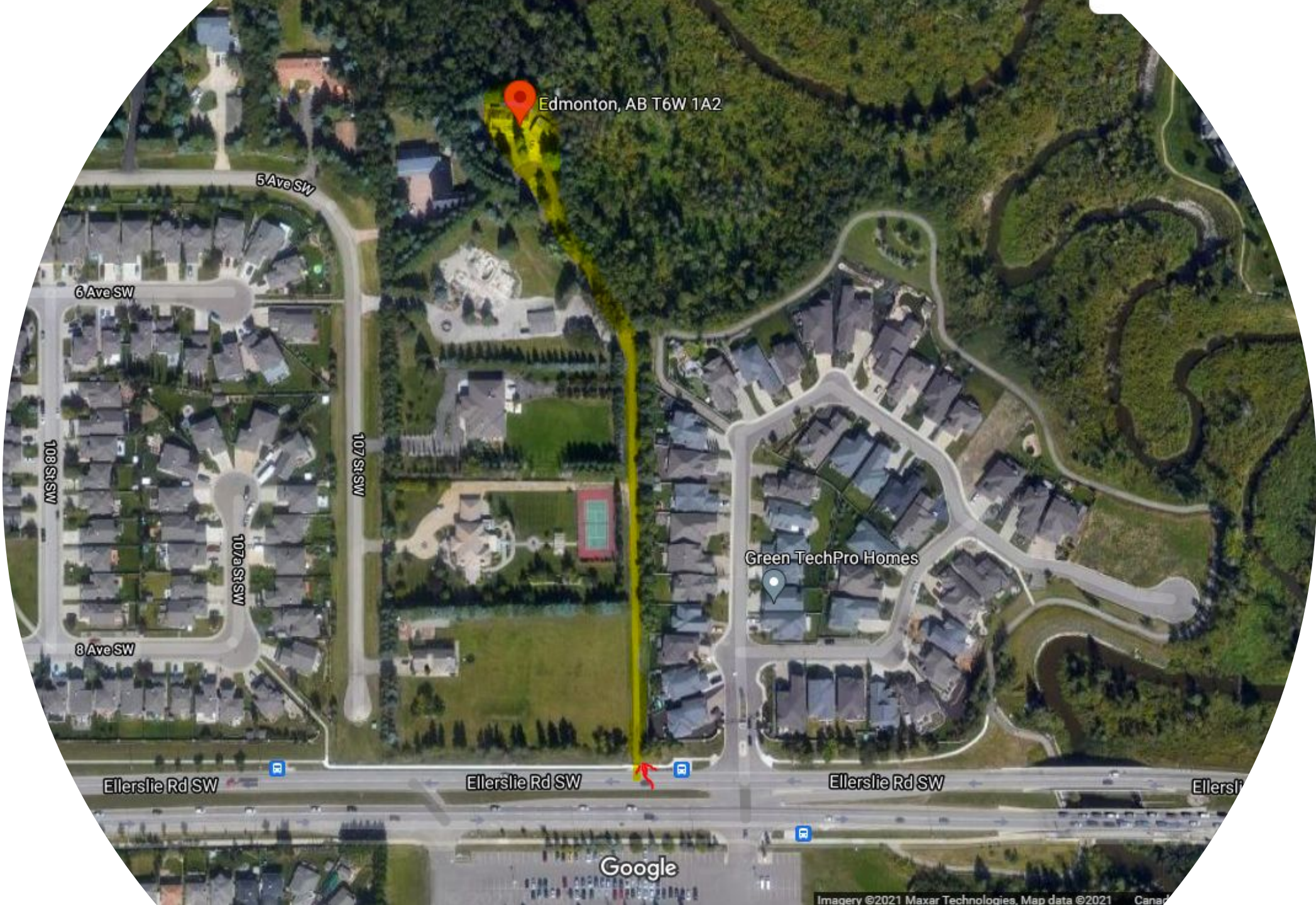


**OPPOSITION TO REZONING
AT 441-111 St SW**

Ali & Paula Halat
53 10550 Ellerslie Rd.



Edmonton, AB T6W 1A2

5 Ave SW

6 Ave SW

108 St SW

107a St SW

107 St SW

8 Ave SW

Ellerslie Rd SW

Ellerslie Rd SW

Ellerslie Rd SW

Ellerslie Rd SW

Green TechPro Homes

Google

Imagery ©2021 Maxar Technologies, Map data ©2021 Canada



**Left Picture:
Ellerslie Road –
Entrance to hidden
driveway that
leads to our
property, behind
bus stop.**



**Right Picture:
Halat driveway
exit, East view.
Heavy traffic
flowing West on
Ellerslie Road**

Ellerslie Road, at 5pm, on a week-day

@ Traffic light ~400m from Halat property entrance/driveway.





- Exit from hidden driveway allows right turns only

- Video showing reduced visibility due to obstruction (Bus Stop).

- With the proposed new development entrance, free flow traffic will be impacted and exit from driveway could be blocked. Especially during peak hours.

Nearby Business and Commercial Amenities

Intersection of Ellerslie Road and 111 Street

5-10 minute walk from 5 Ave SW and less than a 3-minute drive.

