

PUBLIC HEARING –MAY 4, 2021
ITEMS 3.28 & 3.29
PROPOSED REZONING

My name is Dana Miller, I live in the Strathcona Housing Cooperative on 108 A Street directly across the street from where the “Hive” high rise building is proposed to be built.

We are a tight knit community with families, singles and seniors. We watch out for each other, support one another and our children have the freedom to run outside and play in front of our homes without unnecessary worry for their safety.



Our co-op and street is a community like no other I have lived in before. It has its own small-town feel.

This change in bylaw and potential building across the street will have a major impact on our lives and community.

I have lived at the co-op for over 16 years and in East Garneau for almost 30 years. I love walking along our street. I love how green and mature it is. I love that we know our neighbors and feel a true connection to our community.



I've been involved in "Building Great Neighborhoods -Garneau" and there are many wonderful changes happening in our area especially the shared use path to the north of us to keep the kids, pedestrians and cyclists safer as they travel along the alley from our street to 109 street or to the railway path.

I know that increased density is important for all of us as we consider the future of our city, everyone speaking today does, but a 27 story high rise with 245 units is too much.

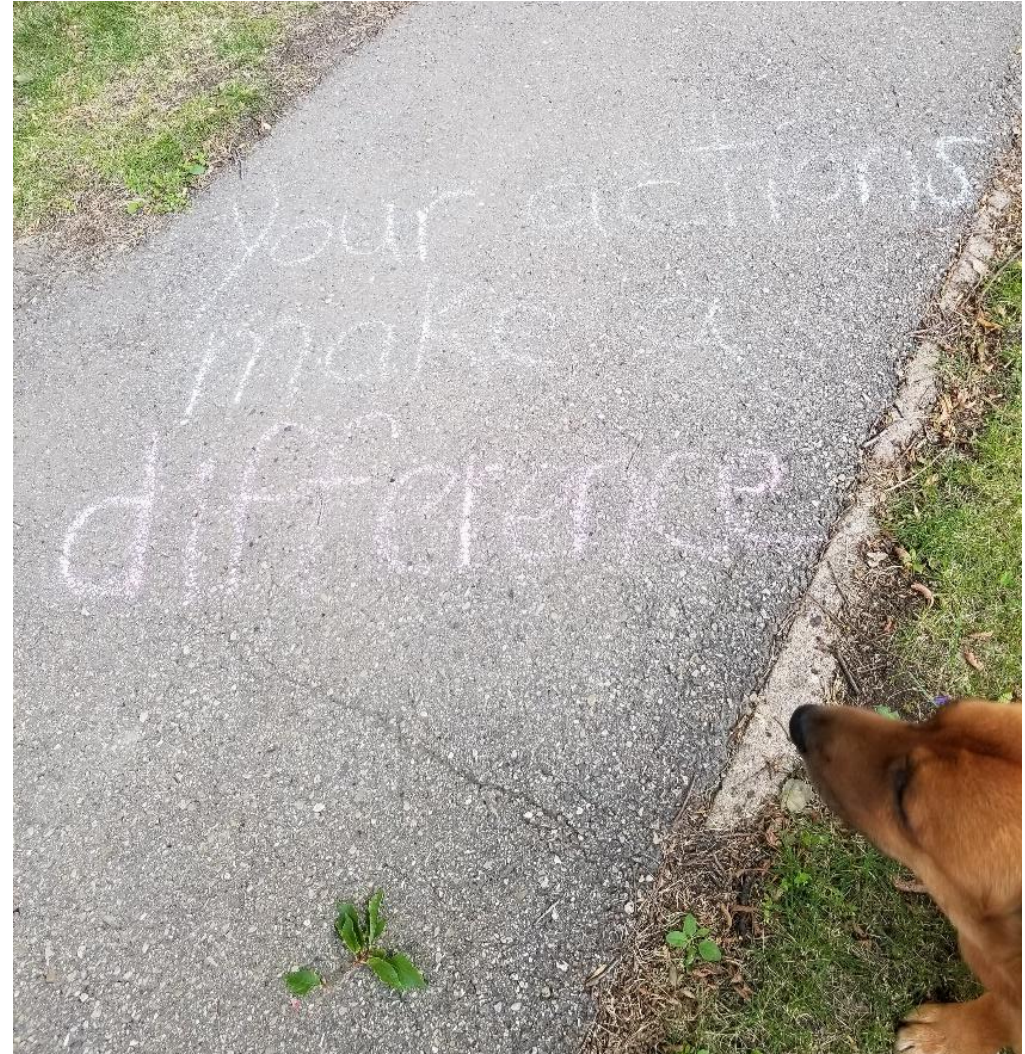
Constructing of a Low-Rise building in that location would add value to the neighborhood without negatively impacting the quality of lives of the community members.



The recent rezoning of three nearby properties, contributes greatly to the already densely populated Garneau neighborhood. I believe Edmonton can reach the density goals of the city plan without approving such a massive high-rise that pushes the boundaries of GARP.

We don't need excessively huge buildings, we need reasonably built, esthetically appropriate, family-oriented units. I have looked over the Garneau Redevelopment Plan and it states

“new development must not effect an abrupt change in height between adjacent land use districts of different densities. The policy will help ensure that redevelopment is consistent with the street scape and is more compatible with low rise residential areas”.



The “Hive” does not fit with the Garneau Redevelopment plan at all. It is not compatible with the existing residential character and will not be an asset to our street.

This possible change to Bylaw 19480 and 19481 is **precedent setting**. I am afraid that if you agree to approve the by-law change that the other buildings within a few blocks of our home will also build much higher and will completely change the character of the neighborhood as well as create increased traffic, noise, and safety issues for not only the children but pedestrians and cyclists.

The “Hive” goes so far beyond anything we have ever seen built south of Saskatchewan Drive and will significantly affect the use and enjoyment of our community.

The Vice President of Finance for our Housing Cooperative also made a very important point which he asked me to share with you.

“Coops exist on the strength of their membership. There are no fiscal rewards to be gained by members - the coop cannot be sold to benefit the membership. Membership affords people to learn skills that allow the coop to function. Loss of members leads to loss of expertise and understanding. Approving this building will not be good for the long term health of our coop.”

Over the past few months, as we have interviewed potential new members to join our community, there have been more concerns brought up regarding the Hive building across the street.

We have had individuals turn down invitations to become member's of our cooperative, which offers **affordable, family-centered, conveniently located housing,** because of those concerns.

I have also spoken to several long-term members who have shared that they will move out of the co-op if the Hive is built.



The impact The Hive will have on our Housing Co-Operative could be detrimental to the functioning and survival of our community. Please consider voting against the Hive proposal and building of the Hive high rise.

Thank you, Mayor Iveson and members of council. I appreciate having the opportunity to speak today and I hope that you will take time to consider our side of this proposal and its long-term effects on our community.

