

Leonard I. Wiebe - Presentation to City Council concerning business items 3.7 and 3.8; November 3, 2020

Garneau local traffic (questioning accuracy of traffic surveys – timing seems off)

Very briefly:

- Rush hour traffic from Groat bridge to 109 St via 87 Ave, 110 St and 85 Ave
- rush hour & shift change from UAH & UA staff, students, visitors
- rush hour for parents/students at Garneau school (109 St, 86 Ave, 110 St & 87 Ave)
(already a substantial risk for pedestrian/bicycle traffic)
- add this to:
 - normal load when the MacLab structure is completed (over 400 residences, also on 86 Ave)
 - normal heavy traffic, including public transport (city, St Albert and Strathcona County) buses

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85 Ave Back lane between 110 & 111 St . (very briefly).

- lane is 5 m wide - does NOT allow for 2-way traffic without someone pulling off (into a private parking/access area)- one survey I saw implied that this was not an issue, but this is false).
- all services to the proposed building will be via this narrow back lane. This means:
 - that during moving vans (159 units implies substantial moving in and out)
 - garbage & recycle pick-up (daily for each of 2 large condo building plus regular residential service
 - powerline & cable services the lane will block the lane to other traffic
 - pizza business and
 - Residents – back garages, personal and visitors

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Conclusion:

159 new residential units bring more logistical traffic demands than the local infrastructure can handle

Requested variances on setbacks are not only unacceptable but also unworkable

The site is too small and the location is incompatible with the proposal.

Recommendation:

Build a building that brings something positive to the neighborhood – spacious units; serviceable attractive building – that fits within intent of the (old) GARP.