



Opposed to Re-zoning 741 – 107 Street SW

REPRESENTING THE HOMEOWNERS OF RICHFORD – JASMEEN NIJJAR

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 (96.2%) 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 street and many were the common areas. Many responded they did not receive the notice.

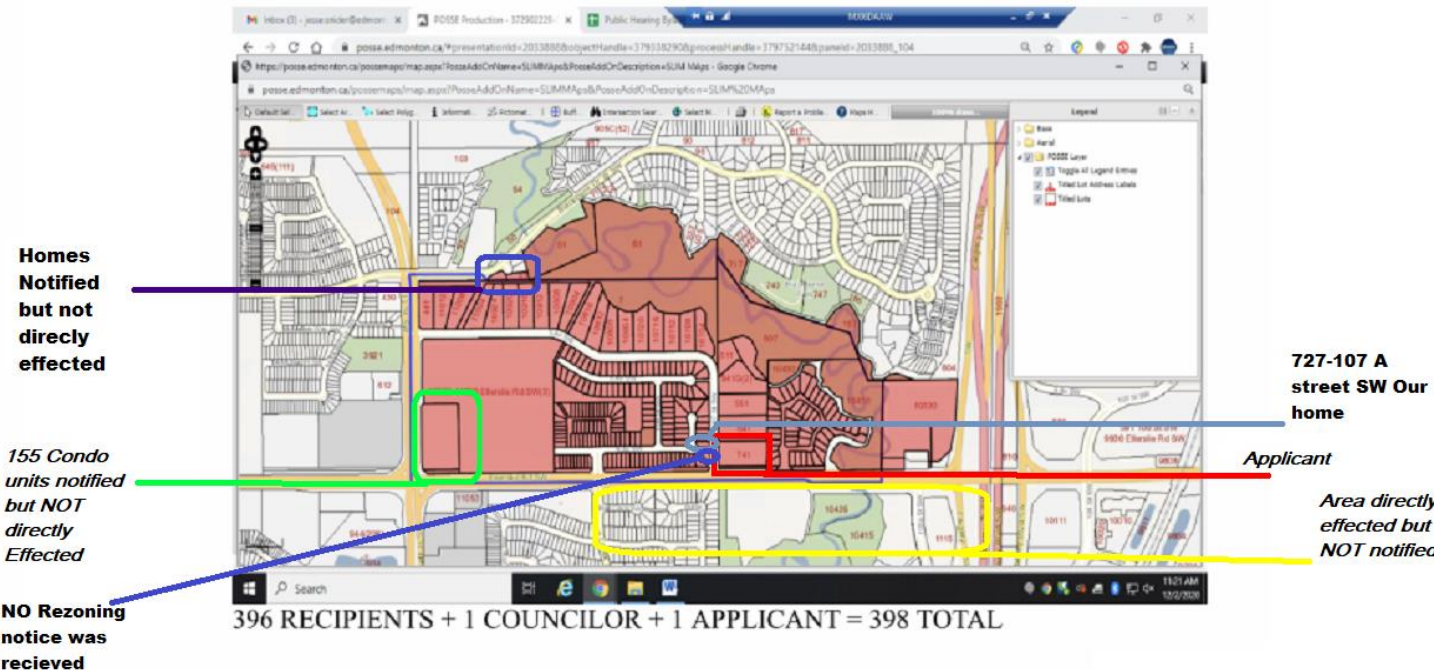
Home Area	Total Homes	Opposed	In Favor	Unable to reach
Royal Garden	158	140	4	14
Acreages	25	18	1 - owner	6
Ravine Estates	49	46	3	0

Recipients of the Rezoning Notice

- The public Notice was not fairly distributed
- I Directly back on to the applicant's property but was not notified
- Many residents in our neighbourhood said they did not receive the Re-Zoning Public notice
- Total of the 398 Recipients
- 212 Residents were contacted (Royal Garden, Acreages and Ravines)
 - 204 Strongly Opposed
 - 8 in favor (1 is the applicant)
 - that makes **96.2% STRONGLY OPPOSED**

