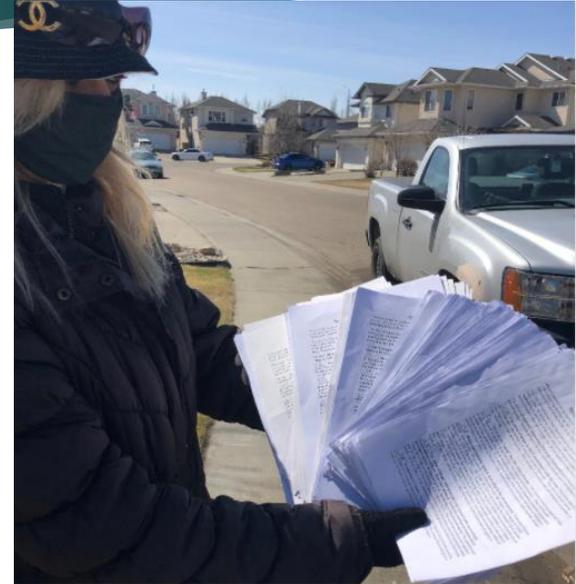


AGAINST Re-zoning 741 – 107 Street

REPRESENTING THE HOMEOWNERS OF RICHFORD – CORI FOGED

Public Consultation

- ▶ “Public Engagement Advance Notice was sent to surrounding property owners, as well as the Blackmud Creek Community League on January 5, 2021. **Five phone calls and 39** email responses were received, and are summarized in the attached Administration Report.”
- ▶ **FACT:** Citizens canvassed the neighbourhoods and the majority of homeowners were strongly opposed to the re-zoning.
 - ▶ Number of recipients for the notice-398.
 - ▶ Of those, 155 live in a condo on the corner of 111 St. and were not contacted. Other recipients were common areas.
 - ▶ Only 20 people were unreachable.
 - ▶ Traffic issues was one of resident's top concerns.



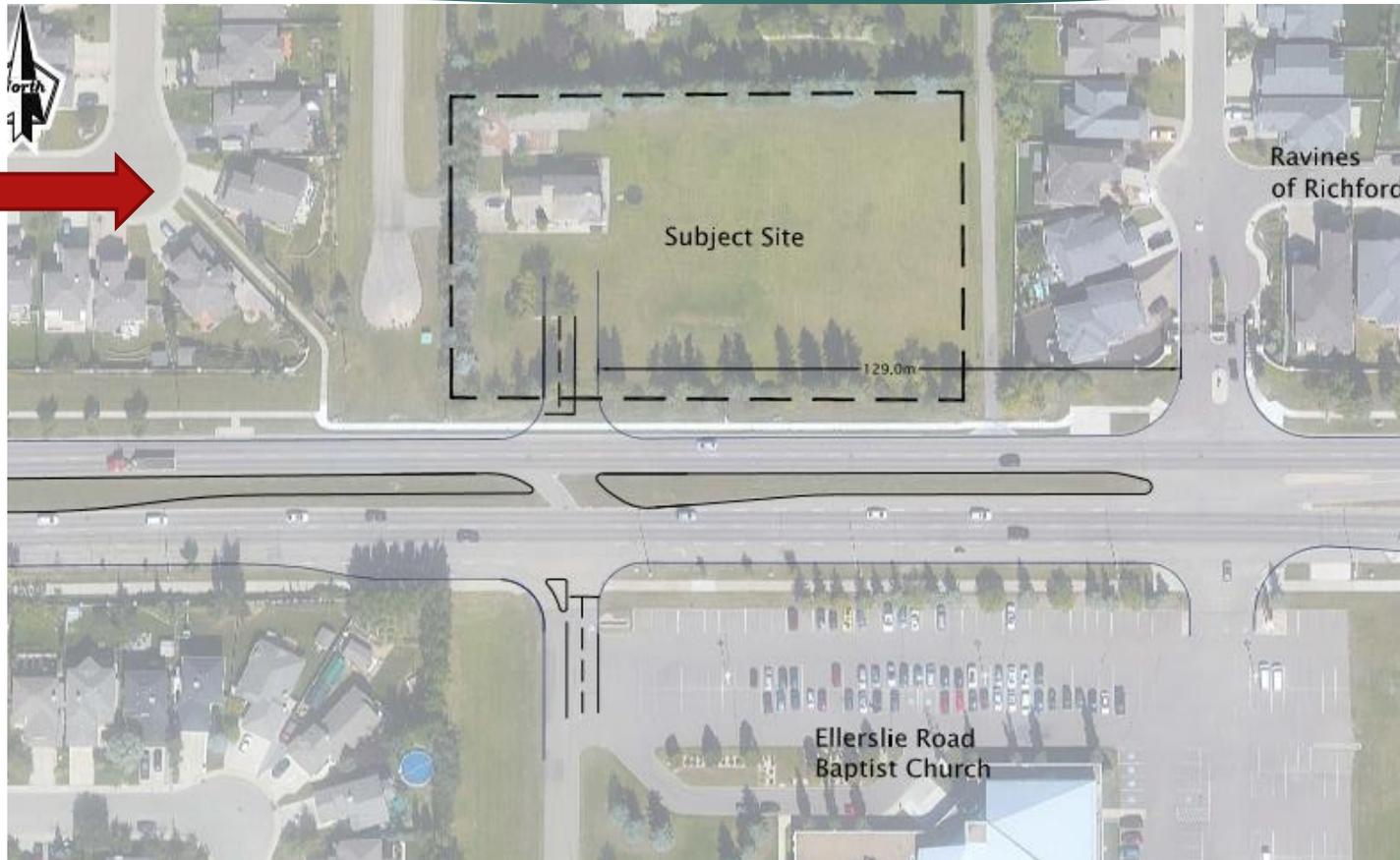
Home Area	Total Homes	Opposed	In Favor	Unable to reach
Royal Garden	158	140	4	14
Acreages	25	18	1 - owner	6
Ravine Estates	49	46	3	0