- 2 major grocery stores (Save-on-Foods, Sobeys's);
- A dollar store;
- 2 liquor stores;
- 5 major banks;
- 2 gas stations;
- An oil change service;
- 1 stand alone drug store (Shopper's Drug Mart);
- A bakery;
- Coffee shops;
- A doctor's office plus separate AHS services;
- A wellness store;
- Office space;
- 4 spa/salons;
- A pet store;
- 3 dry-cleaning/tailoring service;
- 3 Dental/Denture Clinics;
- A registry;
- A Chiropractor;
- An Optometrist; and
- 7 restaurants.

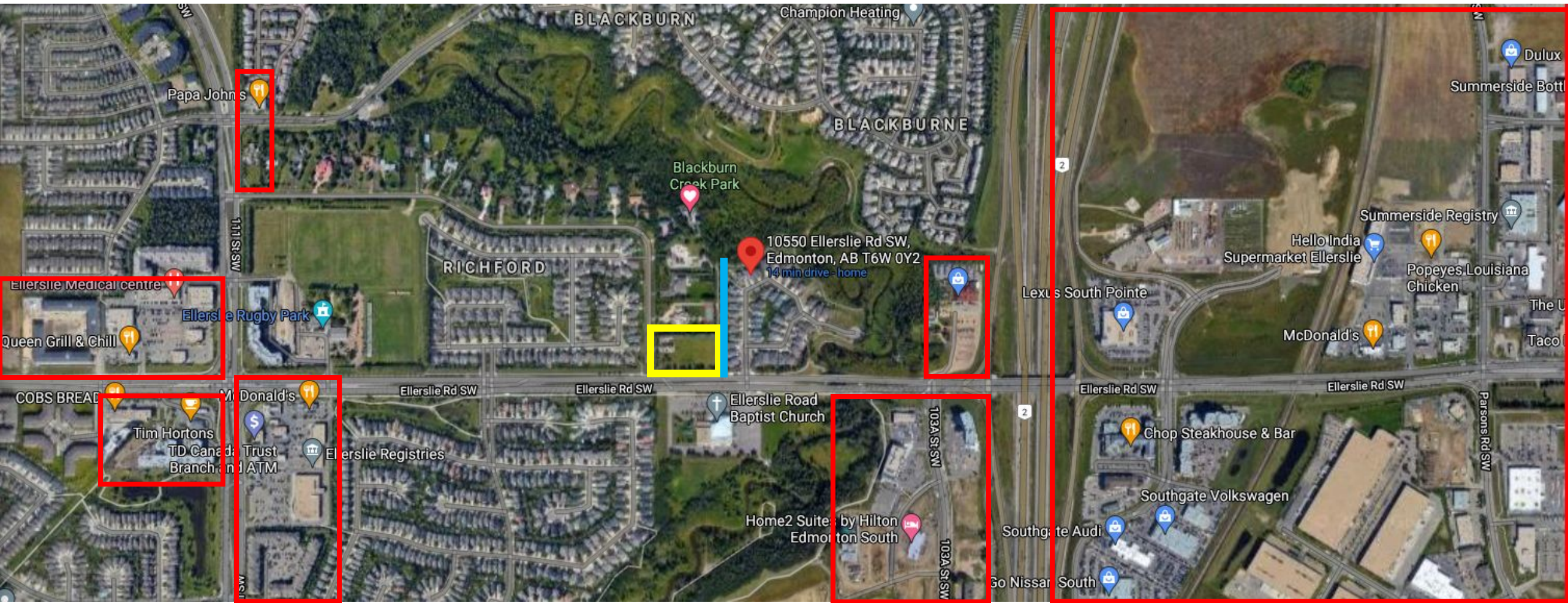
North East corner of Blackburn Drive West / 111 St.

Commercial Development 103A Street and Ellerslie Rd

1 min walk from 5th Avenue and less than a minute drive.

- 2 nurseries/garden centres;
- A restaurant;
- 2 hotels;
- 2 spas/salons;
- A gym;
- A daycare;
- An insurance agent;
- A Dental Office;
- A health and wellness facility/spa/chiropractor;
- A car rental;
- 4 car dealerships
- Several office units and
- Many vacate spaces.
- Additional nearby commercial development (The Village at Blackmud Creek)

Area Map – With Amenities



Concerns

- **Traffic / Safety Concerns**

- High density traffic
 - Ellerslie already has traffic flow issues. Adding another destination point will affect traffic flow.
- With current traffic flow, approach to driveway is risky and completed with extreme caution due to speed and flow of traffic.
 - Adding another entrance to the West could impede traffic flow and cause backups to occur
 - Exiting driveway is risky as the bus shelter to the east obstructs visibility.
 - Winter exasperates the visibility and safety concerns due to city snow ploughing and snow/ice accumulation.

- **Current Easement on Proposed Site**

- The only access to our property is through a narrow 1-car wide driveway. There is an existing easement that cuts through the proposed development site; this is the only entrance to our property,
- This driveway may be easily confused as an entrance to the proposed new development site and block access to our property.