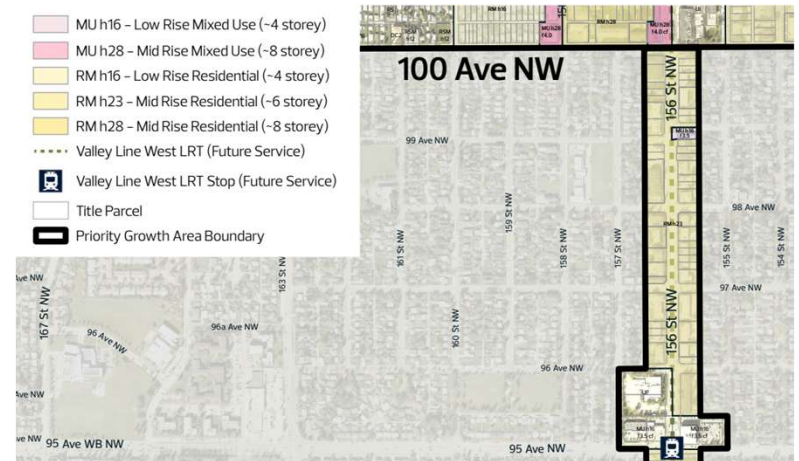


Re-zoning Application

9501, 9505, 9507, 9519 & 9523 – 155 Street NW

Proposal

- Original Proposal
 - Small Scale Residential Zone – 3 lots
- New Proposal
 - Medium Scale Residential Zone – 6 lots
 - Amended to add another lot within the past 3 months.
- The City has already defined the densification corridor, where developers are tearing down duplexes (densified housing) in favour of building more apartment buildings.

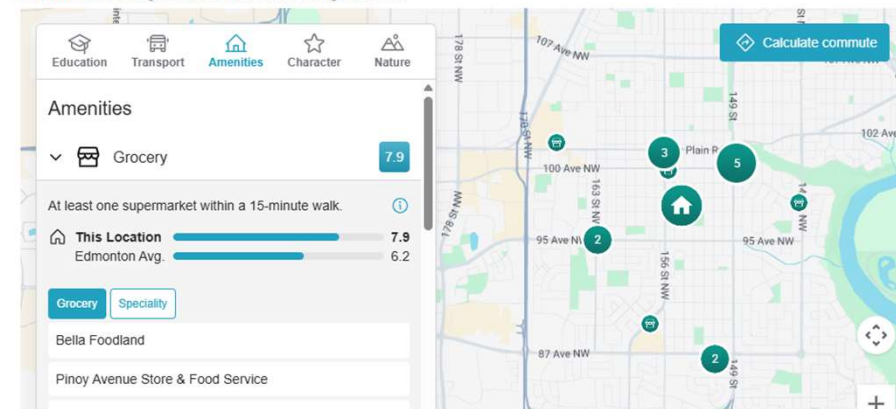


Retail

- LRT will connect Downtown with West Edmonton Mall, along Stony Plain.
- Downtown's City Centre Mall in receivership with several stores currently vacant.
- West Edmonton Mall is the **second largest shopping centre in North America**.
- Stony Plain road has had new retail spaces put in, much of which are still for lease and those that are already leased are having trouble staying open due to construction that will continue for another 3+ years.
- We have a number of shopping centres nearby.

Neighbourhood

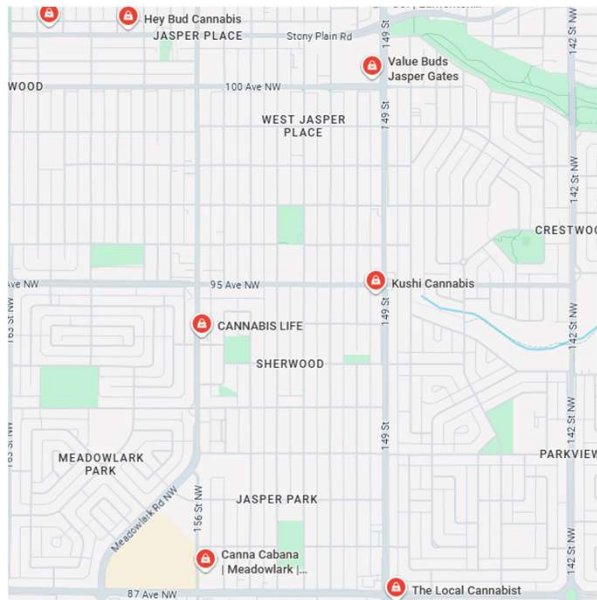
Get a taste for the neighbourhood where this listing is located.



