

Presentation to City Council in response to Bylaw 19423 and Charter Bylaw 19424

photographs by Leslie Main Johnson, 9807 91 Ave

Prepared June 2020 and October 2020

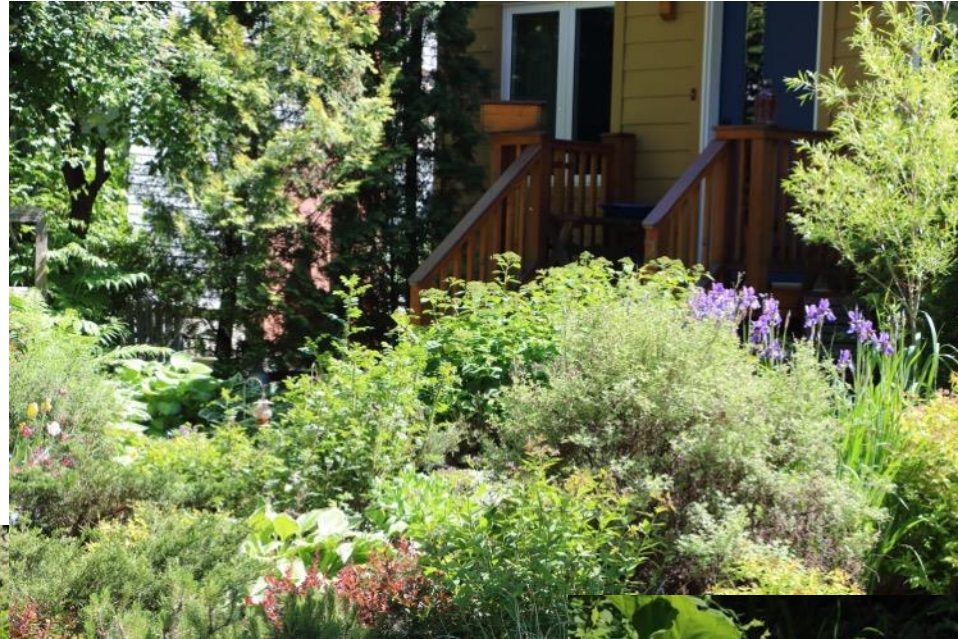
a well-kept neighbourhood- 91 Ave



91 Ave- heritage homes



91 Ave- beautiful gardens



views of 90th Ave



90th Ave- homes of different ages



90th Ave historic and heritage homes



south side of 90th Ave



ca 1910
north side of 90th Ave



north side of 90th Ave

90th Ave gardens





90th Ave streetscape
looking east toward 99 St
June 19, 2020

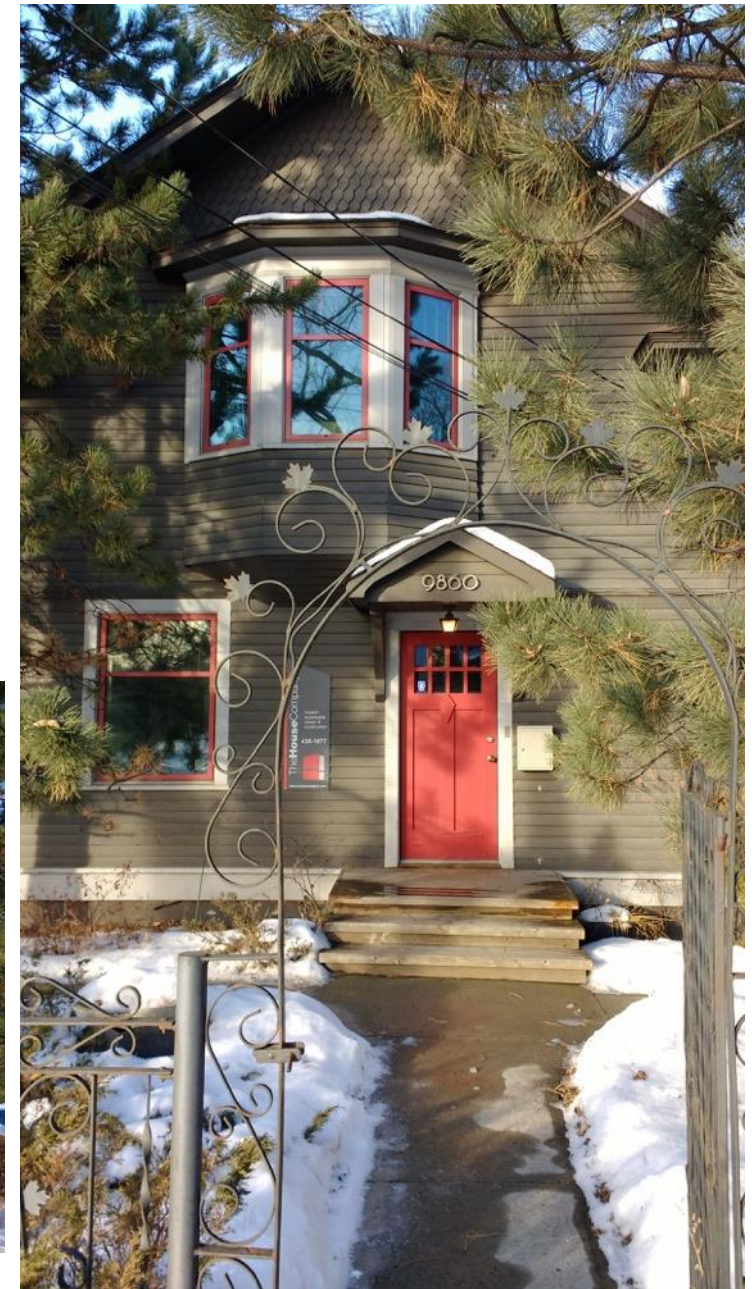
looking north and south on
99th street and west across 99th



