can also listen to the PH debate.

5. Will there be an impact to property taxes for the community?

Zoning regulates how we use land and helps ensure what is built is compatible with the surrounding area. This includes what types of buildings are allowed on a site (eg. residential or commercial) and the basic size and shape of those buildings. Zoning does not regulate who can live or work in the buildings, how the buildings are operated once constructed, whether the property is rented or owned or the potential impact, positive or negative, on surrounding property values. As a result, these factors cannot be taken into consideration as part of the rezoning application review. [Standard FAQ Response]

Property taxes are determined by City Council during budget preparation. Property tax is also impacted by market values. Please refer to the [Property Taxes](#) website for further information. This link includes a video on "How the City of Edmonton Calculates Your Property Taxes."

6. Have there been any assessments / studies done post infill on the quality of life of surrounding residents?

No, Planning Coordination has not done quality of life studies of surrounding residents, post infill; however, The City Plan seeks to foster design that creates a sense of place by celebrating the unique attributes that contribute to Edmonton's quality of life.

7. Can the City direct us to existing resources to understand both the benefits and drawbacks of infill? Notably medium to large infill.

The City supports infill development and has established [District Policies and Plans](#) to guide land development. The Newton neighbourhood is located within the North Central

District Plan. Please refer to the [Why We Grow](#) webpage which contains information on the benefits of infill.

Infill Development in Edmonton Association (IDEA) is a local group (not associated with the City of Edmonton) which has provided further information about infill which can be found [here](#).

8. Why is development of the RM h16.0 property located in Newton along 54th Street not a priority for development before establishing additional RmH16 properties?

The City of Edmonton (through zoning) regulates how land is used, and helps ensure what is allowed to be built is compatible with the surrounding area. This includes the type of building (ie. residential, commercial, mixed use) and how the site develops (i.e. specific uses, height, building size and shape, landscaping).

Landowners can choose and have the right to apply for changes for development rights or permits to determine if, when and how their property is developed or redeveloped. The City cannot compel a landowner to develop or redevelop their property at any given time. The City's land use policies and Zoning Bylaw (ZB) informs landowners on how their properties should (policy) and can (ZB regulations) develop.

9. What are the anticipated benefits to the community of the rezoning?

Land use policies are used to identify the locations where the benefits of this diversity and scale of housing are applied. This proposed rezoning in Newton (LDA25-0021) does not align with District policy.

10. Why does the city and district plans exist, if City Council considers variances? What is the current approval of variances to the plans? Please breakdown by categories / application types and variance required.

A variance is a term used to describe whether or not a regulation of the Zoning Bylaw has been adhered to in a development permit application. This is a rezoning application, not a development permit application. The proposed RM h16.0 Zone has a different set of regulations than the current RS Zone. A comparison table outlining the major differences between the regulations of the RS and RM h16.0 Zones was provided at the meeting. Landowners have a right to make applications for rezoning and for their request to be heard at a Public Hearing.

The existing RS Zone can redevelop for multi-unit housing without rezoning and supports diversity of housing options in neighbourhoods.

11. Where infill densifies communities, how is the City and the province, ensuring adequate resourcing levels are allocated?

More context is required for this question. If by “adequate resourcing” you mean for funding city services (such as police, fire protection, recreation facilities, etc.), such considerations are reviewed through the budget process. The City certainly utilizes provincial funding (the amounts are provincial decisions) where possible and generally advocates for more financial support from the province.

12. Is the City of Edmonton planner recommendation public? Is access granted to this recommendation in advance of the public hearing, how and to whom?

Once a rezoning application review is complete, the applicant is provided with the review and decides if they want to proceed to a Public Hearing (PH) or not. If they choose to proceed, a PH date is scheduled, reports are written and it goes through an internal review process for sign off. This generally occurs a minimum of six weeks prior to the scheduled public hearing. The reports (containing the recommendation from City Administration) become public approximately 3 weeks prior to the hearing and are available [online](#) by clicking on the PH date in the calendar, and then the agenda, and then the agenda item. Surrounding property owners, residents and the Community League who received the initial postcard notification will receive a notice of the Public Hearing (containing the recommendation from City Administration). The PH is also advertised in the Edmonton Journal on two separate occasions, approximately 3.5 weeks prior to the PH.

13. Can you please provide an anticipated timeline of necessary and potential events until rezoning application approval or denial? What is the applicant's right to appeal? What is the standard timeframe before a similar or identical application can be resubmitted in response to a denial?

The attached [Rezoning Process Chart](#) outlines the general steps of a rezoning application review.

A rezoning application for a site where City Council has denied a rezoning cannot be made on the same property for the same Zone for a period of 12 months, as per Section 7.50. [Zoning Bylaw Amendments](#) regulation 2.5.2:

2.5 Despite anything contained in this Section, the Development Planner must not accept an application for a Rezoning Amendment that:

2.5.1 for a Direct Control Zone, that is substantially similar to; or

2.5.2 for all other Zones, contains the same proposed Zone designations as, an application on the same Site that has been refused by Council within the previous 12 months.