96.2 % of residents against development

- Bylaw 24.2.4.j p. 126
- Bylaw 24.4.3 p.127

Traffic Impact Assessment report

Royal
Gardens



Ground View – East and West Neighbours



West – Royal Gardens 158 homes

East – Ravine 49 homes

Ground view – South and North Neighbours

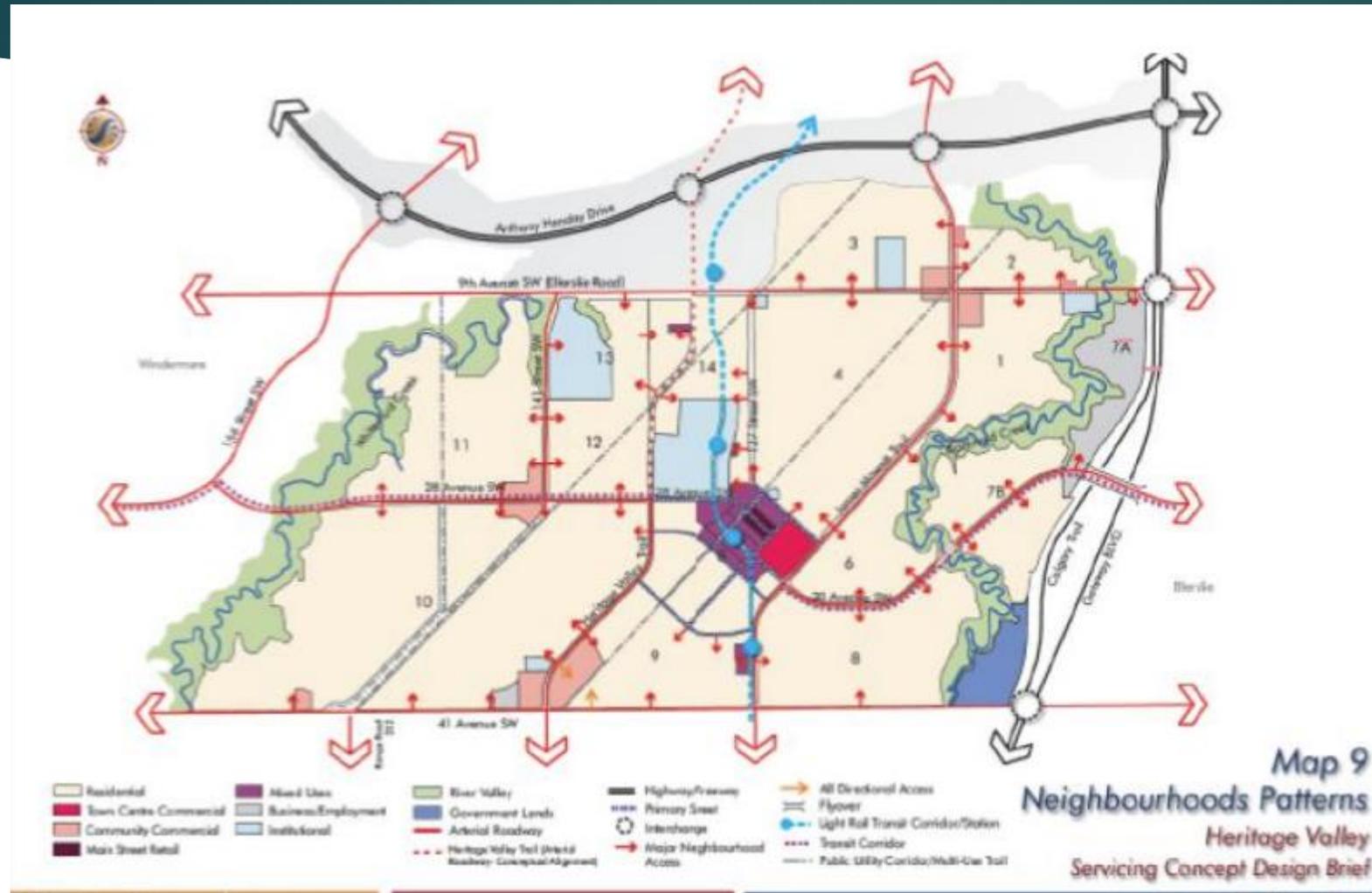
North ~2.5M\$ Estate – guessing taxes are
~\$28,000 year and behind that 23 other estates