present businesses on 90th Ave E of 99 St



the development site at
present: 9860 90th Ave, pre-
World War I Heritage home



the development site at present—
landscaped homes along 99th street side



the north south laneway at present between 90 Ave and 91st Ave



January 30 view of laneway, looking south from 91st Ave about 3pm

note vulnerability of homes such as house to east of laneway to winter shading



June 19 view looking S from 91 Ave
apartment parking at right



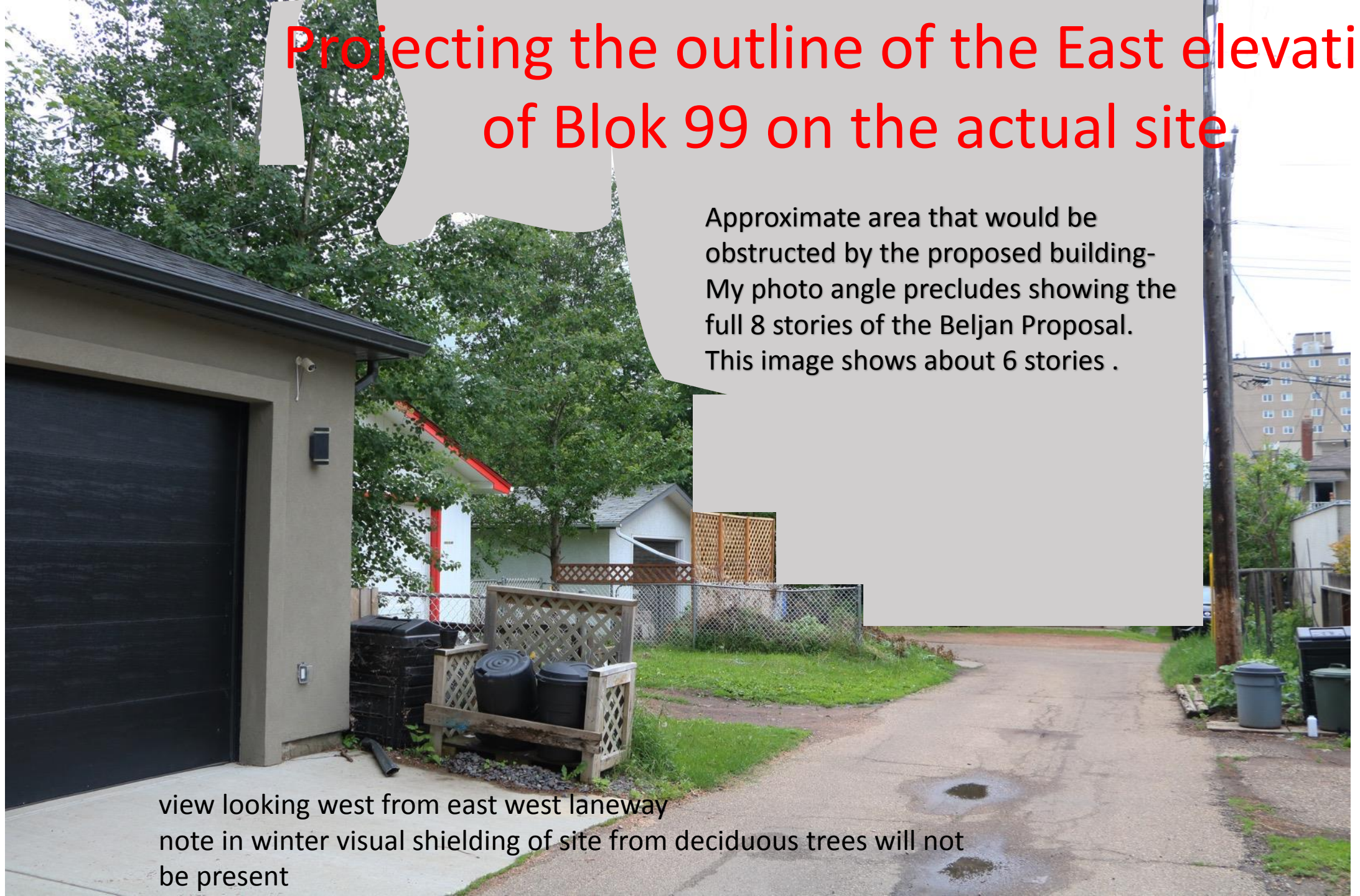
looking toward 90 Ave on laneway

rear elevation of Blok 99 site s it exists at present-
green trees and low 2 car garages, and a house

Projecting the outline of the East elevation of Blok 99 on the actual site

Approximate area that would be obstructed by the proposed building-
My photo angle precludes showing the full 8 stories of the Beljan Proposal.
This image shows about 6 stories .

view looking west from east west laneway
note in winter visual shielding of site from deciduous trees will not be present



Views from the east west laneway- vulnerable to shading from a 6 or 8 story building on 99th



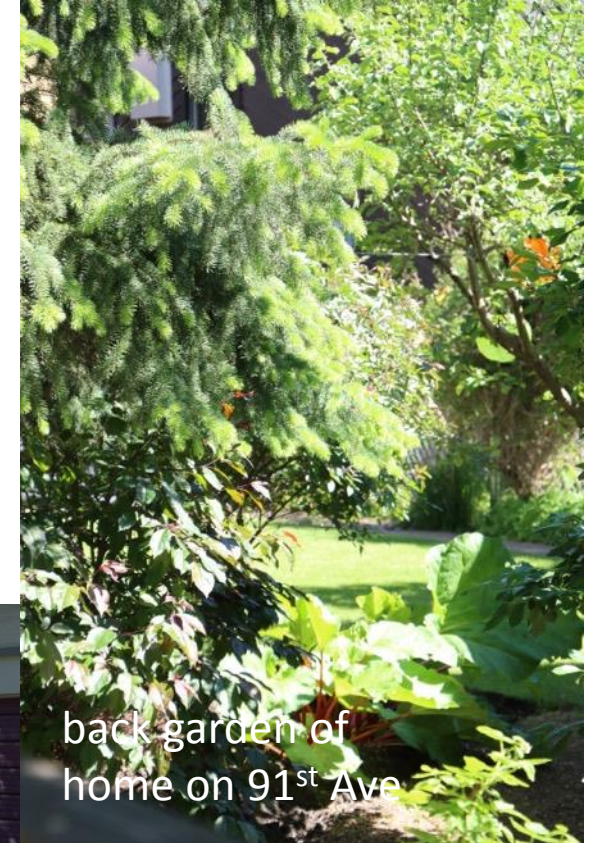
June 19, looking west up
laneway



backyards of heritage
homes on 90th Ave 4 & 5
houses east of Blok 99



alley garden of Roy
Garolamy house 91 Ave



back garden of
home on 91st Ave

Existing apartment blocks along East side of 99 St between 92 Ave and 90 Ave



2 ½ story
apartment at
corner of 91 Ave
and 99 St
view along
south side of 91
Ave

2 ½ story older
apartment on the
east side of 99th St.
just north of the
site of the Beljan
Blok 99 proposed
development