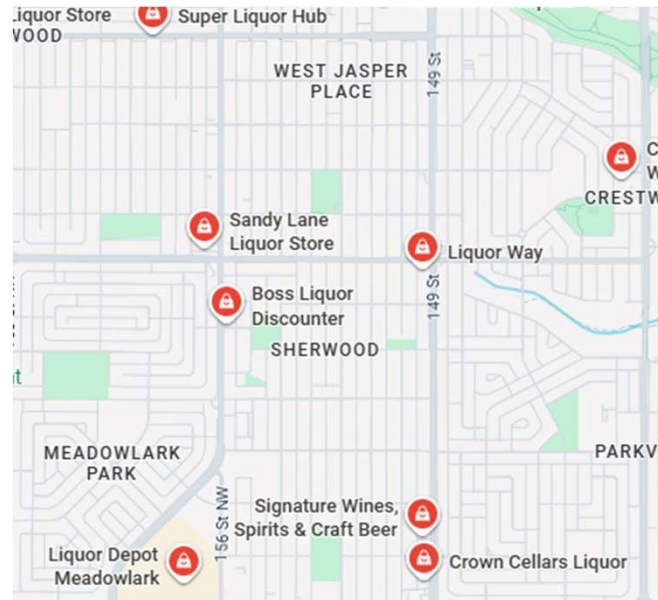
Small Retail

- Many small retail units for new builds that have been seen are given over to a liquor store, a cannabis store, and a fast-food place
- The maps below show the current options within a 15 min. walk:

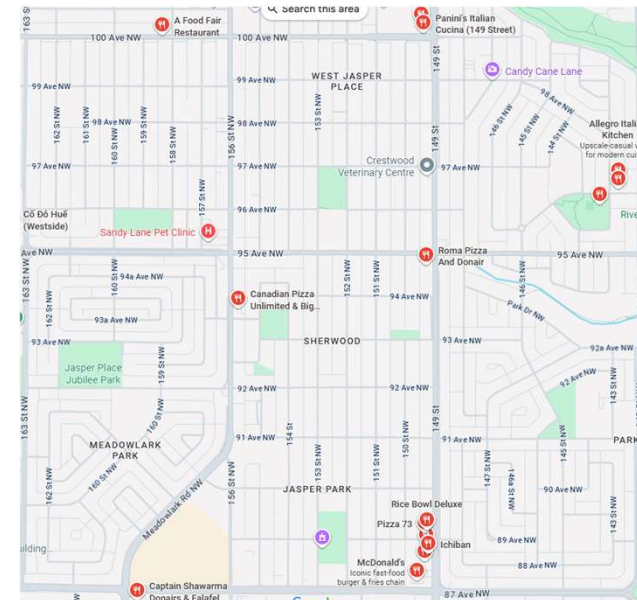
Cannabis



Liquor



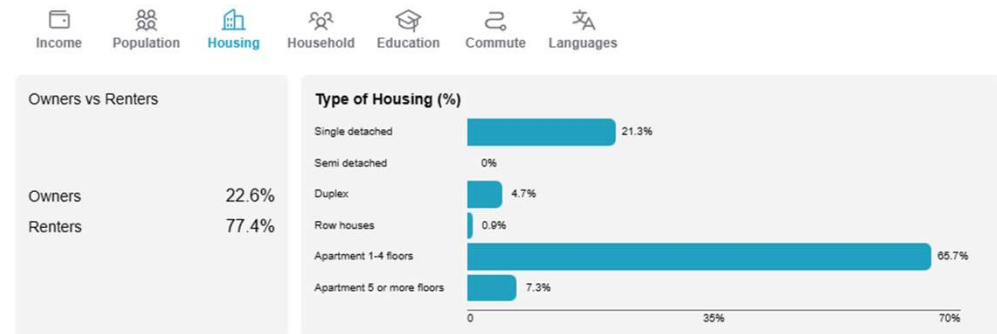
Fast Food



Availability of Units In Area

- Our neighbourhood is already almost 78% rentals, with 74% living in apartments.
- There are a large number of apartments already available in Edmonton along the routes, including down 156 Street already.
- Building densification through ever increasing numbers of apartments has caused the issues seen in Vancouver and Toronto, and the current market for condos is crashing.

Local Demographics

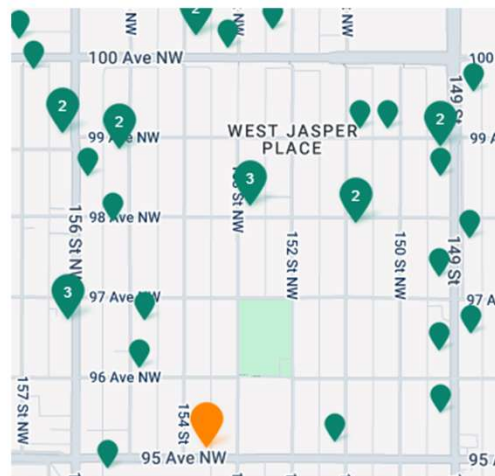


Displaying demographics statistics for area 0.5 km around selected location.


Powered by LOCAL LOGIC

Rental Costs in the Neighbourhood


- New rental units are more expensive with less space than older properties.
- Edmonton itself is seeing a lowering of rent due to a rise in available inventory.