South - Ellerslie Baptist Church



Traffic



- ▶ **Population** 96,132* SW (from agenda documents)
- ▶ **FACT: Ellerslie Road is one of the busiest roads in the city**
- ▶ **Main arterial roads (red lines)**
 - ▶ Only three arterial roads running E/W to move all those people
- ▶ **Emergency Vehicle route to Heritage Valley residents**
- ▶ **Intersection by Ellerslie Greenhouse/Calgary trail is a major issue for resident's travelling south – only two blocks away**

*Heritage Valley Servicing Concept Design Brief Land Use and Population Statistics

Traffic counts

- ▶ The Traffic Impact Assessment prepared for the developer records the following

Table 2.1: Historical Ellerslie Road AADT Volume

LOCATION	2014	2015	2016	2017	2018
Ellerslie Road East of Blackmud Creek Drive SW	25,200	25,200	23,900	23,900	22,700
Ellerslie Road West of 103A Street	26,900	26,900	25,600	27,300	27,700

- ▶ The numbers are **based on an average and not counted since 2018**
- ▶ A commercial real estate advertisement has contradictory information

Bell Wi-Fi 1:39 AM 33%

loopnet.com

ELLERSLIE ROAD DEVELOPMENT SITE

Price N/A

Lot Size 20.07 AC

Property Type Land

Property Subtype Commercial/Other (land)

Property Use Type Vacant/Owner-User

Distressed Yes

Date Created 07/17/2012

ID#: 17751739 Last Updated: 12/21/2012

DESCRIPTION

In close proximity to various major transportation routes: Ellerslie Road, 111th Street, the Anthony Henday Freeway & the QEII highway. Ellerslie Road 111th Street enjoy traffic counts in excess of 38,500 vehicles per day. Immediate access to a variety of retail outlets, including: Save-On-Foods, Sobeys, Shoppers Drug Mart, various banks, gas service stations and restaurants.

Traffic – Congestion travelling west on Ellerslie



- In non-COVID times, traffic is not even moving during rush hour
- On a normal day vehicles travelling from Hwy 2/Calgary Trail are backed up all the way to the 109 street light (entrance to Royal Garden)

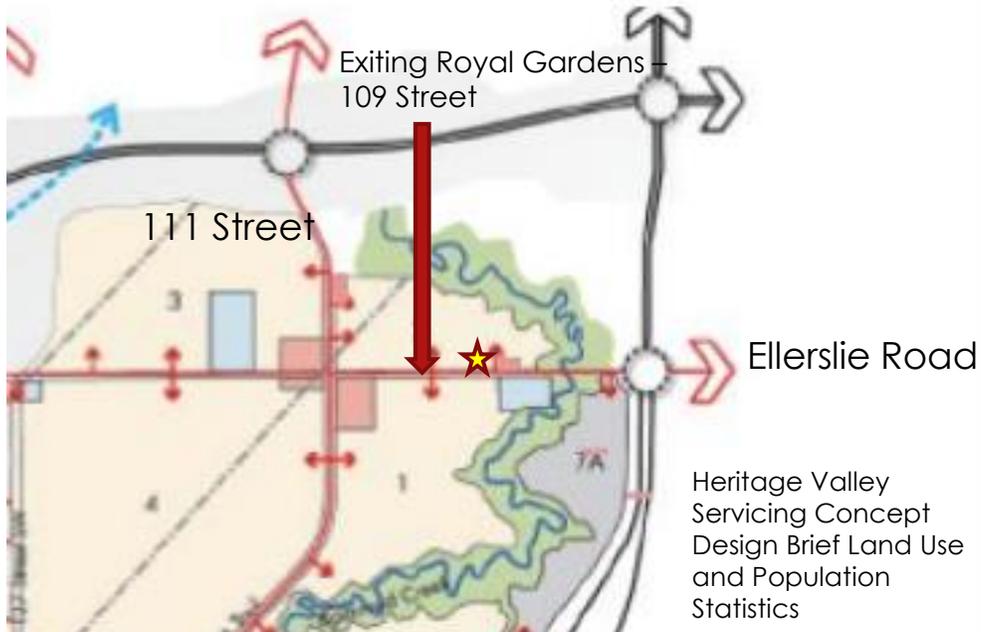
photo taken during COVID from where the developers are suggesting the in/out exit at the **top of a hill at traffic traveling West at 5:00 PM*