looking north up laneway from 91st Ave- two 2
½ story older apartment buildings with
gardens and one 4 story complex (pink)

An Example of Appropriate Development for the Beljan site-



new 4 story apartment bock with 3 stories of residential
and ground floor commercial, Old Strathcona

Take-away points from presentation

- our neighbourhood has character, beautiful homes of diverse ages and styles, and lovely gardens
- it is walkable and cyclable
- existing apartment blocks on 99 st (E side) are 2 ½ to 4 stories, and blend with the surroundings
- existing and former businesses are compatible with our neighbourhood, unlike the Blok 99 proposal
- the laneway system cannot accommodate much increase in traffic
- impacts from the proposed Blok 99 development would cause substantial negative changes to our neighbourhood through traffic, parking, and shading, and impact to our neighbourhood through obstructing views
- a large building will divide our community, making it harder to get across 99 street

Final Points

- I strongly oppose the proposed 8 story Beljan Development and believe a 4 story development would be much more in keeping with neighbourhood values and would be consistent with the existing development in our area
- While I agree that the area should be reduced from High Rise apartment area to mid-rise (or lower), I oppose the approval of the Bylaw 19423 Chapter 2 b and c which would permit the overheight development. I would favour a return to the previous Strathcona Redevelopment plan height limits
- I strongly oppose Charter Bylaw 19424
- I urge Council to reject both of these proposed bylaws as presented

Thank you for your attention