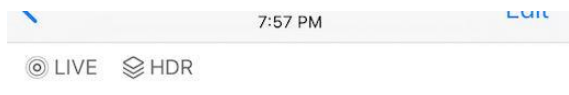
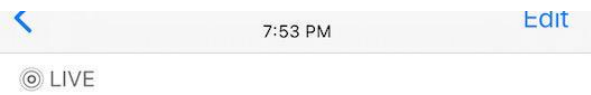
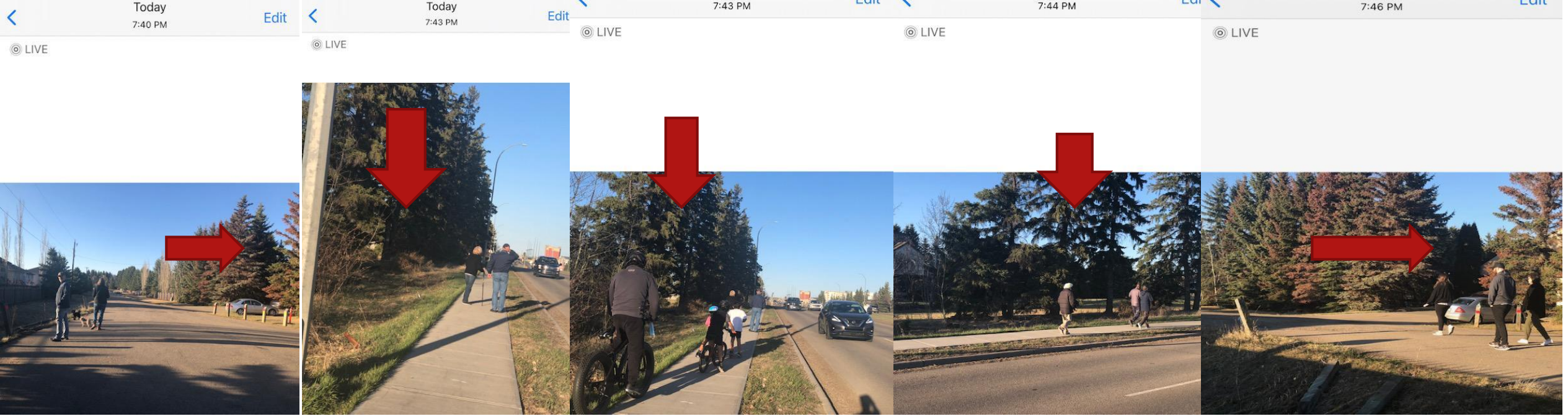
Even the houses North of Ellerslie Road (South Brook) THAT BACK ONTO THE REZONING SITE ARE 100% Strongly apposed the Rezoning (area directly effected but not notified)

DATE CREATED: DEC 2, 2020
 61M BUFFER FROM: 741 - 107 STREET SW
 JOB#: 372902229-006 (LDA20-0396)
 NEIGHBORHOOD: RICHFORD



Dangerous to Pedestrians

- May pet owners, seniors, families with small children use the Ellerslie Road North sidewalk for daily walking, bike riding to access the path into the ravine all year around and not use the south side sidewalk to avoid crossing the accesses to the church
- Allowing access to 741-107 Street from Ellerslie Road would make it **dangerous** to the pedestrians



- There are no city stats that show the number of pedestrians on the Ellerslie North sidewalk or the 107 Street road
- These pictures are all taken minutes apart that clearly indicate how this is the only walking access the surrounding neighbors have and adding commercial development would rob people of their only recreational space available

The proposal

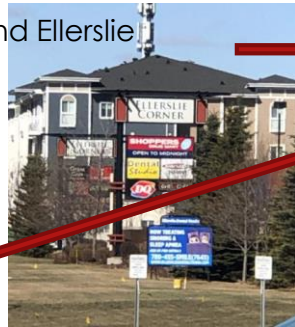
Administration is in SUPPORT of this application because it will:

- ▶ locate a commercial land use with good visibility along an arterial roadway that borders a residential area;
- ▶ contribute to a well-balanced neighbourhood; commercial space in red
- ▶ provide an opportunity for a variety of low intensity commercial, office, and service uses to serve the neighbourhood and surrounding area; and
- ▶ facilitate the redevelopment of the Richford area.
- ▶ The homeowners in the area do not want more commercial space and approving this re-zoning will NOT contribute to a well-balanced neighbourhood (rather disturb the balanced neighbourhood that we have)



AERIAL VIEW OF APPLICATION AREA

What it looks like from the ground



Commercial Property – The Reality

- ▶ We have enough commercial real estate in our area and our area is well **“balanced”**
- ▶ Commercial development of an acreage was just approved on 111st
- ▶ Where is the market research to prove more commercial is needed?