Congestion - Travelling East on Ellerslie Road



- Exiting from Royal Gardens (109 street) in the morning is impossible as traffic is backed up going East and West and 111 street is backed up over the Anthony Henday bridge
- Note: incline to the bridge

Concern – Safety Issues for Homeowners



There is **only one entrance and exit from Royal Gardens** for 158 homes which is off of 109 street and Ellerslie.

Emergency vehicles can be impeded from the back up of traffic down Ellerslie and 111 street.

Royal Garden **Entrance/Exit is 315 M away** from the subject site to the east

Driving out of Royal Garden subdivision facing south – road E/W is Ellerslie



View from across the street at Royal Garden exit/entrance – facing north



And the traffic



Traffic Impact Assessment report

They say	We say
“The right of way is in the order of 40m and the wide median is planned to accommodate future widening to a full six-lane section in the long term as require”. TIA p3	More traffic on an already busy road for the future
Potential Land Acquisition TIA P10	More on that later
Pedestrian crossings of Ellerslie Road at the proposed all-directional access location is not recommended given the high-volume arterial nature of Ellerslie Road combined with the significant crossing distance (35m) and number of lanes to be crossed	We take our life into our own hands trying to walk down the north sidewalk. Not being able to cross Ellerslie road should be indication enough on how busy the traffic is. The entrance/exit will be at the top of a rise. Visibility issues/ gearing down for large trucks.
During peak Ellerslie Road traffic periods, it is anticipated that predictable delays for exiting traffic will encourage patrons to use alternate routes and turn right onto Ellerslie Road to avoid delays TIA P19	Royal Gardens residents only have one route
For the purpose of this assessment, a conservative pass-by rate of 25% has been assumed. TIA p12	Lets see what the calculations look like using non-conservative numbers as eventually it will be a six lane road.

TIA April 19, 2021

- ▶ “Notwithstanding the findings of this report, the City has identified **non-support** for an **all-directional access** to the site, specifically opposing the left-out movement”
- ▶ Written documentation following your communication with the **Church**, that they understand and accept that left out movements from their west access will no longer be permitted once this site is developed. P. 31