Edmonton Apartments For Rent




\$2100
Townhouse
3bd · 2.5ba
Pets Ok
Immediate availability
ID 583177


Hide 


Contact 




\$2200
House
3bd · 2ba
840 ft² · Pets Ok
Immediate availability
ID 662619


Hide 


Contact 




\$1125
Basement
1bd · 1ba
500 ft² · Pets Ok
Sep 01 availability
ID 657930


Hide 

Contact 



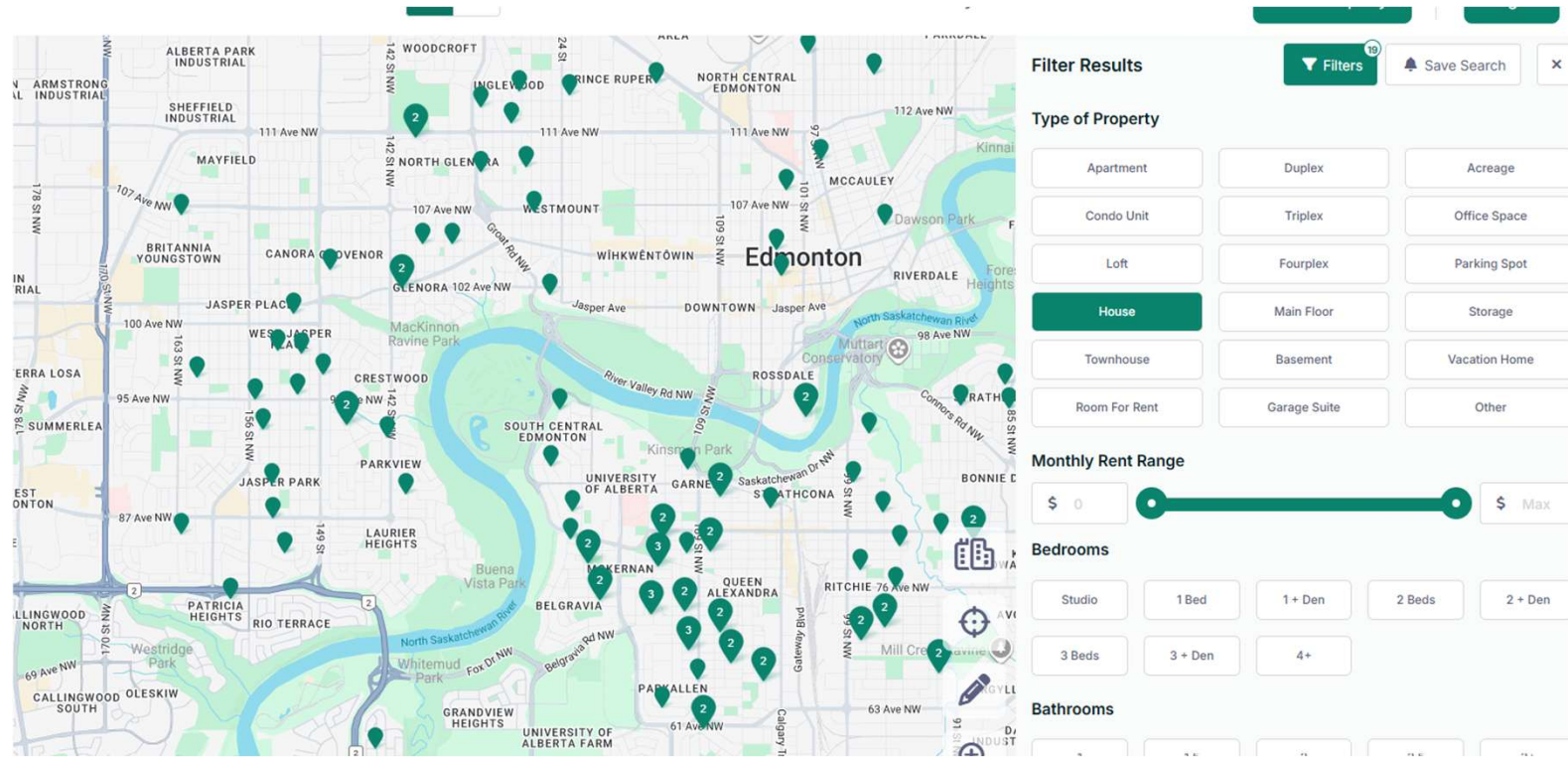
\$2100
Townhouse
2bd · 2.5ba
Pets Ok
Immediate availability
ID 583180

Hide 

Contact 

Availability of Houses to Rent

- Very few houses to rent left in our area compared to others closer to existing transit.
- Families will struggle to find adequate housing.



Green Space

- The trees and greenery cited by the City in their report to Council are being cut down to build these units, which negates the argument by the City that these areas are desirable for their greenery.



Corner Lot Before



Corner and 2 lots after

Traffic

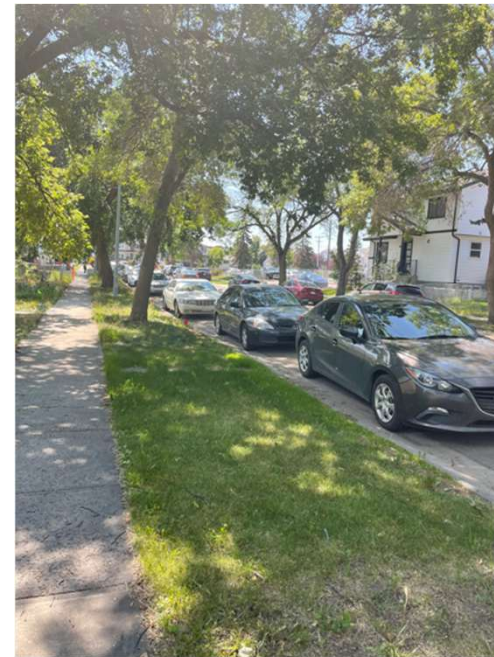
- We have a dirt alley, so traffic for an apartment building will add to the degradation of the alley.
- We have been living with 5 years of construction with another 3+ years to go.



Back alley where building will be

Traffic

- We currently have a lot of traffic and on-street parking on our small road with the medical building across the road.
 - This will increase with the building of apartments and retail stores that will have to wait 3+ years for the construction to ease off.
- On street parking has already increased with the quadplex on the other side).