Within a 2 km radius:

- 2 large chain grocery stores
- 2 gas stations
- 7 fast food chains – Tim Hortons just closed due to lack of business
- 1 Vet
- 2 pharmacies
- 4 esthetics/massage
- 1 lube shop
- 1 registry
- 1 fitness centre
- 3 banks
- 1 large Dollar store
- Many medical and dental practices
- Many daycares large and small, day homes

And many that are missing off this list



Commercial land available at The Village

(less than ½ KM from the rezoning site)

- CHY Highway Corridor Approved
- 20 000 Square feet available space/retail condos
- Is to be built in the next 18months
- Lease or Own
- Reasonable prices for leasing or buying with low operational costs

The Village

(1Km away from the rezoning site)

- 14.92 acres of land available for development
- shovel ready Starting contraction this summer
- For Lease, sale or Build-to-suite
- Drive threw spaces also available



FOR SALE OR LEASE | SHOPPES ON ELLERSLIE



LEASE: STARTING AT **\$30** PSF + OP. COSTS
 SALE: STARTING AT **\$395** PSF + CONDO FEE

MUNICIPAL	1115 - 103A STREET SW EDMONTON, ALBERTA
NEIGHBOURHOOD	CASHMAN
UNIT SIZES	±1,000 SF TO ± 5,000 SF
ZONING	CHY - <u>HIGHWAY CORRIDOR</u>
SIGNAGE	TBC
PARKING	TBC
OP. COSTS	TBC
CONDO FEE	TBC





PERMITTED USES

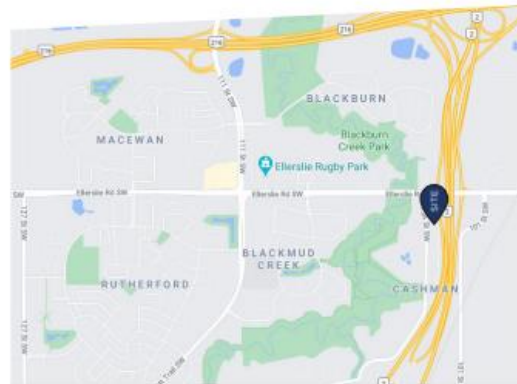
CHY (Highway Corridor) zoning provides for high quality commercial development.

- Bars & neighbourhood pubs
- Business support services
- Cannabis retail services
- Convenience stores
- Drive-in food services
- Liquor stores
- Markets
- Personal service shops
- Restaurants
- Specialty food services

DEMOGRAPHICS

2019 CENSUS

-  POPULATION TO THE WEST OF SITE **33,000**
-  AVG. HOUSE INCOME **\$138,000**
-  AGE RANGE **73% of the area population are over the age of 19**
-  OWNERSHIP **80% of the residential in the area is owned**



The same services that the applicant is requesting under the (CB1) Low Intensity commercial uses including

- Bar and Neighbourhood pubs
- Business support services
- Convenience stores
- Personal service shops

It is clear we already have all these services at walking distances from the site asking for re-zoning

FOR SALE OR LEASE | SHOPPES ON ELLERSLIE



- 32 000 vehicles/day on Ellerslie Road West of Calgary Trail
- Large commercial development coming near by to the appropriate location
- How much more commercial is needed?





More commercial real estate for sale or lease

- Majority of both these building have been up For Lease for many years
- And many of the businesses suffering due to COVID closers

More FOR LEASE with in walking distances



More Appropriate space Available for development

There are 10 acres directly East of the rezoning site on Ellerslie Road off Calgary Trail merge at 10330 Ellerslie Rd SW, which is currently the Ellerslie Gift & garden business that is for sale

Decrease value, appeal and interest of surrounding Real Estate

RE: Zoning Change Application - 741 - 107 Street, Edm.

Resale Property Values - The proposed change of zoning for this Rural Residential location to CB1 will unfairly affect future resale values of properties within all adjacent communities. I say this as both a homeowner in Royal Gardens at Blackmud Creek (located immediately west of the proposed zoning change), and as an experienced Realtor here in the city.

In particular and in my opinion, for properties that are directly affected (i.e. within sightlines and/or direct audible distance, and those affected by increased traffic patterns), a minimum 5-10% reduction in projected sale price, compared to properties not affected by the development, is not unreasonable to expect. This estimate is based on my own experience with Buyers, and Sellers.

I would ask every council member voting on this proposal if their opinion would be the same if it was in their "backyard". As a City Realtor, I can assure you that the property values of adjacent lots and communities WILL be affected by this. None of us built or bought in this area thinking that a commercial development would go up at this proposed site. ***It goes against the original area planning guidelines. If we had known this before hand, we would not have purchased/built here.***

Cam White

Realtor

Maxwell Devonshire Realty

720-108 Street SW

Our request to the City of Edmonton to save our Neighborhood

- **We would question what market research shows that more commercial is needed?**
- **How are we going to keep our seniors, those with disability, pet owners, and young families and Pedestrians safe?**
- **What is our recourse if this development is approved?**

We recommend the applicants to build a beautiful (RR) home to live in or resale at the 741-107 Street SW. What the Land is intended for

We Request the City to keep our Neighborhood the beautiful community that it is