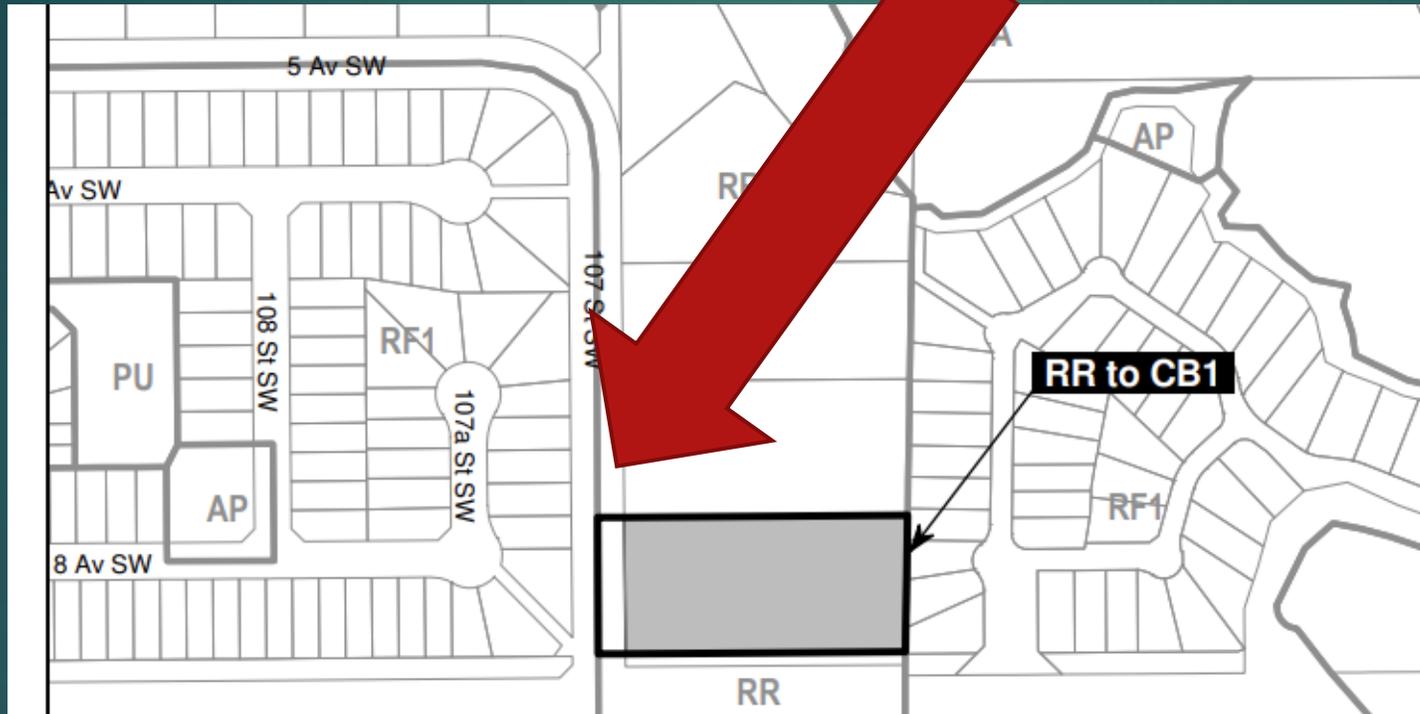
Re-zoning should **not** be approved until a proper traffic count can be conducted in pro-COVID times.

CONCERN: Potential Land Acquisition



“It is understood that the owners of the site are currently considering acquiring the 107 Street road right of way adjacent to the west boundary of the subject site, which would result in a larger developable parcel. Should this acquisition occur, the 107 Street cul-de-sac would be relocated north of the commercial parcel.” TIA p10

CONCERN: Potential Land Acquisition



RECOMMEND: Do not sell road and city property



Bylaws state that development can happen up to 3.0 M from a property line

How would you feel knowing a developer could buy an adjacent property by you and then build a 12 M high building 3.0 M (9 ft) from your property line ?

RECOMMEND: Do not sell road and city property



3.0 M from
property line



Applicant's
property

Purchasing the site
makes it an abutting
site and bylaw 12800
applies

RECOMMEND: changes to Bylaw 19649

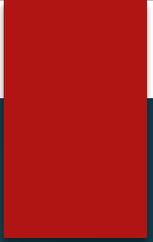
RECOMMEND:

Amend Bylaw 19649 A Bylaw to amend Bylaw 12118, as amended, being the **Richford Neighbourhood Area Structure Plan**

- ▶ “ As shown on Figure 5.0, two commercial sites have been located to take advantage of access and visibility along 111th Street SW and Ellerslie Road SW. The sites are intended to provide daily services for surrounding residents as well as the general public travelling by the site. The sites will provide both vehicular and non-vehicle access, as well as adequate parking for all modes of transportation. **Fencing and landscaping will be used along the eastern AND WESTERN edge of the site to buffer from adjacent residential properties.**”

In addition RECOMMEND:

- ▶ additional landscaping between the resident's homes west (Royal Gardens) for ANY development



Options

Option 1



AERIAL VIEW OF APPLICATION AREA

BMX bike course/sport field

engaging youth to become the cyclists of tomorrow

Add a beautiful bike path to connect 111 St to Blackmud Creek

(red on map) using 5 Avenue and 107 St and road which will keep cyclists safe and off Ellerslie



Option 2



Subdivide into two lots for two houses – one house exits to 107 Street the other on the private road with permission

RR1 allows:

Supportive Housing
Urban Gardens
Childcare services,
Lodging homes, etc.

There is no need to re-zone as a CB1

Option 3



AERIAL VIEW OF APPLICATION AREA

Build more commercial space on the far end of 5 Ave by 111 street.
- There is a Transportation Utility corridor beside the newly re-zoned CB1 and land on the west side of it.



Conclusion

- ▶ Just because you can, should you? ***Royal Gardens is already an island in a sea of traffic and commercial activity/this proposal will impact the quality of life for people living in the area.***
- ▶ I like development but development where everyone wins. Traffic is just one of the reasons I am against this proposal. It just doesn't make sense.
- ▶ Remember: "The needs of the many outweigh the needs of the few." Spock, Star Trek II: The Wrath of Khan