

# Community Opposition to Rezoning Application LDA25-0021

Melissa Hanssen, for both Newton Community League and the  
adjacent neighbors of the parcel

# Executive Summary

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- Newton Community League and area residents are not opposed to all infill development. **They understand the positive implications and necessity of infill**, when infill is managed responsibly and within the city policies.
- Both Newton Community League and the adjacent neighbors **do not feel application LDA25-0021 aligns with city policies** and a rezoning of this magnitude at this parcel of land would be **irresponsible infill**, leading to more detriment to the neighborhood than benefit.
- Both Newton Community League, on behalf of the residents of Newton and the adjacent neighbors of the property parcel are **strongly opposed to rezoning application LDA25-0021**.
- The opposition is compelled by primary, secondary and tertiary drivers.
  - Primarily, the rezoning request is misaligned with city policy.
  - Secondarily, **inaccurate engagement claims, commercial use provisions, and more appropriate alternatives exist**
  - Tertiarily, **local Impacts on Infrastructure and livability, incompatibility with surrounding context, waste management and maintenance concerns, and parking and traffic capacity.**

# Reasonable Infill is Understood and Supported

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- **Reasonable and policy-aligned infill** that contributes positively to the community is supported by the community.
- Thoughtful infill can:
  - **Support Social Renewal** – Revitalize neighborhoods by promoting diversity, accessibility, and opportunity.
  - **Provide Housing Options for Aging Populations** – Enable residents to downsize and age in place, affordably within their home community.
  - **Promote Cost-Effective Growth** – Reduce the need for outward sprawl by leveraging existing infrastructure and city services.
  - **Enhance Resource Viability** – Strengthen support for local businesses and schools, though care must be taken by the City planning and developers to avoid overstraining sewer, water, and utility systems.
- Application LDA25-0021 does not align with reasonable and policy-aligned infill, therefore the community league and neighbors are voicing their opposition.

# Opposition Rationale

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- The primary driver of opposition is:

## **Misalignment with City Policy**

The proposed rezoning does not align with the City of Edmonton's District Policy and planning frameworks.

- The site is not located within a node or corridor as identified in The City Plan or the North Central District Plan.
- As such, it does not comply with District Policy location requirements that support low-rise development outside of designated nodes and corridors.
- The application does not meet the criteria established in the District Policy for the consideration of additional scale.
- Proceeding with a rezoning that is inconsistent with these policies risks undermining the integrity of the City's planning framework and sets a precedent for applications that bypass established guidelines.

# Opposition Rationale

- The secondary drivers of opposition are:

<b>Inaccurate Engagement Claims</b>	<b>Commercial Use Provisions</b>	<b>More Appropriate Alternatives Exist</b>
<p>Neither neighbors or the community league have been engaged by the developer.</p>	<p>This zoning allows ground-level commercial uses in a predominantly residential setting.</p>	<p>There is an existing parcel within Newton already zoned RMh16.0 that is located on a major roadway and is adjacent to existing commercial development.</p>

# Opposition Rationale

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- The tertiary drivers of opposition are:

## Local Impacts on Infrastructure and Livability

The proposed scale of development presents risks to nearby properties, including potential structural and drainage impacts. Increased density in this location could strain local infrastructure that was not designed for higher-intensity residential uses, such as roadways and underground utilities.

## Incompatibility with Surrounding Context

The height, density, and mixed-use components proposed under RMh16.0 zoning are not consistent with the surrounding built form. This change would introduce massing that disrupts the existing residential streetscape and may affect privacy, access to sunlight, and general livability for adjacent properties.

# Opposition Rationale

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- The tertiary drivers of opposition are:

## Waste Management and Maintenance Concerns

The responsibilities for waste and recycling management in RMh16.0 developments often fall to property owners. Without specific plans in place, this can lead to recurring issues with waste storage, collection, and site maintenance—particularly in medium-density buildings with limited lot space.

## Parking and Traffic Capacity

While parking minimum requirements have been removed under the Free Parking bylaw, the practical impacts of increased vehicle ownership and use remain. This area of Newton already experiences high on-street parking demand, and the proposed development would further increase congestion and reduce accessibility for existing residents.

# What would have to be true?

We have heard some feedback community residents. There is a series of factors which would have to be true for the league and residents to support RMh 16.0 developments within Newton.

Prioritization of development of vacant RMh 16.0 zoned property and RMh 16.0 developments that align with City policy.

Confirmation of an applicant's build plans and a cap on the development height and size.

Consideration for impacts to community property values, infrastructure and livability.

Applications and developments that ensure adequate setbacks and parking.

Assessments to ensure structural stability of neighboring properties and infrastructure to withstand the scope of the proposed development

Active developers, who engage the community for input and partnership.

Investment from the City and developers to understand and assess the post-infill impacts on communities, infrastructure, residents and property values.

# Conclusion

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- The Newton Community League and the residents of Newton, respectfully urge City Council to reject rezoning application LDA25-0021.
- Primarily, it is inconsistent with the City of Edmonton's existing urban planning and design initiatives, requiring an exemption to build outside of the designated corridors for this level of density.
- While we continue to support responsible infill, this proposal does not meet the necessary criteria for approval.