14. Is there any accountability on the developer to ensure the surrounding properties can withstand the potential disruption / damage to their foundations, etc? Is the sole

accountability on the homeowner, not the developer? Is there funding to support homeowners to establish foundation reports, etc prior to significant infill builds?

With regards to the potential for damage to your property from construction, the Alberta Building Code requires the owner for a construction site to ensure that work undertaken does not damage or create a hazard to adjacent properties. If City Council approves the zoning change, Council is simply stating that the land use at this location is appropriate. They are not removing the owner from their responsibility to follow the Alberta Building Code during construction. If their construction does cause damage or create a hazard, the owner is the one who would likely be liable if it is found that they have made an offence with respect to the Alberta Building Code. It is recommended that you document the state of your property prior to adjacent construction beginning in case anything happens.

Information on Footing and Foundation (F & F) inspection - Building Permit is required for Footing and Foundation.

Information on Shoring and Excavation inspection - Shoring and excavation require Building permits. Excavation requires a permit when it passes a certain depth. Shoring & Excavation, and Footing & Foundations can be part of a comprehensive building permit, or parcelled out individually prior to full BP issuance in typical situations. OH&S standards also require a safe excavation and will dictate when these permits might be needed. **[Standard FAQ response]**

Homeowners are responsible for their own foundation inspections and reports.

15. Do hydrant requirements increase with medium to large infill? Who bears the cost of this?

Any costs associated with infrastructure upgrades to support a proposed development are the responsibility of the developer; however, there are funding opportunities available for developers to apply for in support infill development. Such an opportunity includes The Infill Fire Protection Program (IFPA) that was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program considers "missing middle" housing forms, mixed use and smaller scale commercial-only developments.

16. What are the commercial opportunities within an RM h16.0 zoning? Please include size and type.

Attached please find a [Commercial Use Comparison Table](#) between the RS and RM 16.0 Zones

17. The city currently relies on a strong electronic mechanism to engage city residents, is this potentially leaving out vulnerable demographics, such as seniors?

The City considers a number of factors when determining the scale and type of public engagement appropriate for an application. Such factors include:

- The complexity of the application
 - A standard zone is typically considered non-complex
 - Technical concerns (drainage, water, transportation).
- The Policy Framework includes The City Plan, District Policy and the North Central District Plan
- The community response to the advance notice postcard (reason why there is a deadline to connect with the file planner on the postcard notification)
- Scale of project

This application was not considered complex as a standard zone was requested, and it did not require a number of technical studies, nor was the application considered a large scale project that would garner citywide interest.

The City chooses from three different approaches to engagement on rezoning applications: Basic, Broadened and Expanded. Most applications begin with a basic approach. Given the rezoning proposal does not align with District policy, to which the applicant was advised from the outset, a wider notification area than required by the Zoning Bylaw (Part 7, Section 7.5) was established. Notification upon acceptance of an application includes a postcard to surrounding residents, assessed owner addresses and the community league, as represented in the FAQ attachment.

This notification was sent on February 12 to 260 recipients with a response date request of March 14. The postcard notification gives recipients the opportunity to call or email the file planner. Up to February 27 seven responses had been received, one of which was the Community League who stated concerns regarding lack of neighbourhood notification and engagement. One person identified an error in one of the addresses on the postcard, and the other six expressed objection to the proposed rezoning. Concerns and issues included: traffic impacts, damage to trees, height and scale not in keeping with the single family character of the area, property values, shade impacts, parking impacts, and social issues (i.e. renters).

On February 27 the file planner also received an email from a representative of the Community League who stated concerns regarding lack of neighbourhood

notification and engagement, along with an invitation from the CL to attend a CL hosted meeting on March 4, 2025. This meeting was attended by the file planner Cyndie Prpich and Claire St. Aubin, Senior Planner.

The city prepared key message information at the meeting which included information on the site proposed for rezoning from RS to RM h16.0 and the site's context in relation to District policy and the North Central District Plan, and a table highlighting the major differences in the regulations of the current zone (RS) vs. the proposed zone (RM h16.0). It was advised that due to the addressing error of one of the properties, renotification would be sent as a letter with the correction and a revised response date of March 21, 2025 requested. City representatives responded to questions from those in attendance.

Since the meeting the City has heard from more residents of their opposition to the proposed rezoning. Should the applicant wish to proceed to a Public Hearing with a recommendation of non-support from the Administration for a decision by City Council, the bylaw report will summarize the community feedback received.

18. Does the city feel there is a fair responsibility placed on community members vs developers in contesting / supporting infill? I.e: community residents are responsible to invest significant time and resources, with no financial support, to contest applications, whereas developers do not appear to have the same onus.

Applicants are expected to submit the required documents for rezoning applications. It is in their best interest to understand the policy and land use framework for their applications to include as rationale with their application submission. They pay a fee for the review of applications and public engagement.

