

Charter Bylaw 21430 and Bylaw 21431

Manoj Medhekar
MacEwan Resident

24 February 2026

Charter Bylaws 21430 & 21431

Opposition to Proposed Rezoning

- I Oppose the Proposed Rezoning at 11520 Ellerslie Road SW (the Site).
- Main Concerns:
 - Transportation Network Capacity Issues
 - Fire Safety & Emergency Access Not Demonstrated

Charter Bylaws 21430 & 21431

Transportation Network Already Strained

MacEwan Rd. and 111 St. Intersection

- Strained at Present
- Long Queues on MacEwan Rd.
- Fails with 2032 Data
- 111 St. near Capacity
- 2nd EB Left Turn ??



Charter Bylaws 21430 & 21431

Traffic Study Data is Not Representative

- Counts taken late Spring (May/June 2025)
 - No Winter and Shoulder-Season Data
 - Hybrid Work Pattern
 - University's Winter Term Ends in April
- No Sensitivity Testing ($\pm 10\%$, $+20\%$)

Charter Bylaws 21430 & 21431

TIA – Critical Assumptions Are Uncertain

- 15% Non-Auto Mode Share Assumed
 - Depends on LRT not yet built
- 1/3 Site Traffic to McMullen Green
- Ellerslie Rd. Widening Constrained by ATCO Gas Lines



Charter Bylaws 21430 & 21431

Transportation – What Council Should Require

Before Rezoning Approval:

- Winter AM/PM Traffic Counts
- Sensitivity Testing ($\pm 10\%$, $+20\%$)
- Mode Share Sensitivity
- Funded Intersection Upgrade Plan

Charter Bylaws 21430 & 21431

MacEwan Fire - 2007

149-unit Building
Under Construction:

- 18 Homes Destroyed
- 76 Homes Damaged
- \$20M in Losses

Mitigated by:

- 3 Access Routes
- Adjacent Open Space



Charter Bylaws 21430 & 21431

Proposed Site – Higher Density, Limited Access

- 410 units/6-storey south
- 420 units/3-storey north
- Single Primary Access
- One Secondary Access
- Fenced along West, North, and Part East
- No Blocked-Access Modelling Demonstrated



Charter Bylaws 21430 & 21431

Council's Duty of Care

- Council has a Duty of Care to ensure Basic Life-Safety is Demonstrated – Not Assumed – Before Increasing Density.
- ***Prior to Rezoning Approval:***
 - Edmonton Fire Rescue Review
 - Confirm Compliant Apparatus Routes
 - Fire Hydrant & Flow Plan
 - Construction-Phase Fire Safety Plan

Thank You!

Questions?



MacEwan Fire, 2007