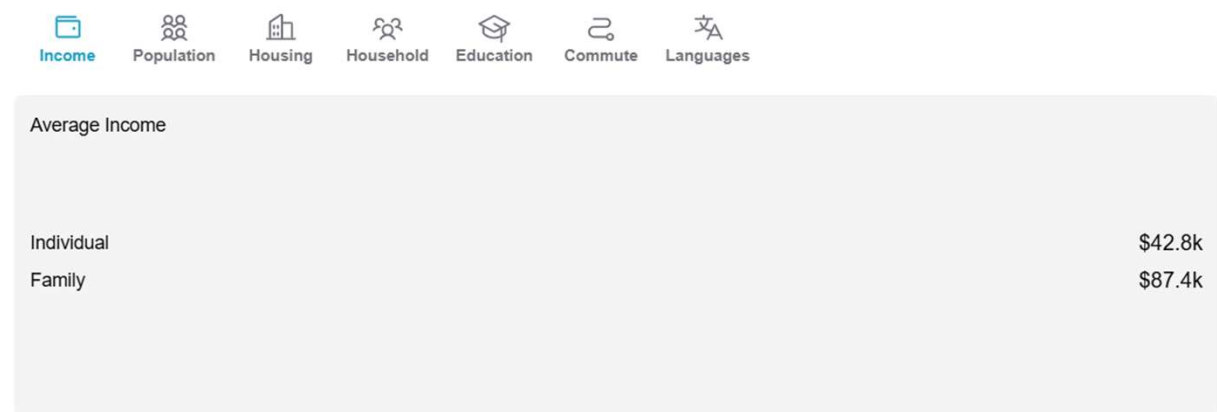


Traffic on 155 St. July 30 1:30PM

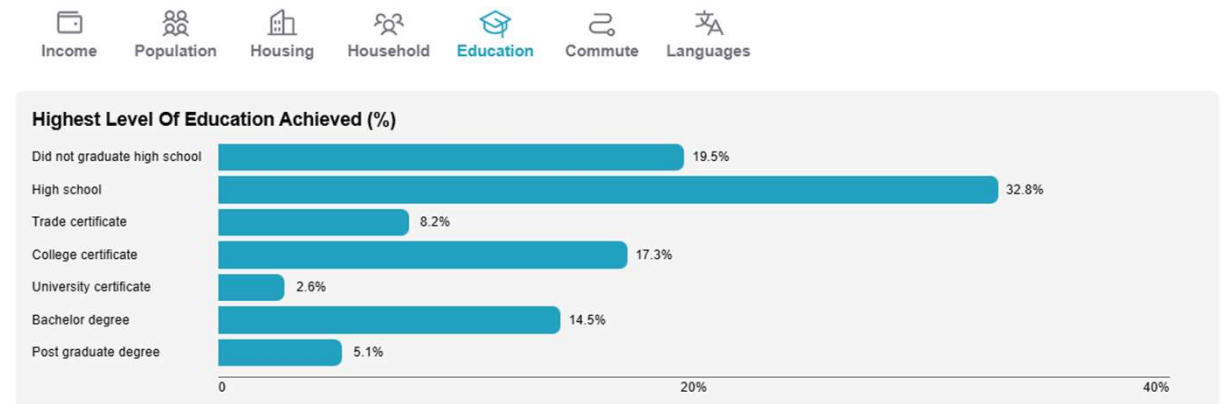
Area

- We are not a rich neighbourhood, which is why this is happening here, similar to gentrification of traditionally redlined areas.
- There has been a large increase in the number of homeless people in the back alley due to the abandoned houses.

Local Demographics



Local Demographics



Summary

- I have no objection to other forms of densification.
 - More skinny houses would be great to allow families to enjoy the city and build a new generation that appreciates transit and non-car based activities.
 - Duplexes, triplexes, and quadplexes would fit in well in the neighbourhood, allowing for the retention of some of the character and green space.
 - There are enough apartments and more than enough retail in the area to satisfy the residents.
- More apartment buildings and retail pushing past the already defined densification corridors is ignoring your own plans and the residents who make this community.