Community residents are advised of such applications in accordance with [Section 7.50.2.2](#) of the Zoning Bylaw and Planning Coordination's Public Engagement Charter. Resident feedback is sought by the City to:

- **To help inform conversations with the applicant about making revisions to address concerns raised.**
- **To collect local insight and help us make sure that our planning analysis is taking into consideration all the factors that it needs to.**
- **To inform Council about the nature of the feedback received so that they have a better understanding of the opinions of nearby residents prior to making their decision. (FAQ response)**

ATTACHMENTS

1. Zoning Regulation Comparison Table
2. Zoning Commercial Use Comparison Table

3. Site Context, Notification Area, District Context and Policy

CL QUESTIONS TO “DEVELOPER”

The City provides the following information relative to the list of questions posed to the “Developer”. Please note that the applicant for a rezoning is not necessarily the person / builder who will develop the site. The list of questions was given to the applicant on March 20, 2025 with the Circulation Review package.

1. Will these be rental units? Who is the anticipated demographic these units will serve? How will tenants be screened? Can you give some references of other builds you have that are similar in nature and neighborhood disruption? Who is the anticipated property manager?

Who lives in residential dwellings and whether they are rented or owned is not a land use consideration and is not a factor in the Administration’s recommendation to Council regarding rezoning applications.

2. What research have you done to understand the neighborhood and the impacts a medium to large rezoning / infill build will have on the neighborhood? What is your anticipated investment, outside of the build, in the neighborhood?

N/A

3. What is the plan for garbage disposal? Is it just going to be an outdoor bin that has the potential to be abused, dug through, and become a blight on the alley? Is the developer willing to take on the extra cost to safeguard against abuse?

The City regulates residential garbage collection, only commercial collection is determined by the developer/business owner(s).

Residential waste collection details are determined at the development permit stage. **All development permits are reviewed by Waste Management to ensure the site is designed in a manner that will allow for the functional and safe collection of waste. Depending on exactly what is proposed (site layout, number of units, etc.) the City will either mandate individual carts per unit or larger communal bins.** [Modified **Standard FAQ response**]

At the Development Permit stage, Waste Services Development Planning Assessment team reviews to ensure that the designs adhere to Waste Services standards and have the appropriate space for waste storage and collection. They also provide feedback and ask for revisions if required. Their work is guided by Waste Services Bylaw 20363. **[Infill Presentation]**

4. Does the developer intend to include parking within the property or rely on on-street parking? If parking is included how many do you anticipate (ie: one per residence) and will this be included in the rent or at an additional cost?

N/A

5. Why did you not attend the community meeting, as you were contacted by both email and telephone?

When the applicant asked the city if they had to attend the meeting they were advised that it is in their best interest to attend in order to establish good neighbourhood relations.

6. When do you anticipate having plans for the development? Are you able to provide insight into your anticipated build size, type and style? Why are community landscape / building specs not considered by the applicant?

Since development plans are based on zoning regulations it is not likely that a developer would have detailed drawings at the rezoning stage. The zoning comparison chart (RS and RM h16.0) provided at the meeting (and attached) generally illustrates the differences between the two zones and the potential to increase the building size that could be achieved under the RM h16.0 Zone. It was also mentioned that the RM h16.0 Zone allows the opportunity for commercial uses on the main floor. Refer to chart prepared for Q 16 for further information.

April 03, 2025

Response to Community League Questions (March 10, 2025)

- **Will these be rental units? Who is the anticipated demographic?** Yes, the units will be rental properties. We anticipate serving a diverse demographic, including young professionals, families, and seniors. Tenant screening will include background checks and income verification to ensure responsible tenancy. The property management will be handled by reputed Property Management Company, known for their community-focused approach.
- **What research have you done on the neighborhood impacts?** We conducted extensive research, including community surveys and environmental assessments, to understand the neighborhood dynamics. Our anticipated investment in the neighborhood will enhance local amenities.
- **What is the plan for garbage disposal?** We are committed to maintaining a clean environment. Our plan includes secure, designated garbage disposal areas with regular maintenance to prevent issues. We are open to discussing additional safeguards to ensure these areas remain tidy and functional.
- **Will there be parking on the property?** Yes, we plan to include parking on-site. The exact number of spaces will depend on the final design, but we aim for best possible design. Parking costs will be incorporated into the rent structure, ensuring affordability.
- **Why did you not attend the community meeting?** We apologize for missing the meeting. Meeting invitation was provided to us with very short notice and due to pre arranged appointments, we couldn't attend the meeting. Our intention was to engage with the community, and we regret any disappointment this caused. We are committed to ongoing communication and will ensure our presence at future meetings.
- **When will plans for the development be available?** We are currently working our development plans, which will include specifics on size, type, and style. We aim to share these details with the community as soon as they are ready, ensuring transparency.
- **Why are community landscape/building specs not considered?** We value community input and are actively considering local architectural styles and landscape features in our design process. We welcome feedback and collaboration to ensure our project aligns with community expectations.

Regards,

Abhi Agrawal | (587) 315-6887

permits@sattengg.com